



Temper Mill Way, £260,000

- Immaculate semi-detached house
- Off-street parking available
- Energy efficient EPC rating B
- Excellent transport links
- Contemporary kitchen with dining space
- EPC Rating: B



 3  1  1



About the property

Presented in immaculate condition, this exceptional semi-detached house offers comfortable, modern living in a highly sought-after location. Perfect for first-time buyers, investors, and families alike, the property benefits from excellent access to public transport links, reputable nearby schools, a range of local amenities, and inviting green spaces for recreation.

Upon entering, you are welcomed by a bright and spacious reception room featuring large windows that flood the space with natural light, creating an inviting ambiance for relaxing or entertaining. The contemporary kitchen offers a stylish and practical layout, complete with ample dining space and an abundance of natural light.

Offering three well-proportioned bedrooms, the property includes two generous double bedrooms, one of which enjoys an en-suite, providing a touch of luxury and privacy. The third bedroom is a comfortable single, ideal for a nursery, home office, or guest accommodation. Two modern bathrooms complement the bedrooms and living areas, ensuring convenience and comfort for all residents.

Externally, the property boasts beautifully maintained gardens, perfect for outdoor dining or children's play. Additionally, off-street parking is provided, offering security and peace of mind.

This home boasts a strong EPC rating of B, ensuring energy efficiency and reduced running costs. Situated within council tax band D, it represents excellent value in today's market.



Accommodation

Kitchen

14' 8" x 9' 2" (4.47m x 2.79m)

Living Room

14' 8" x 17' 4" (4.47m x 5.28m)

Bedroom 1

8' 2" x 12' 1" (2.49m x 3.68m)

Bedroom 2

8' 2" x 10' 2" (2.49m x 3.10m)

Bedroom 3

6' 6" x 8' 5" (1.98m x 2.57m)

01633 221892

newport@peteralan.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan