Tempertons

Estate Agents
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16 Walnut Close, Newport, TF10 7RR

Offers In The Region Of £265,000

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Newport is a thriving market town, with a number 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 one mile distant, provides direct access to the M54 and Wolverhampton.

The double glazed and gas centrally heated accommodation is set out in further detail below;

Front door into...

Entrance Hall
Door to...

Cloakroom / WC
Having a wash basin with cupboard below and low-level flush WC. Side aspect uPVC double glazed window and radiator.

Lounge
15'7" x 11'6" (4.77 x 3.51)
A well proportioned room having a front aspect uPVC double glazed bay window. Central electric fireplace and radiator.

Dining Room
13'8" x 8'1" (4.18 x 2.47)
With sliding uPVC framed double glazed doors to the rear garden. Radiator. Staircase to the first flooring Landing.

Kitchen
9'7" x 7'0" (2.93 x 2.14)
With base and wall mounted cabinets comprising cupboards and drawers with contrasting work surfaces above. Alcove feature with further base cupboards and built-in pantry. Integrated double oven with 4 ring gas hob above and extractor over. Composite 1 1/2 sink with drainer. Space for dishwasher. Rear aspect uPVC double glazed window and radiator. Archway into...

Utility
7'5" x 5'4" (2.28 x 1.63)
Comprising a base cupboard with work surfaces above and space and plumbing provision for a washing machine. Fitted shelves with wall cupboard above. uPVC double glazed window and door to the rear garden. Courtesy door to the...

Garage
19'8" x 8'5" (6.00 x 2.59)
Having an up and over door to the front. Power and light.

Stairs from the Dining Room rise to the first floor Landing, having hatch to loft with fitted ladder, cupboard housing the combination boiler and side aspect uPVC double glazed window.

Main Bedroom
13'10" x 9'10" (4.24 x 3.01)
A good sized double bedroom having two rear aspect uPVC double glazed windows and radiator. Built-in wardrobes.

Second Bedroom
15'8" x 8'11" (4.78 x 2.74)
Double bedroom with two front aspect uPVC double glazed windows and radiator. Built-in double wardrobe.

Bathroom
Being partially tiled, having a bath with mains feed shower above. Pedestal wash basin and low-level flush WC. Side aspect uPVC double glazed window and radiator.

Outside
The property is positioned at the entrance of Walnut Close, having a good sized corner plot with off-road parking on a tarmaced driveway with lawn to the side. Gated side access leads to the rear garden, landscaped to lawn and patio areas. Two garden sheds and outside tap.

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

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.

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

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

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.

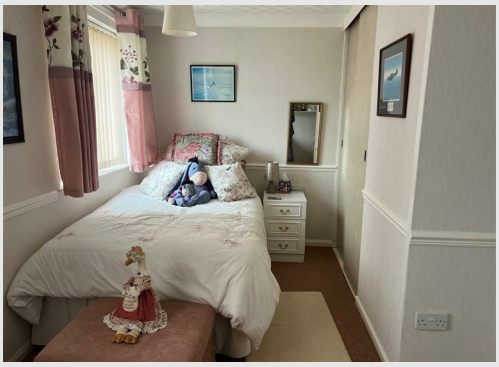
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

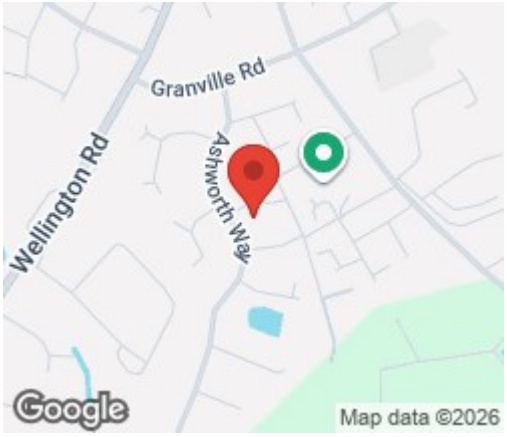
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

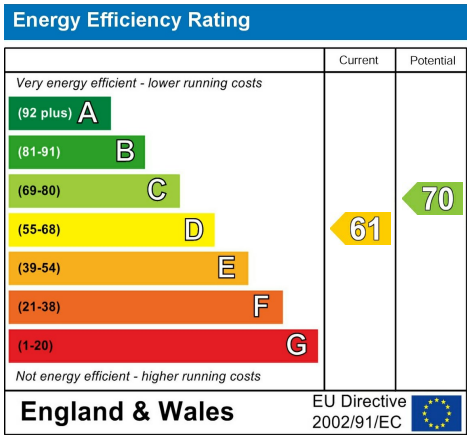
5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we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

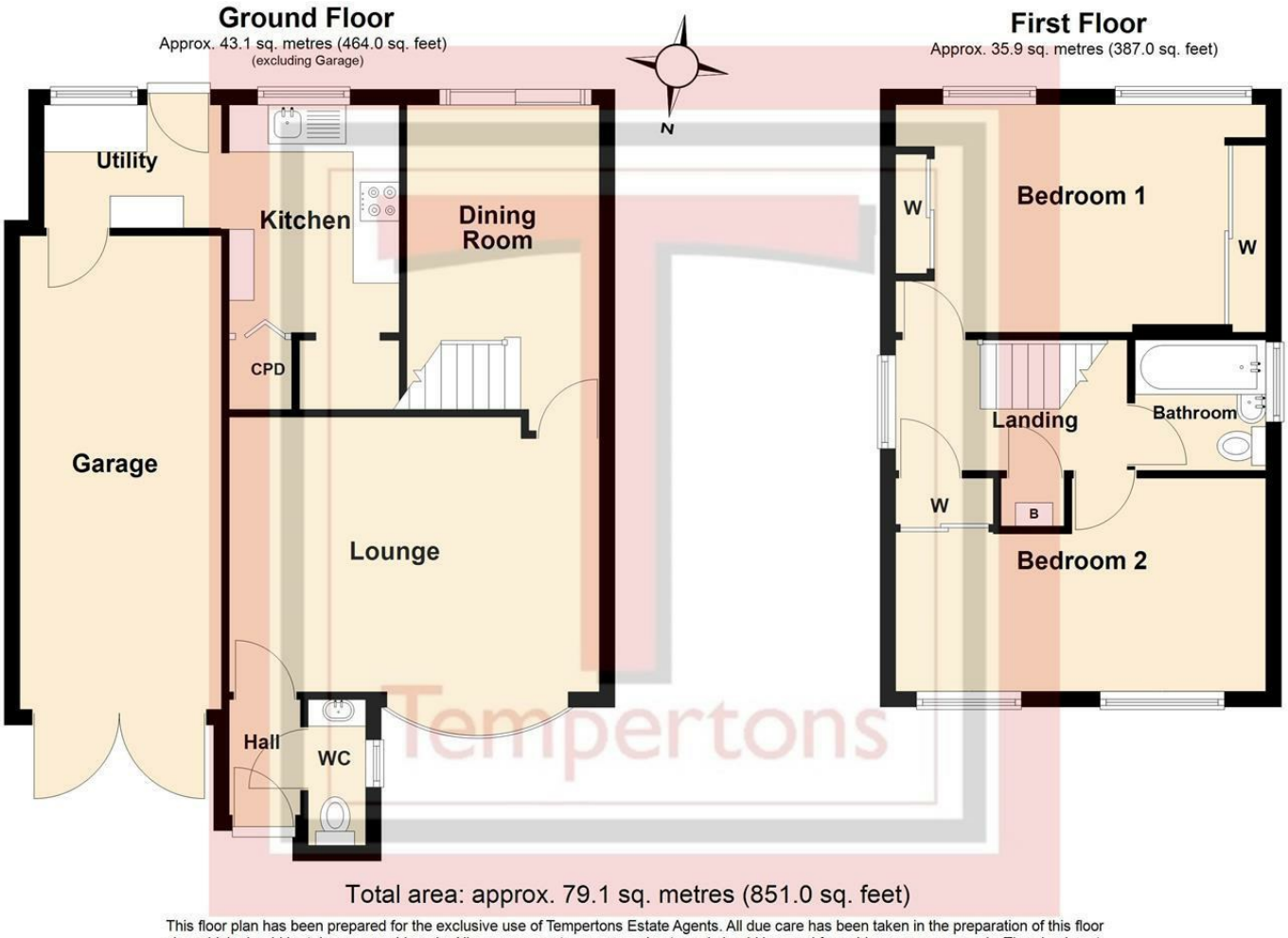
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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









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.

16 Walnut 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.

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