Tempertons

# Estate Agents
# Letting Agents
# Surveyors & Valuers

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## 38 Butter Cross Court Stafford Street, Newport, TF10 7UD

**Offers In The Region Of £145,000**

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## NO UPWARD CHAIN

Newport is a thriving market town with a selection of independent shops, larger chain style shops and supermarkets, as well as a variety of leisure facilities. Regular bus services run from the centre of Newport to the larger towns of Telford (10 miles) and Stafford (16 miles) with their mainline train stations, wider range of shops and leisure facilities. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would be possible as there is to easy access to the main road network from Newport.

Set out in further detail below;

Stairs and lift from the ground floor rise to the first floor, follow the corridor until you get to number 38. Front door into...

## Entrance Hall

Cupboard and intercom

## Full-depth Liounge

17'4" x 11'5" (5.30 x 3.50)
A well proportioned room having a central fireplace with electric fire. Front aspect double glazed window and electric radiator. Door to...

## Fully-fitted Kitchen

7'4" x 7'0" (2.25 x 2.15)
Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above, Inset stainless steel sink and drainer unit. Integrated oven, fridge and freezer. Separate ceramic hob with extractor hood above. Front aspect double glazed window.

## Main Bedroom

13'3" x 8'4" (4.05 x 2.55)
A good sized double bedroom having front aspect double glazed window. Built-in wardrobe with mirror sliding doors and electric radiator.

## Shower Room

Being fully-tiled with full-width shower cubicle and mains shower with grab rail. Wash hand basin with cupboard below and low-level flush WC. Tiled floor and electric heater.

## Additional Information

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

EPC RATING: B

TENURE: We are advised by the Vendor, that the property is held on a long leasehold basis and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity 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/adviceforconsumers/advice/ofcom checker for details.

ADDITIONAL CHARGES: Service charges £2,867.76 per annum for access to all communal areas, external maintenance, gardening, building insurance, window cleaning, security systems and water. A Ground Rent of £212.50 paid twice yearly.

RIGHTS AND RESTRICTIONS: Any prospective purchaser will be made aware of guidelines before purchasing.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The vendor is 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, take a right turning at the mini roundabout onto Stafford Road. The Butter Cross Court complex 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.

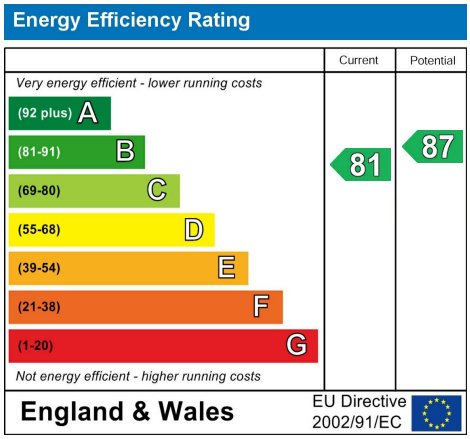


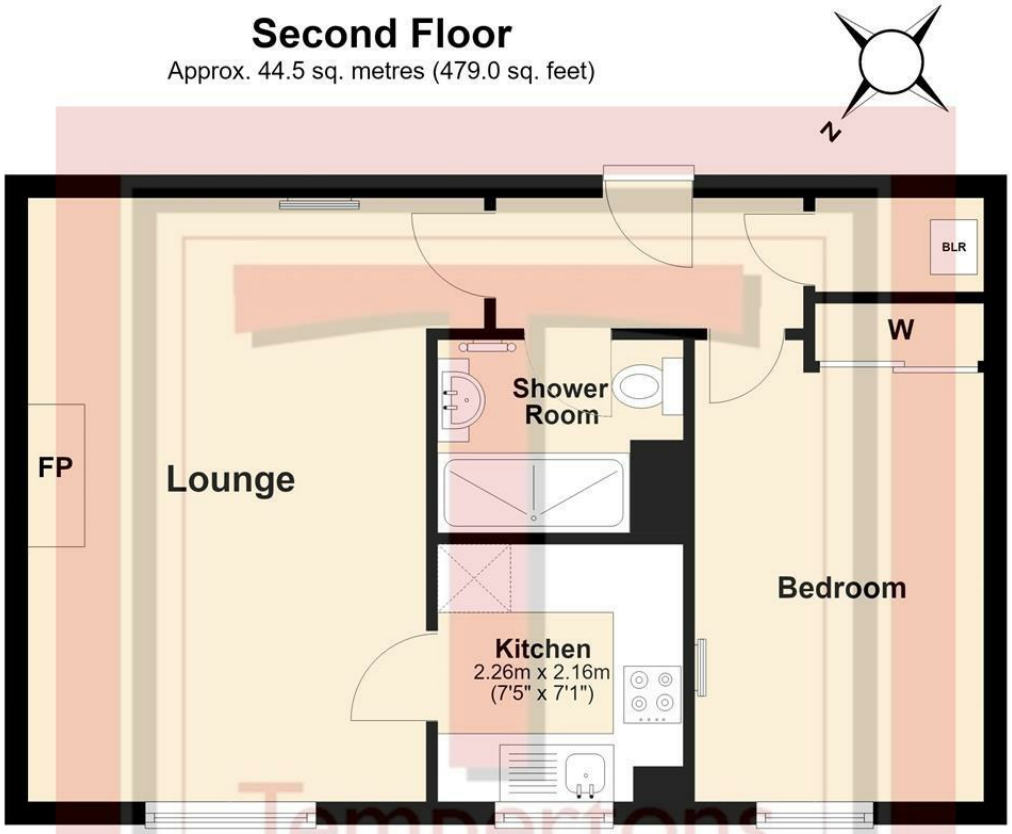











Total area: approx. 44.5 sq. metres (479.0 sq. feet)

This 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 used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

## 38 Butter Cross Court, 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.