



**Estate Agents
Letting Agents
Surveyors & Valuers**

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61 Vineyard Road, Newport, TF10 7SN
Offers In The Region Of £245,000

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NO UPWARD CHAIN

The property is ideally placed, close to lovely countryside walks yet within walking distance of Newport town centre. There are highly regarded schools in Newport, all with excellent OFSTED ratings, including two selective secondary schools, along 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.

uPVC double glazed door and side screen into Entrance Porch

Hallway

With panelled radiator.

Glazed internal door into...

Lounge

16'10" x 12'7" (5.15 x 3.85)

Having uPVC double glazed front aspect window. Decorative fire surround and hearth with electric fire. Panelled radiator.

Dining Room

11'3" x 7'6" (3.45 x 2.30)

With panelled radiator and sliding patio doors opening to...

Conservatory

15'1" x 7'2" (4.60 x 2.20)

Having cavity brick low height walls and uPVC double glazed windows and doors overlooking the rear garden. Ceramic tiled floor and panelled radiator.

Kitchen

10'7" x 7'10" (3.25 x 2.40)

With a range of wooden effect fronted cabinets comprising base and wall mounted cupboards and drawers, having contrasting work surfaces and complimentary wall tiling. Inset composite sink and drainer unit. Space and plumbing provision for washing machine. Space for undercounter fridge. Built-in low-level electric oven and separate 4 ring gas hob above. Tiled floor and ladder radiator. Double glazed rear aspect window. Built-in shelved pantry cupboard.

Stairs from the Hallway rise to the first floor Landing, with double glazed side window and access hatch to partially boarded loft space with fitted loft ladder. Built-in shelved cupboard.

Bedroom One

13'11" x 9'0" (4.25 x 2.75)

With full-height built-in wardrobes. Panelled radiator and double glazed window with front aspect.

Bedroom Two

10'4" x 7'8" (3.15 x 2.35)

Having rear aspect double glazed window and panelled radiator. Built-in double width wardrobe.

Bedroom Three

10'2" x 6'10" (3.10 x 2.10)

With built-in cupboard over stairs. Radiator and front aspect double glazed window.

Shower Room

Having double width tiled shower cubicle and electric shower unit. Pedestal wash hand basin and low-level WC. Chrome faced ladder radiator. Double glazed windows with patterned glazing.

Outside

The property is approached off Vineyard Road over a short concrete driveway with front lawns leading to a covered CARPORT (8.00 x 2.40) with water tap and light onto the single GARAGE (4.60 x 2.75) having power and light.

The fully enclosed rear garden is currently laid to lawns and pavings offering scope for further landscaping. Garden shed.

Additional Information

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

EPC RATING: D (66)

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 affecting the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

DIRECTIONS: From Newport High Street, take the Stafford Street turning off the roundabout by The Barley and follow it down to the traffic lights. Turn left at the lights into Water Lane, then first right onto Vineyard Road (one way system) continue to follow this road for a short distance and the property will be found on the left 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.

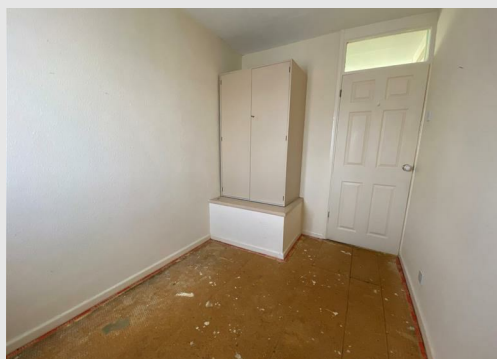
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential

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 Smart Search 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 £25.00 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.

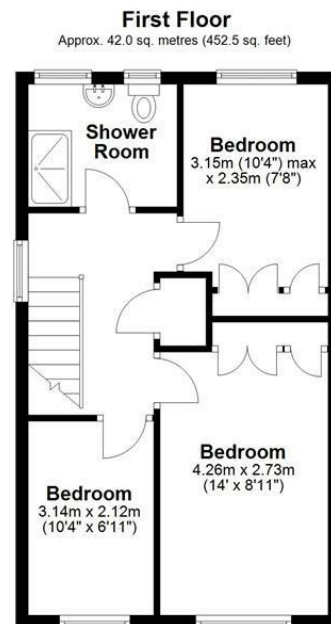
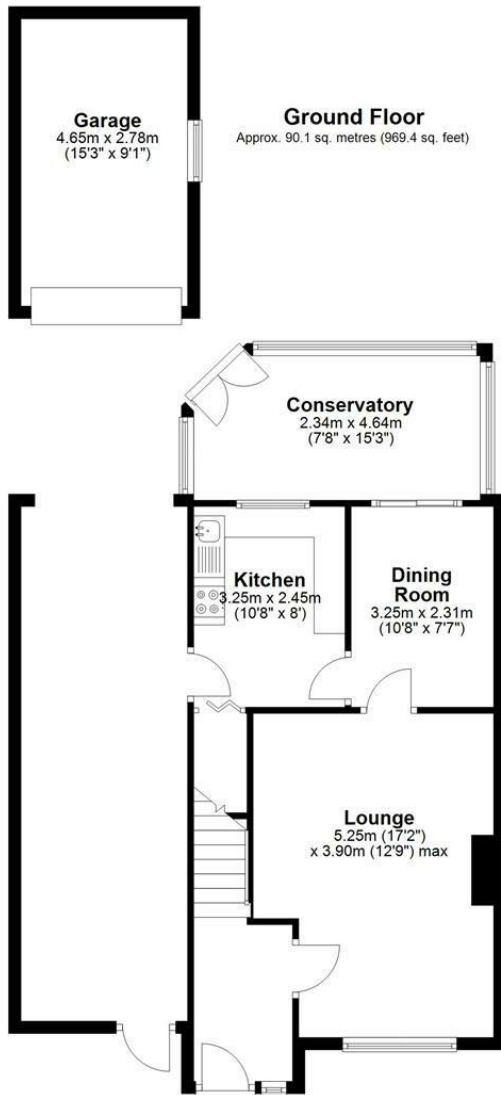
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	72
England & Wales		EU Directive 2002/91/EC



Total area: approx. 132.1 sq. metres (1421.9 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.