



**Estate Agents
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26 St. Peters Way, Edgmond, Newport, TF10 8LQ

Offers In The Region Of £425,000



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Edgmond is a rural village which sits in the north east of the Shropshire countryside, about two miles from Newport, with its highly regarded schools, its leisure and shopping facilities; approximately eight miles from Telford and fifteen miles from Shrewsbury, larger towns with even more amenities, rail and motorway links.

The village itself has many facilities and amenities. There are two pubs (The Edgmond Lion and The Lamb), St Peter's Church and playing fields in the centre of the village with cricket & football pitches set out. There is a playground for young children behind the Bowling Club and a fenced multi-purpose games area next to the Cricket Pavilion. The Post Office is housed in the Village Stores on the High Street in the centre of the village.

Edgmond also has many areas for walking and biking, including a walk through the area known locally as The Rock Hole, an old sandstone quarry from which the rock used to build the Church was probably taken.

The property is very pleasantly positioned on a generous sized regularly shaped end plot, with open fields extending along one side of the boundary. The property is available with no upward chain and the well proportioned three bedroom bungalow benefits from a modern kitchen and shower room. There is ample off road parking available and an attached double garage.

The property in more detail:-

Aluminium framed double glazed porch door to

Enclosed Porch

with light and quarry tiled floor. Inner multi-paned entrance door to

L Shaped Hall

having radiator and access hatch to loft. Built-in cloaks cupboard.

Lounge/Dining Room

12'3" (max) x 23'5" (3.74 (max) x 7.15)

a lovely sized reception room with two good size window to the front having secondary glazing. Stone facing fireplace with living flame coal effect gas fire. Matching stone facing side plinths. Radiators.

Kitchen

10'5" x 9'11" (3.19 x 3.03)

having a range of modern base and wall mounted cupboards comprising a stainless steel 1 1/2 bowl sink unit with double cupboard below. Return work surface with corner and 1/2 width base cupboards. Ceramic hob having 3 drawer unit below and filter extractor hood over. Electric double oven/grill with cupboard above and below. Opposite is a separate work surface area, again with cupboards and drawer units below. Also end tall cupboard and matching wall cabinets. Tiled floor and radiator. Door to

Utility Room

5'10" x 6'5" (1.80 x 1.96)

having plumbing connection for a washing machine. Worktop over and recess for dishwasher and larger fridge. Splash back wall tiling. Wall mounted

cabinets. External door to the front.

Connecting door to

Side Passage

17'11" x 6'2" (5.47 x 1.90)

with power and lighting. External door to rear garden. Also off is a cloaks/ W.C. with low level flush toilet.

Bedroom One

12'0" x 11'11" (3.66 x 3.64)

a double size bedroom having secondary glazed double glazed window with outlook to rear garden. Radiator. Built in wardrobes to one wall. Connecting door to double garage.

Bedroom Two

12'0" x 11'2" (3.66 x 3.41)

a double size bedroom having secondary glazed double glazed window with outlook to rear garden. Radiator. Vanity corner wash hand basin.

Bedroom Three

11'0" x 8'9" (3.37 x 2.67)

a double size bedroom with secondary glazed window with outlook to open fields. Radiator.

Modern Wet/Shower Room

with tiled shower area having Mira electric shower. Wash hand basin and low level flush W.C. Heated towel rail. Secondary glazed window.

Outside

Attached double garage (5.41m x 3.09m & 5.30m x 2.76m) with twin electric powered up over doors. The outer bay has an up-over door to the rear elevation to provide through vehicular access to the rear garden.

The bungalow is positioned on a generous size end plot with the one side boundary backing onto open fields. Double gates open to a tarmac driveway suitable for parking at least 4 cars. Front garden mainly finished to lawn and shrubs. Also included is the strip of lawn behind the fence. The enclosed rear garden is currently set out to lawn with mature shrubbed borders and beds.

Additional Information

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

EPC RATING: D (63)

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: Please check

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors are not aware of any mobile phone blackspots within the property.

ADDITIONAL CHARGES: The vendors have confirmed that no additional charges are payable.(e.g. car chargers, solar panels)

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

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

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

COAL FIELDS/MINING: The vendors are not aware of any mining related issues having affected the property.

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

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.

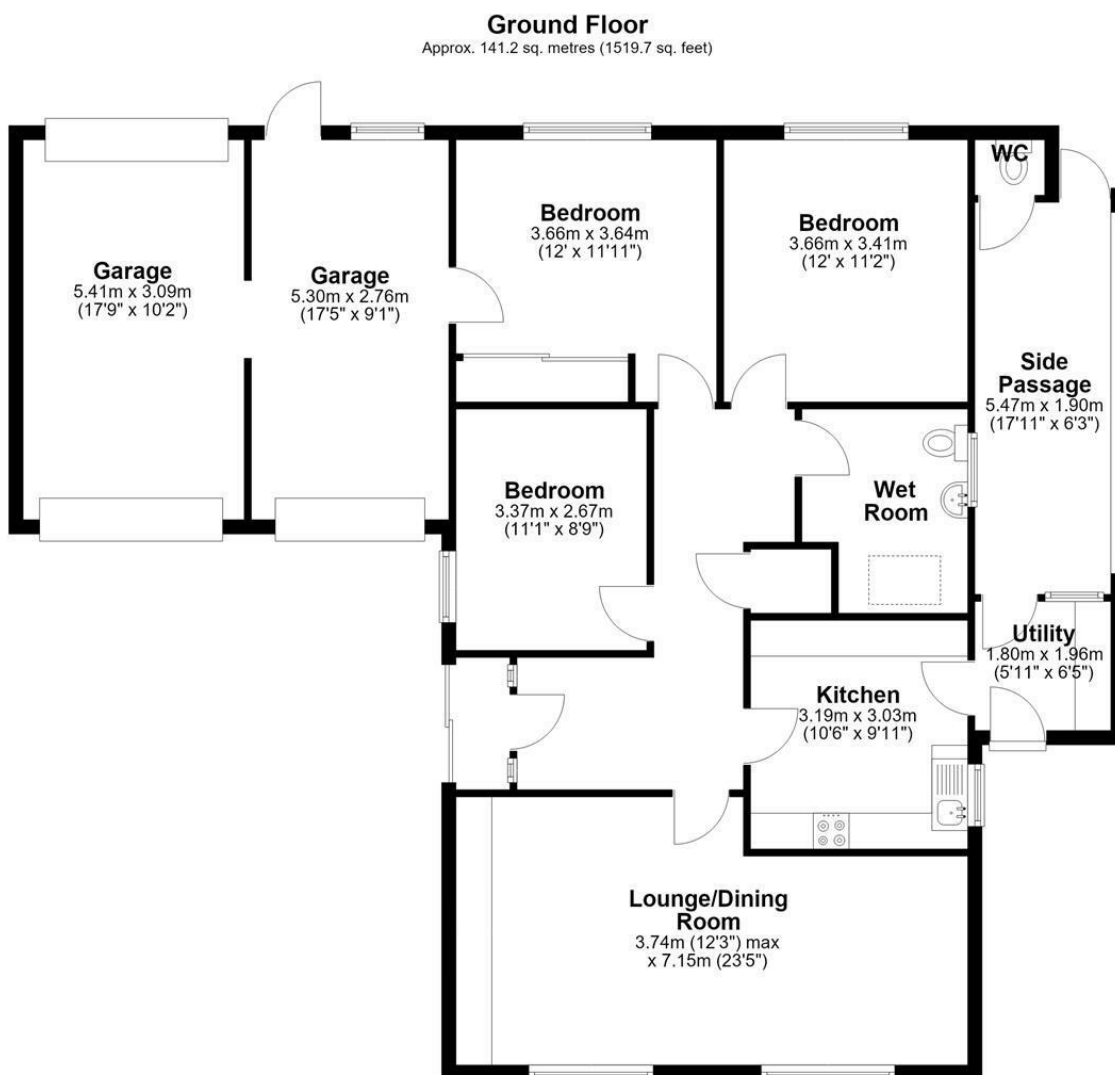
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 141.2 sq. metres (1519.7 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.