Tempertons

Estate Agents
Letting Agents
Surveyors & Valuers

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55 Vineyard Road, Newport, TF10 7DD

Offers In The Region Of £234,950

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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.

Double glazed front door and side screen into...

Hall
With tiled floor.

Living Room
17'10" x 10'7" (5.45 x 3.25)
Having a front aspect double glazed window and radiator. Central tiled fireplace incorporating an electric fire.

Dining Kitchen
15'10" x 9'8" (4.85 x 2.95)
Comprising a full range of birch effect cabinets comprising base and wall mounted cupboards and drawers having contrasting work surfaces. Inset stainless steel sink and drainer unit. Built-in BELLING electric oven with separate 4 ring ceramic hob above and extractor cooker hood. Plumbing provision for washing machine and space for refrigerator. Two double glazed side aspect windows and external courtesy door. Radiator.

Inner Hall
Hatch to loft and shelved storage cupboard.

Bedroom One
12'1" x 10'7" (3.70 x 3.25)
Being of good size, having a rear aspect double glazed window and radiator. Built-in double wardrobe.

Bedroom Two
9'8" x 9'8" (2.95 x 2.95)
Currently used as a dining room, with sliding doors opening to the rear garden. Radiator.

Shower Room
Having a tiled shower cubicle with mains fed shower head and sliding modesty doors. Low-level flush WC and pedestal wash hand basin. Side aspect window and radiator.

Outside
The property is set back from the road and approached over a paved driveway with gravelled front garden behind a low-height brick boundary wall, having maturing shrubs and plants. A paved path continues along the length of the property with an outside tap leading to the useful STORE / GARAGE (6.10 x 2.30) having hinged timber double doors with power and light. Courtesy door opens to the fully enclosed rear garden, laid to shaped lawns with a central paved path and full width patio area. Further gravelled area and small greenhouse.

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

EPC RATING: D

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.

ADDITIONAL CHARGES: The vendors are not aware of any.

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 vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any.

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

DIRECTIONS: From Newport High Street, take the Stafford Street turning off the roundabout by The Barley and follow it down to the traffic lights. Turn left at the lights into Water Lane , then first right onto Vineyard Road (one way system) continue to follow this road for a short distance and the property will be found on the left 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.

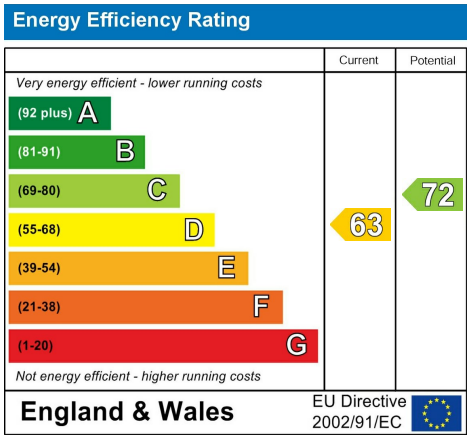
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

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.

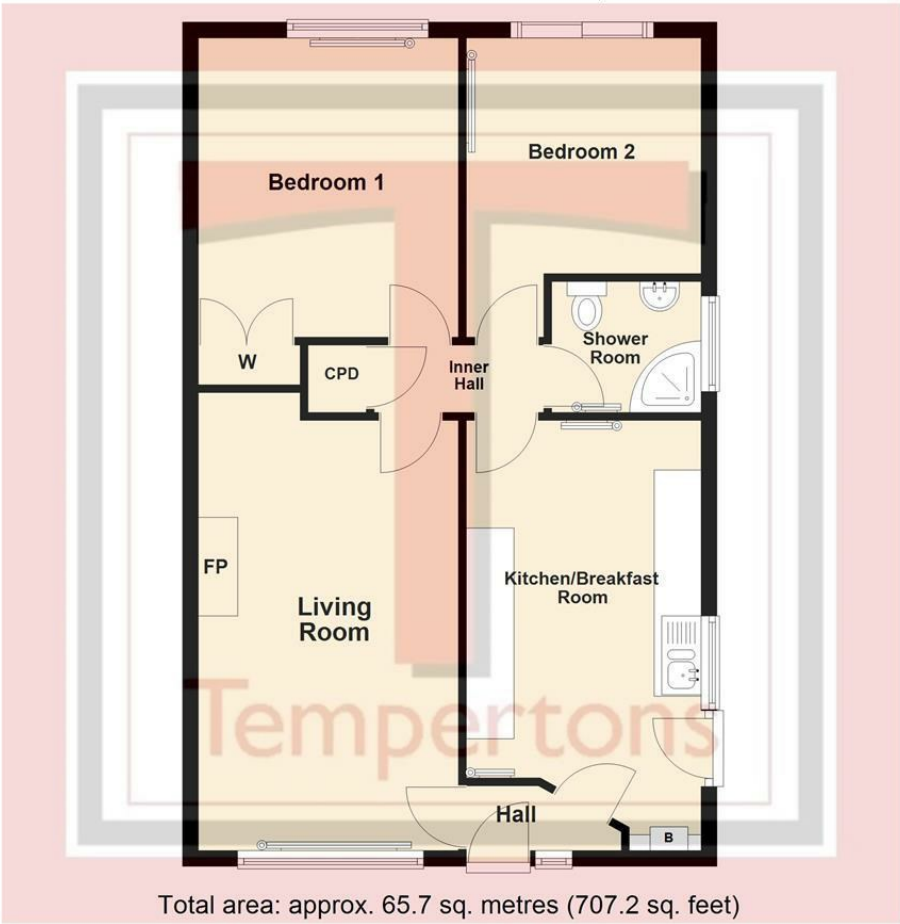
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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. 65.7 sq. metres (707.2 sq. feet)



Total area: approx. 65.7 sq. metres (707.2 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.

55 Vineyard Road, 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.

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