Tempertons

Estate Agents
Letting Agents
Surveyors & Valuers

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19 Balmoral Court, Captain Webb Drive, Dawley, TF4 2EG

Offers In The Region Of £119,950

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Investment Opportunity
The property is located close to Dawley District Centre with it's local amenities including shops, schools, medical and dental practices. Telford Town Centre with it's covered shopping centre, retails parks, train station and M54 motorway connection points is about 2 miles away.

The property is currently tenanted at a rent of £750pcm.

The property is offered with no upward chain and is set out in further detail below;

Secure front door into Entrance Lobby, stairs rise to the top floor and front door into...

Entrance Hall
With hatch to loft and radiator. Cupboard housing the Electromax boiler.

Kitchen
Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Oven with four ring electric hob above and extractor hood over. Stainless steel sink with drainer. Integrated fridge and freezer. Space and plumbing provision for washing machine.

Lounge
An 'octagon' shaped room with 5 double glazed windows and radiator.

Bedroom One
Double bedroom having a double glazed window and radiator.

En-suite
Shower cubicle with mains fed shower head. Low-level flush WC and pedestal wash basin. Skylight.

Bedroom Two
Double bedroom having a double glazed window and radiator.

Bathroom
Being partially tiled having a panelled bath with mains fed shower head over. Pedestal wash basin and low-level flush WC.

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

EPC RATING: D (67)

TENURE: We are advised by the Vendor, that the property is held Leasehold (125 years from 01.01.2008 with 108 years remaining). The property is currently tenanted. Should vacant possession be required, this can be arranged and 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: Annual ground rent £150 (paid in 2 £75 instalments July and January) Annual service charges £1,663 (10 monthly instalments).

RIGHTS AND RESTRICTIONS: The vendor is 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: Telford is a known historic coal mining area but no issues relating to mining have been reported by the vendors.

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.

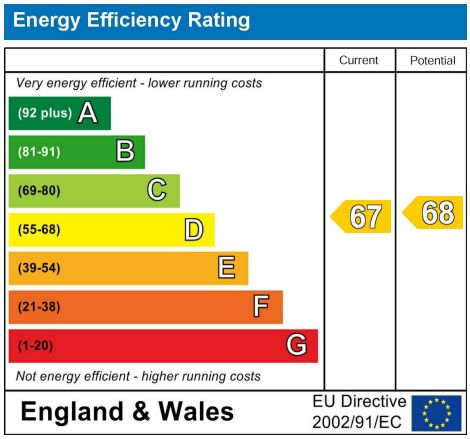
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

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.

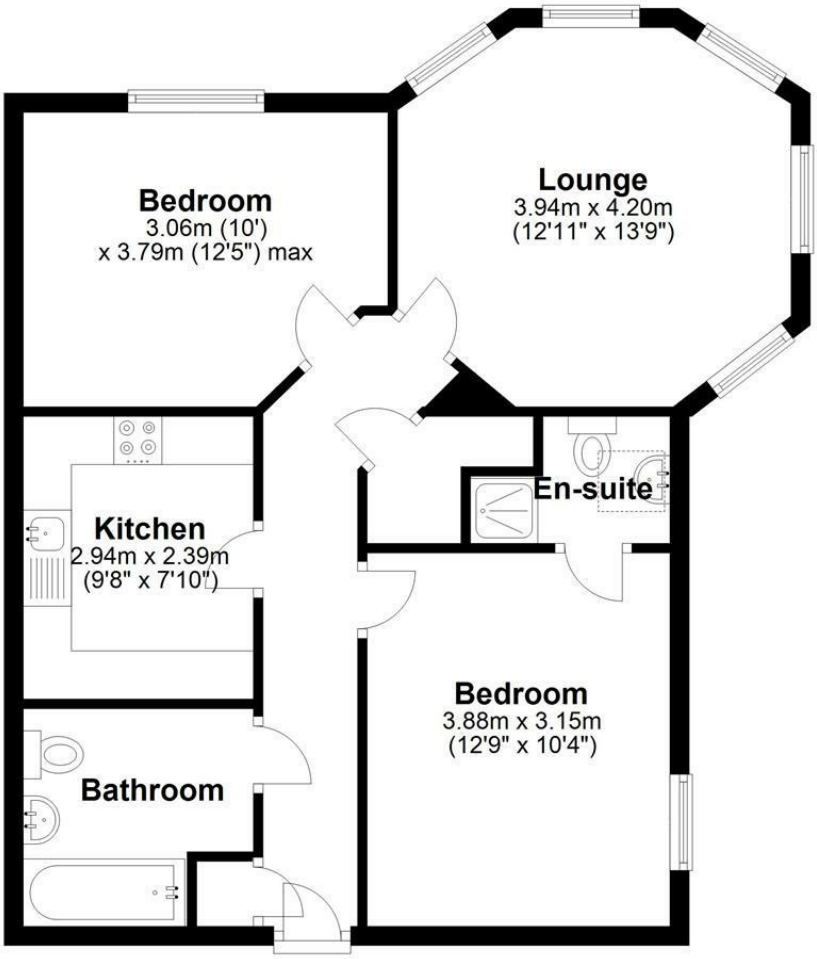
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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



Second Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



Total area: approx. 62.8 sq. metres (675.9 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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