



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



**Lee Mill Cottage Halifax Drive, Leegomery, Telford, TF1 6QD
Offers In The Region Of £200,000**

 2  1  2  E



Lee Mill Cottage Halifax Drive, Leegomery, Telford, TF1 6QD

Offers In The Region Of £200,000



Leegomery is situated in north Telford, close to local amenities. and is located about two miles from the market town of Wellington, with its high street shops and supermarkets, train and bus stations, primary and secondary schools. The Princess Royal Hospital is also nearby as is a local centre with a pharmacy and Spa convenience store.

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

Open Porch

Front door into...

Entrance Hall / Dining Room

Having original quarry tiled flooring and central feature open fireplace. Rear aspect double glazed window and radiator.

Lounge

Wood flooring. Front aspect double glazed window and radiator.

Cellar

Having power and light.

Kitchen

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Space for kitchen appliances. Central alcove feature with log burner. Front aspect double glazed window and radiator. Door to...

Inner Hall

Having a large shelved cupboard and rear courtesy door. Door to...

Bathroom

Being partially tiled with panelled bath having mains fed shower head above. Pedestal wash basin and low-level flush WC. Rear aspect double glazed window.

Stairs rise from the Entrance Hall / Dining Room to...

Landing / Office area

Having a front aspect double glazed window and radiator.

Bedroom One

Being of good size, having a double glazed front aspect window and radiator.

Bedroom Two

Being of good size, having a double glazed front aspect window and radiator.

Attached Outbuilding

A useful and versatile space, suitable as a store / workshop with a rear and side aspect window. Power and light.

Outside

The property is positioned at the end of Halifax Drive in a secluded spot, being one of two properties. The private rear garden, screened by a variety of trees is of good size and offers opportunity for further landscaping. Two garden sheds.

Additional Information

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

EPC RATING: E (44)

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: Telford is a historic coal mining area but no mining related issues have been reported.

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

WHG Agents Notes

*The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

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.

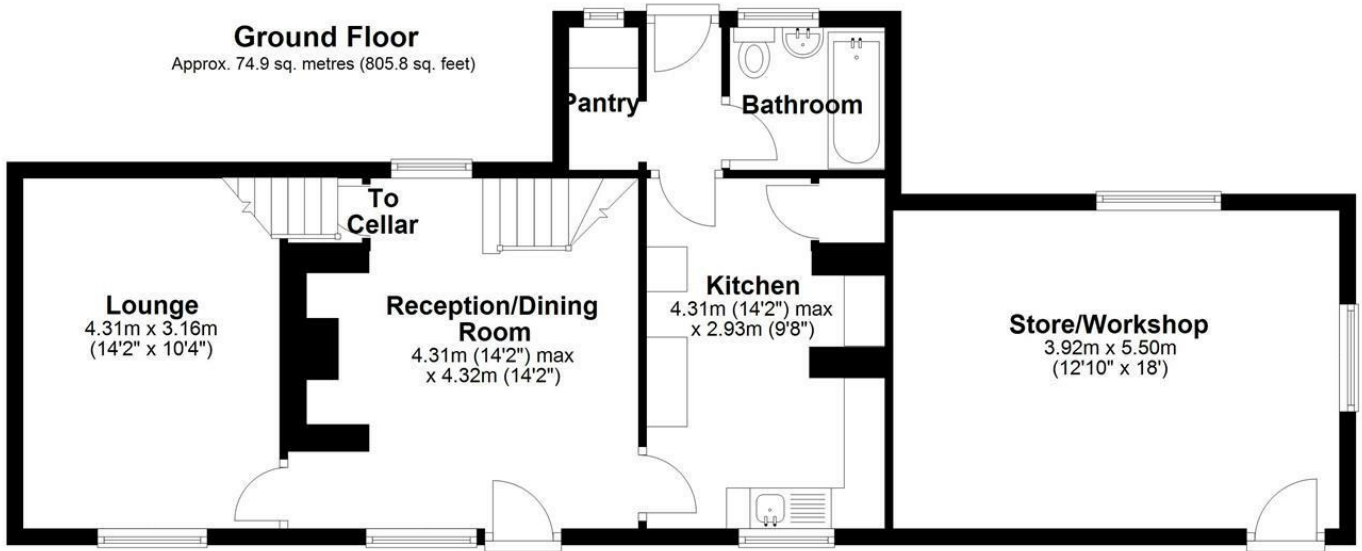
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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

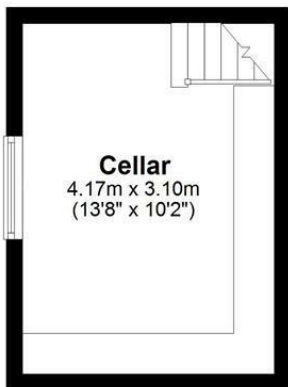




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	77
England & Wales		EU Directive 2002/91/EC



Basement
Approx. 12.9 sq. metres (139.1 sq. feet)



First Floor
Approx. 46.0 sq. metres (495.3 sq. feet)



Total area: approx. 133.8 sq. metres (1440.2 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.