Tempertons

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18 Moss Drive, Newport, TF10 7ZG
Offers In The Region Of £395,000

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NO UPWARD CHAIN
The thoughtfully designed modern family accommodation further benefits from the remainder of a long NHBC warranty and provides a spacious lounge, open plan kitchen and dining area together with a family room perfect for everyday living and entertaining, three double sized bedrooms each with an ensuite shower room facility. Externally you will find a lawned fully enclosed rear garden, garage and driveway with EV charging point.

The gas centrally heated and fully double glazed accommodation in more detail comprises:-

CANOPY PORCH
with composite panelled front door into. -

RECEPTION HALL
having wood effect hard-wearing floor coverings. Radiator. Built-in UTILITY cupboard having integrated washing machine and tumble dryer with a fitted work surface above.

CLOAKROOM/WC
with tiled wall to half height. Close coupled WC and wall mounted wash hand basin. Mirror and radiator.

LOUNGE
16'0" (into bay) x 13'6" (4.88m (into bay) x 4.12)
having double glazed bay window and front aspect. Radiator and fitted carpets.

KITCHEN DINING AREA
13'10" x 13'5" (4.23 x 4.10)
with a full range of fitted modern cabinets with underlighting having contrasting work surfaces including inset white composite sink and drainer unit. Built-in AEG eye level double oven and grill. Separate 4-ring electric induction hob with chimney style extractor hood above. Integrated fridge/freezer and dishwasher (as new). uPVC double glazed French style doors open to the rear garden. Matching flooring continues from the Hallway into the open-plan :-

FAMILY ROOM
10'2" x 9'6" (3.10 x 2.92)
with rear aspect double glazed windows and radiator.

From the Hallway, turned stairs with a side aspect window rise to the first floor Landing having access hatch to loft space and built-in shelved storage cupboard.

BEDROOM 1
14'11" x 13'0" (4.57 x 3.97)
includes a range of built-in full height corner wardrobes with fitted shelving and hanging rail. Radiator and front aspect double glazed window.

ENSUITE BATHROOM
having panelled bath with tiled surround and shower attachment. Separate shower cubicle and chrome faced mains shower. Wash hand basin with double drawers below. Close coupled WC. Tiled walls to half height. White ladder radiator and double glazed window.

BEDROOM 2
10'8" x 10'5" (3.27 x 3.20)
with fitted full height double width wardrobe. Radiator and rear aspect double glazed window.

ENSUITE SHOWER ROOM
having tiled double width shower cubicle. Wash hand basin and double drawers below. Close coupled WC. Mirrored wall cupboard. Tiled walls to half height. Double glazed window.

BEDROOM 3
8'8" x 8'4" (2.65 x 2.55)
with built-in double width full height wardrobe. Rear aspect double glazed window. Radiator.

ENSUITE SHOWER ROOM
having double width tiled shower cubicle and electric shower unit. Wall mounted wash hand basin and mirror. Close coupled WC. Tiled walls to half height. Radiator and rear aspect double glazed window.

OUTSIDE
The property is approached over a full length tarmacadamed driveway with EV charger point leading to the GARAGE (6.04m x 3.02m) with power and light. A wooden side gate opens to the enclosed rear garden laid chiefly to lawn and paved patio. Water tap.

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

EPC RATING: B (84)

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.

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

ADDITIONAL CHARGES: A charge of approximately £180pa for estate maintenance is payable. The EV charger is owned, not rented.

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 property is situated in Hutchison Gate and development is on going.

COAL FIELDS/MINING: The vendor is 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 proceed south out of town along Station Road. Turn right into Platinum Way onto the development, then first left into Moss Drive, follow this road along and the property can be found on the right 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 £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.

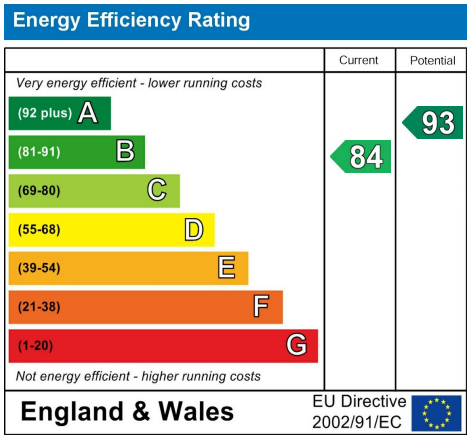


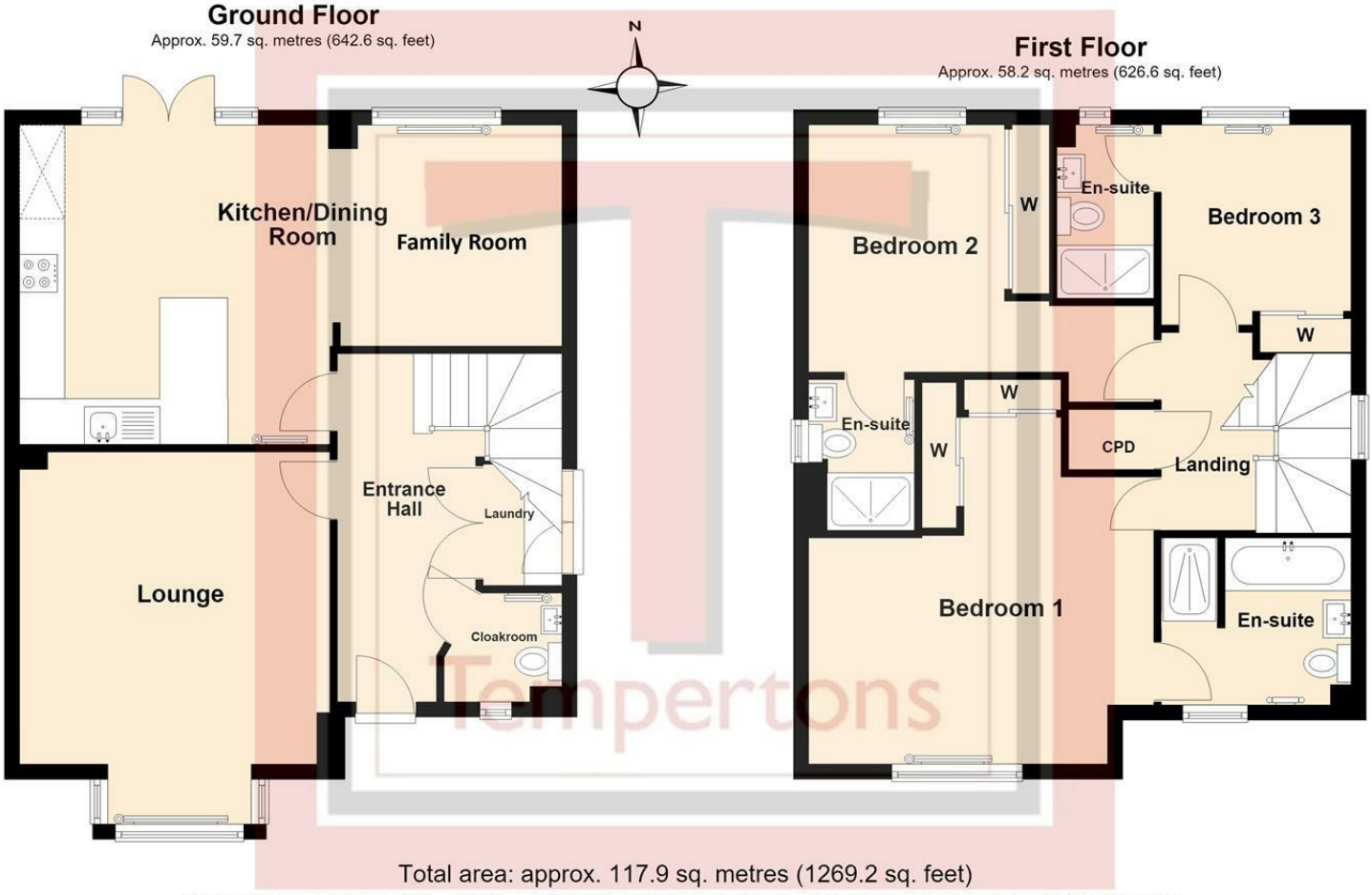










Total area: approx. 117.9 sq. metres (1269.2 sq. feet)

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.

18 Moss Drive, 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.