Tempertons

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12 Barnmeadow Close, Newport, TF10 7NT

Offers In The Region Of £225,000

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Available with No Upward Chain
A well presented two bedroomed semi-detached bungalow of brick and tile construction, situated in a quiet cul-de-sac, located in a popular and well established residential area, close to local amenities.

Newport is a thriving market town, with a selection of highly regarded primary and secondary schools, two of which are selective, as well as a library, extensive leisure facilities and a range of shops including independent retailers and well known supermarkets. The property is also within easy commuting distance of Stafford, Telford and Shrewsbury with their wider range of amenities and mainline train stations. The A41, about half a mile distant, provides direct access to the M54 and Wolverhampton.

An internal inspection is highly recommended. The fully double glazed and gas centrally heated accommodation in more detail comprises:-

PVC panelled front door and side screen into

Breakfast Kitchen
10'7" x 9'10" (3.25 x 3.00)
having a range of birch effect cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces and wall tiling. Inset stainless steel sink and drainer unit. Built-in electric oven and 4 ring separate gas hob with chimney style extractor hood above. Space and plumbing provision for a washing machine and tumble dryer. Space for upright fridge/freezer. Radiator and built-in shelved pantry cupboard . Double glazed side aspect window and external door.

Lounge
17'4" x 10'11" (5.30 x 3.35)
with double glazed front aspect bow window having a useful deep window cill. Feature wooden fire place surround and solid hearth incorporating a gas fire. Radiator.

Inner hallway with radiator and ceiling hatch to partially boarded loft space.

Bedroom One
10'11" x 10'0" (3.35 x 3.05)
having full height built-in double wardrobe with hanging rail and shelving. Radiator and rear aspect double glazed window.

Bedroom Two
10'0" x 9'8" (3.05 x 2.95)
with radiator and double glazed rear aspect window.

Bathroom
having modern white suite comprising bath and full height tiled surround with electric shower unit above. Inset wash hand basin and base cupboard below. Close coupled W.C. Radiator and side aspect double glazed window. Built-in shelved airing cupboard.

Outside
The property is positioned at the head of a cul-de-sac approached over a concrete paved driveway offering ample off road parking , with neatly shaped lawns and well maintained side borders. The driveway leads to a concrete sectional detached Garage (5.30m x 2.27m) having power and light.

The attractive sunny rear garden is fully enclosed with a number of raised beds having a variety of mature plants, flowers and shrubs. Ornamental stone paths leading to a paved patio and a wooden pergola. Good quality garden shed to the rear of the garage.

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

EPC RATING: D (61)

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. Vendor has made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable.

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any planned developments or permissions that would impact the property.

COAL FIELDS/MINING: The vendor is not aware of any mining related issues having affecting the property.

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

DIRECTIONS: From the Newport High Street, take a right turning at the mini roundabout onto Stafford Road, straight over at the traffic lights and take a righthand turning onto The Broadway. Go straight over at the junction and take a left turning into Barnmeadow Road and then a second left turning into Barnmeadow Close. The property can be found towards the end of the cul-de-sac on your left.

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.

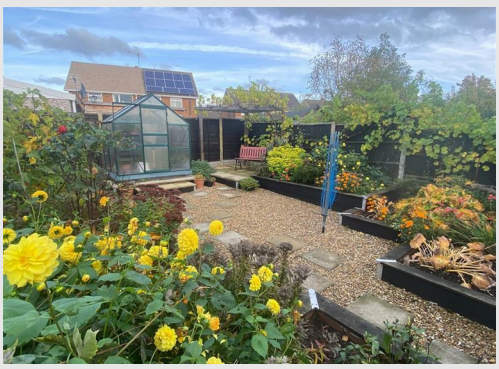
5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we 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 £30.00 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.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

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.

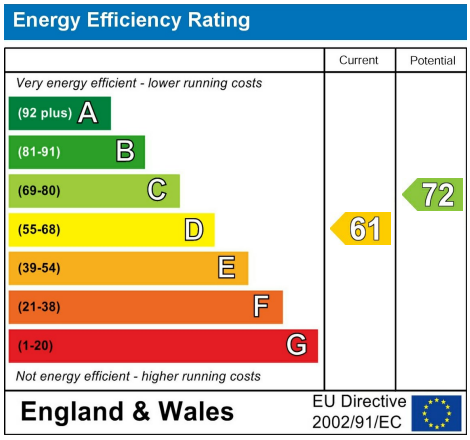




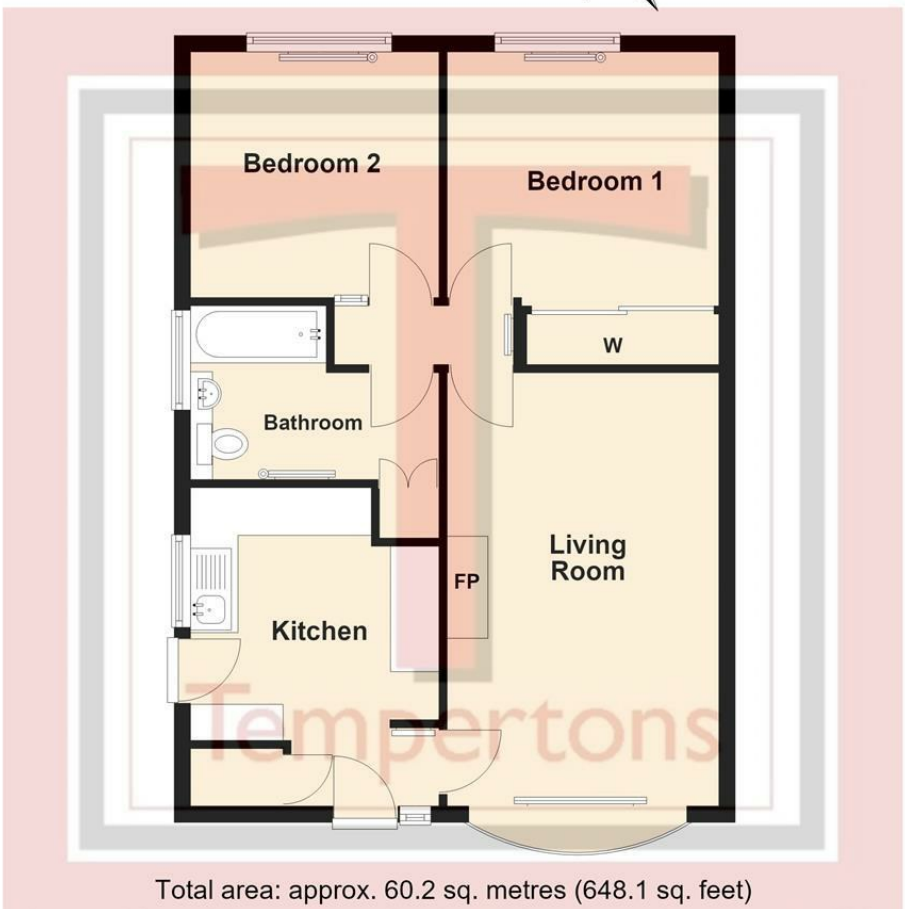






Ground Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



Total area: approx. 60.2 sq. metres (648.1 sq. feet)

This 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 used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

12 Barnmeadow Close, 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.