Tempertons

Estate Agents
Letting Agents
Surveyors & Valuers

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Newport
Shropshire
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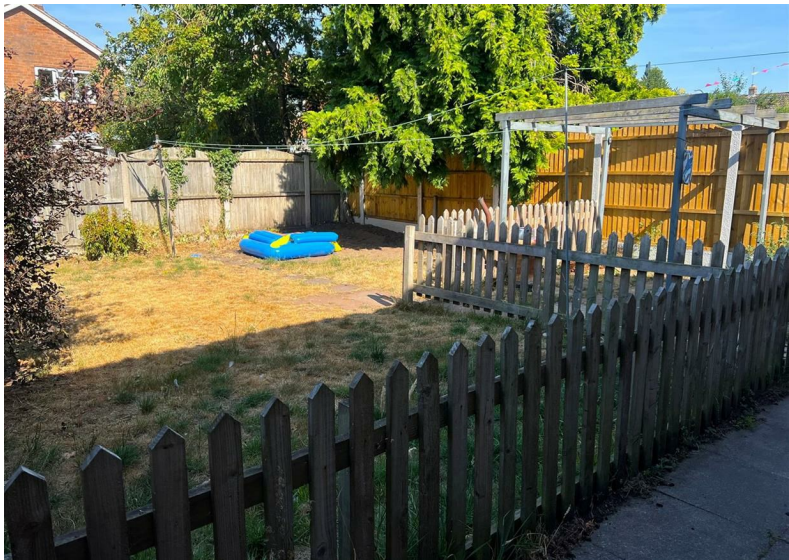


8 Kilvert Close, Edgmond, Newport, TF10 8LH

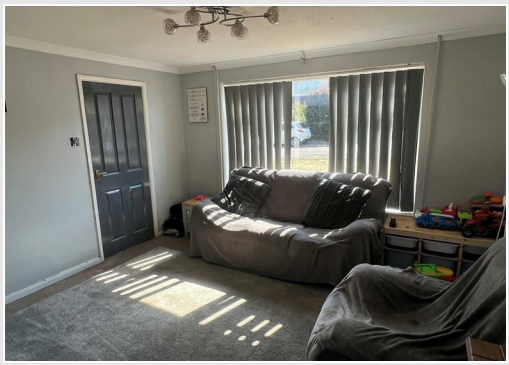
Offers In The Region Of £215,000

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****NO UPWARD CHAIN****

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 is a village convenience store with a post office on the High street in the centre, there are also 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.

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 benefits from gas central heating and uPVC double glazing throughout.

Front door into...

Entrance Hall
Radiator. Doors to Kitchen and Lounge.

Lounge
12'4" x 10'11" (3.78 x 3.35)
Having a front aspect double glazed window and radiator. Door to...

Dining Room
11'1" x 8'11" (3.39 x 2.73)
Having double glazed patio doors to the rear garden and radiator. Door to...

Kitchen
11'1" x 9'3" (3.39 x 2.83)
Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Stainless steel sink with drainer. Integrated oven with 4 ring electric hob above and extractor over. Understairs cupboard. Rear aspect double glazed window and radiator. Door to...

Utility Area
11'6" x 8'7" (3.53 x 2.63)
Space for washing machine, dryer and upright fridge-freezer. Courtesy door to garden. Storage area and door to...

Garage Store
10'6" x 8'7" (3.22 x 2.63)
Having an up and over door to the front. Power and light.

Stairs from the Entrance Hall rise to the first floor Landing, having a side aspect double glazed window, hatch to loft and cupboard with hot water cylinder.

Bedroom One
11'1" x 10'10" (3.39 x 3.32)
Double bedroom having a front aspect double glazed window and radiator.

Bedroom Two
10'5" x 8'8" (3.19 x 2.66)
Rear aspect double glazed window and radiator. Two built-in double wardrobes.

Bedroom Three
8'3" x 7'4" (2.52 x 2.24)
Front aspect double glazed window and radiator.

Bathroom
Being partially tiled with panelled bath having electric shower over. Pedestal wash basin and low-level flush WC. Chrome towel radiator and rear aspect double glazed window.

Outside
To the front of the property, there is off-road parking on a tarmaced drive with lawn to one side. The rear garden is set to lawn and patio areas offering scope for further landscaping.

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

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: 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.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING :The vendors are 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 the Newport High Street, proceed through Lower Bar, across the roundabout by the Esso Petrol Station and at the next roundabout, take the first turning onto the B5062 towards Shrewsbury. Continue up the hill until you reach the outskirts of Edgmond village. Take the first left into Chetwynd Road, continuing through the village centre where it becomes the High Street. After a short distance, take the right hand turn into School Road, and then the second left into St Peter's Way. Kilvert close is then the first turning on the right, and number 8 can be found on your 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.

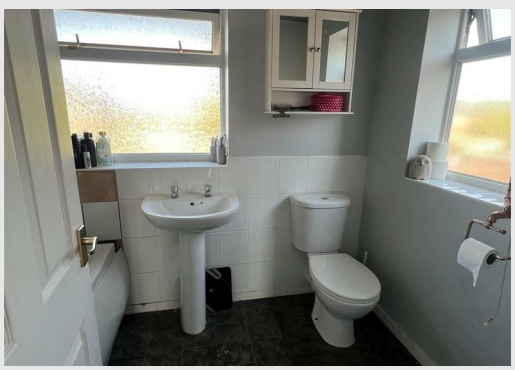
6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

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.

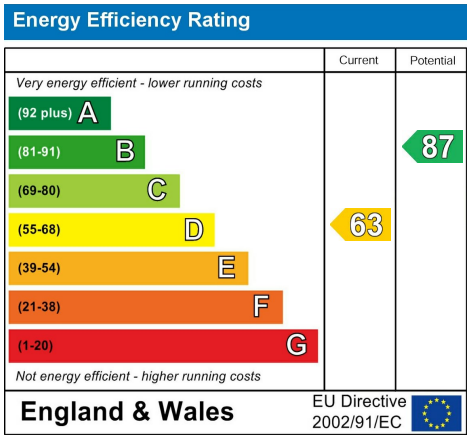


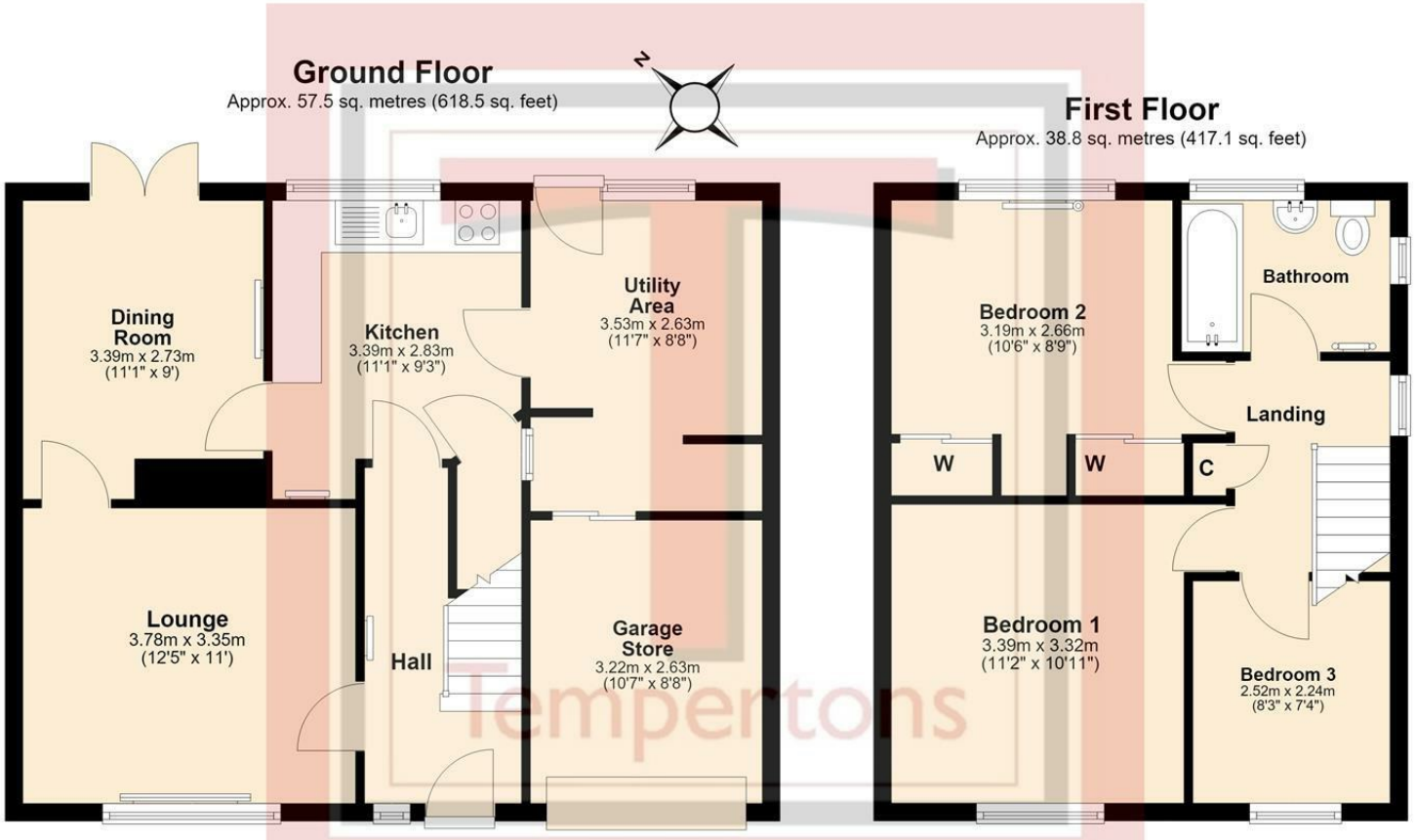










Total area: approx. 96.2 sq. metres (1035.6 sq. feet)

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.

8 Kilvert Close, Edgmond, 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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RICS®
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The Property Ombudsman