



**Estate Agents
Letting Agents
Surveyors & Valuers**

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**73 Newport Road, Edgmond, Newport, TF10 8HF
Offers In The Region Of £450,000**



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The village itself has many facilities and amenities. There are two pubs, The Edgmond Lion and The Lamb, St Peter's Church and there are 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.

The property comprises a lovely three bedroomed detached bungalow, positioned on a generous sized individual plot, with an outlook to the rear over neighbouring farmland. The bungalow has benefitted from areas of refurbishment over the years and the modern fitted kitchen with integrated appliances and the renewed shower room of particular note.

There is good off road parking together with a detached single garage, garden tool store and utility. The gas centrally heated and double glazed accommodation is set out in more detail as follows:-

Attractive recess porch with uPVC framed patterned double glazed entrance door.

Entrance / Through Hall

Radiator and window to the front. Built-in cloaks cupboard and separate airing cupboard with lagged hot water cylinder; both having overhead storage. Access hatch to loft with drop down ladder.

Lounge

12'0" x 18'0" (3.67 x 5.51)

Attractive marble effect fireplace surround and hearth with inset electric fire. Radiator. uPVC framed double glazed window and French doors to...

Conservatory

6'8" x 18'9" (2.05 x 5.72)

Having uPVC panelled/ double glazed elevations and translucent polycarbonate panelled roof. French doors to rear garden having outlook over neighbouring farmland.

From the lounge, aluminium framed patterned double glazed sliding doors to...

Dining Kitchen

21'8" x 10'1" (6.62 x 3.08)

Dining area with radiator and uPVC framed double glazed window with lovely outlook to rear garden and neighbouring farmland. Archway to...

Kitchen area having a good range of modern fitted base and wall mounted cupboards, the former finished with roll edge work top. Inset 1 1/2 bowl sink unit with mixer tap. Recess below suitable for a dishwasher. Built-in electric oven with 4 ring induction above and filter extractor hood above. Integrated fridge-freezer and built-in microwave with cupboards above and below.

Splash back wall tiling and recess spotlights. uPVC framed double glazed window with outlook to the front. Laminate flooring. uPVC framed double glazed side door to covered passageway.

Approached off the Hallway is...

Bedroom One

14'10" x 10'1" (4.53 x 3.08)

uPVC framed double glazed window with outlook to rear garden and neighbouring farmland. Second uPVC framed double glazed window to the side. Laminate flooring and radiator.

Bedroom Two

10'5" x 12'9" (3.18 x 3.89)

uPVC framed double glazed windows to the front and side. Radiator.

Bedroom Three

9'9" x 8'9" (2.98 x 2.67)

uPVC framed double glazed window with side aspect. Radiator.

Modern Tiled Shower Room

Refitted with good size quadrant style shower cubicle having electric shower. Low-level flush WC and inset wash hand basin with vanity cupboard below and to the side. Towel panelled radiator. Two uPVC framed double glazed windows.

Outside

The bungalow is well positioned on a lovely regular shaped and generous size plot. Driveway parking for at least 4 cars. Single brick and tile garage (5.21m x 2.74m) with up and over door to the front, power socket and door to covered passageway. Also accessed off the passageway and positioned behind the garage is a useful garden tool store with lighting and a separate utility having sink unit with cupboard below and plumbing connection for a washing machine. Housed in the utility is the gas fired central heating boiler.

Gardens to the property are mainly to the front, one side and the rear and predominately set out to established lawn and well stocked shrubbed borders / beds. The enclosed rear garden is not overlooked and has a very pleasant outlook onto neighbouring farmland.

Additional Information

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

EPC RATING: D (57)

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

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 142.8 sq. metres (1537.2 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.

