



**Estate Agents
Letting Agents
Surveyors & Valuers**

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51 Vineyard Road, Newport, TF10 7DD
Offers In The Region Of £235,000

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There are highly regarded schools in Newport, all with excellent OFSTED ratings, including two selective secondary schools, along with a selection of independent shops, larger chain style shops and supermarkets, as well as a variety of leisure facilities. Regular bus services run from the centre of Newport to the larger towns of Telford (10 miles) and Stafford (16 miles) with their mainline train stations, wider range of shops and leisure facilities. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would be possible as there is easy access to the main road network from Newport.

The gas centrally heated and double glazed accommodation is set out in further detail below;

Front door into...

Hall

With tiled floor and cupboard housing the central heating boiler.

Living Room

17'11" x 10'11" (5.48 x 3.35)

Having a front aspect double glazed window and two radiators. Central fireplace incorporating an electric fire.

Kitchen

9'6" x 7'4" (2.92 x 2.24)

Base and wall mounted units having shaker style fronts with wood effect worktops above. Integrated grill and oven. Separate gas hob with extractor above. Sink with drainer. Side aspect double glazed window and external courtesy door. Radiator. Arch into...

Utility Room

9'7" x 6'10" (2.93 x 2.09)

Having matching units to the kitchen, comprising cupboards and drawers with wood effect work top above. Space and plumbing provision for a washing machine and dryer. Side aspect double glazed window and radiator.

Inner Hall

Hatch to loft and storage cupboard with radiator.

Bedroom One

12'4" x 10'11" (3.76 x 3.34)

Being of good size, having a rear aspect double glazed window and radiator. Built-in wardrobe.

Bedroom Two

9'8" x 9'8" (2.96 x 2.95)

Double bedroom with sliding doors leading to the Conservatory. Radiator.

Conservatory

16'6" x 8'4" (5.03 x 2.55)

Being half bricked with double glazed elevations above and a translucent roof. Patio doors to rear garden and radiator.

Shower Room

Being fully-tiled having a full width walk-in shower cubicle with mains fed shower head, hand rail and modesty curtain. Low-level flush WC and pedestal wash basin. Side aspect window and radiator.

Outside

The property is set back from the road, offering ample parking for several vehicles on a tarmaced drive and a large gravelled area. Access to the side leads to the pleasant rear garden, landscaped to patio, gravelled and lawn areas. Large garden shed with power and light.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: B

EPC RATING: C

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5

years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any affecting the property

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

DIRECTIONS: From Newport High Street, take the Stafford Street turning off the roundabout by The Barley and follow it down to the traffic lights. Turn left at the lights into Water Lane, then first right onto Vineyard Road (one way system) continue to follow this road for a short distance and the property will be found on the left hand side.

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £25.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

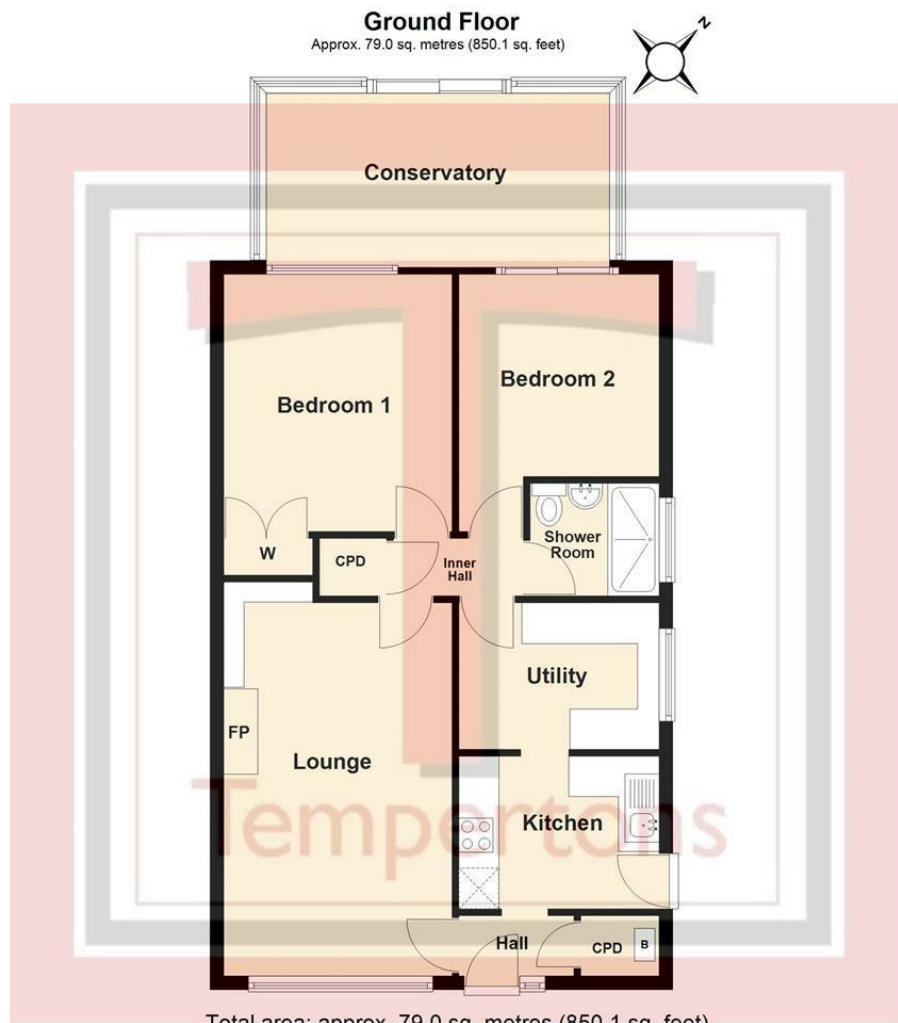
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

51 Vineyard Road, Newport

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.