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Helping *you* move









8 Kings Head Home Park, Newport, TF10 7LG

This immaculately presented Two Bedroom, Park Home is less than three years old and offers spacious accommodation. The property sits on a Generous Plot, in a tucked-away position and is within easy reach of Newport Town Centre.

Offers in the Region of

£300,000

8 Kings Head Home Park, Newport, TF10 7LG

Overview

- An Immaculately Presented, Detached Park Home
- 2 Bedrooms
- Suitable for Over 50's Only
- External Measurements of Park Home 50ft X 20ft
- Kitchen
- Lounge/Dining Room
- En-Suite Shower Room
- Main Bathroom
- Lawned Gardens with Patio
- Garden Shed and Greenhouse
- Residents Parking, Site Fees which are Currently £226.00 Per Calendar Month
- Council Tax Band A
- EPC Rating N/A



BRIEF DESCRIPTION

Less than three years old, this immaculately presented 50 ft x 20 ft Park Home offers spacious accommodation and sits on a Generous Plot with Enclosed Gardens in a popular, tucked-away location within easy reach of Newport town centre.

Inside, a superb Lounge and a generous Dining Area provide plenty of space for relaxing and entertaining. There is a fully fitted Kitchen with a separate Utility Room, Two Bedrooms, an En-Suite and a separate Bathroom. A dedicated Office provides a handy space for working from home or pursuing hobbies.

LOCATION

The property is just 0.6 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



Your Local Property Experts
01952 820 239

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USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. https://checker.ofcom.org.uk/

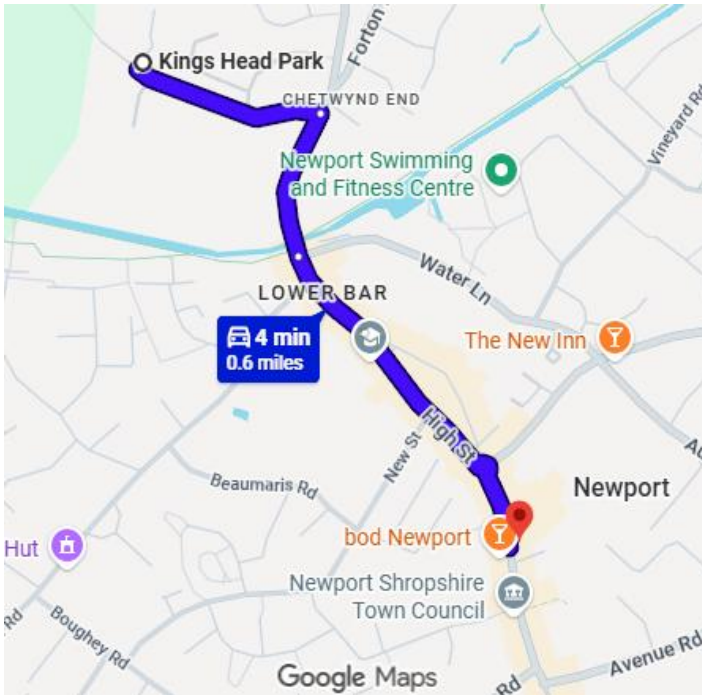
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000











DIRECTIONS: From our office head north on High Street, go straight across at the mini roundabout, continue onto Lower Bar, continue onto Chetwynd End then turn left onto Green Lane. The property will be located on the right hand side as identified by our For Sale Board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

SERVICE CHARGE: We confirm there is a service charge on the property, which is currently £226.00 per month. This covers the maintenance of the communal parking and gardens. This is reviewed annually. The water is charged separately which is divided between 16 and currently £40.00 per quarter.



OPEN PLAN KITCHEN DINING ROOM AND HALLWAY
18' 10" x 13' 7" (5.74m x 4.14m) T
UTILITY ROOM
6' 8" x 5' 1" (2.03m x 1.55m)
LOUNGE
18' 2" x 11' 10" (5.54m x 3.61m)
BEDROOM ONE
13' 2" x 9' 8" (4.01m x 2.95m)
BEDROOM TWO
11' 7" x 9' 1" (3.53m x 2.77m)
STUDY
6' 1" x 5' 1" (1.85m x 1.55m)





Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.