



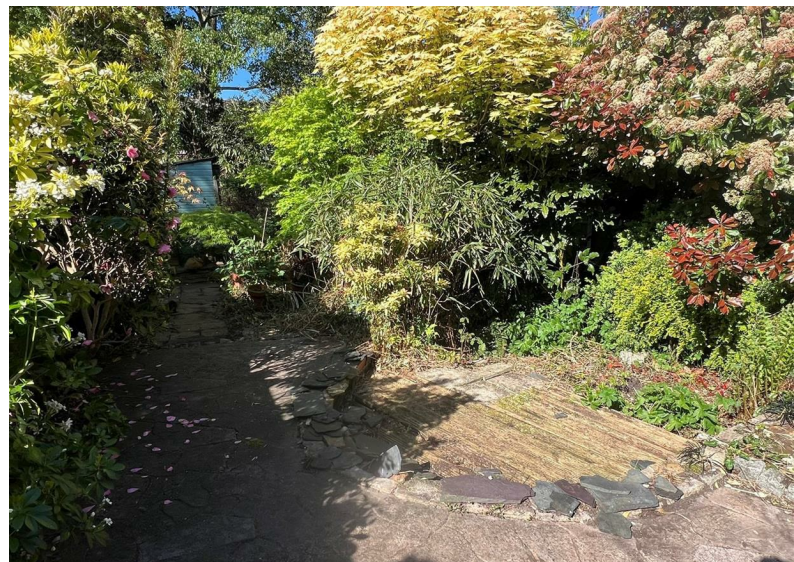
**Estate Agents
Letting Agents
Surveyors & Valuers**

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57 Sandiford Crescent, Newport, TF10 7QP
Offers In The Region Of £185,000

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Newport is a thriving market town, with a selection of highly regarded primary and secondary schools, two of which are selective, as well as a library, extensive leisure facilities and a range of shops including independent retailers and well known supermarkets. The property is also within easy commuting distance of Stafford, Telford and Shrewsbury with their wider range of amenities and mainline train stations. The A41, about half a mile distant, provides direct access to the M54 and Wolverhampton.

The property is in need of some general refurbishment / modernisation but benefits front gas central heating and uPVC double glazing, set out in further detail below;

Front door into...

Entrance Hall

Having a front aspect uPVC double glazed window, radiator and understairs cupboard.

Kitchen

12'0" x 9'4" (3.67 x 2.87)

Having base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Integrated double oven and four ring electric hob. Built-in storage cupboard. Space for washing machine and undercounter fridge. Rear aspect uPVC double glazed window and radiator.

Living Room

18'4" x 10'7" (5.61 x 3.24)

A spacious and bright room having front and rear aspect uPVC double glazed windows. Radiator.

See what Andrew Mason calls it

16'5" x 6'0" (5.01 x 1.85)

With front and rear external doors and radiator. Power and light. Door to...

Cloakroom / WC

Having a corner wash basin and low-level flush WC. Rear aspect uPVC double glazed window.

Stairs from the Entrance Hall rise to the first floor Landing, having a front aspect uPVC double glazed window and access to loft.

Bedroom One

19'3" x 10'7" (5.89 x 3.24)

A good sized double bedroom with front and rear aspect uPVC double glazed windows. Two radiators.

Bedroom Two

10'5" x 10'3" (3.18 x 3.13)

Having a rear aspect uPVC double glazed window and radiator.

Bedroom Three

10'4" max x 8'9" max (3.17 max x 2.67 max)

Having a front aspect uPVC double glazed window and radiator. Over stairs cupboard

Bathroom

Being partially tiled, comprising a panelled bath with electric shower unit above. Pedestal wash basin and low-level flush WC. Rear aspect uPVC double glazed window and radiator.

Outside

Path leading to the front door with lawn either side, potential driveway to provide off-road parking (with appropriate consents). Rear garden requiring landscaping. Wood pergola and garden shed. Outside tap.

Additional Information

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

EPC RATING: C

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

DIRECTIONS: From the High Street, proceed into New Street on the left hand side, continue past the car park on the right hand side and over the cross roads. Take the next left hand turning into Sandiford Crescent, the property can be found on your right hand side after a short distance.

WHG Agents Notes

*The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

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.

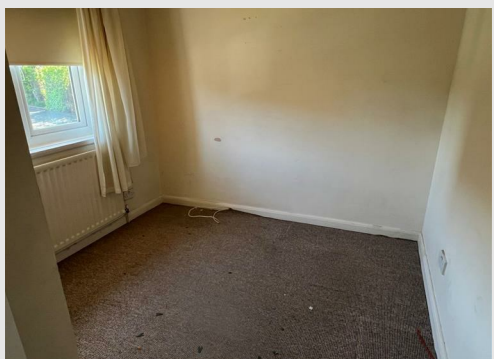
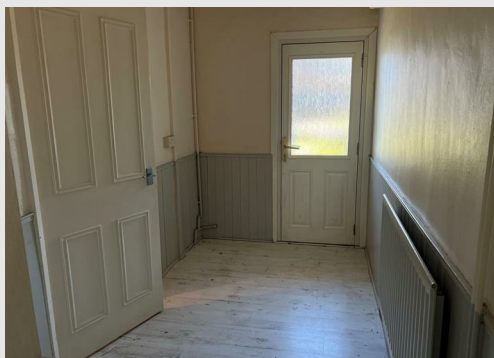
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

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.

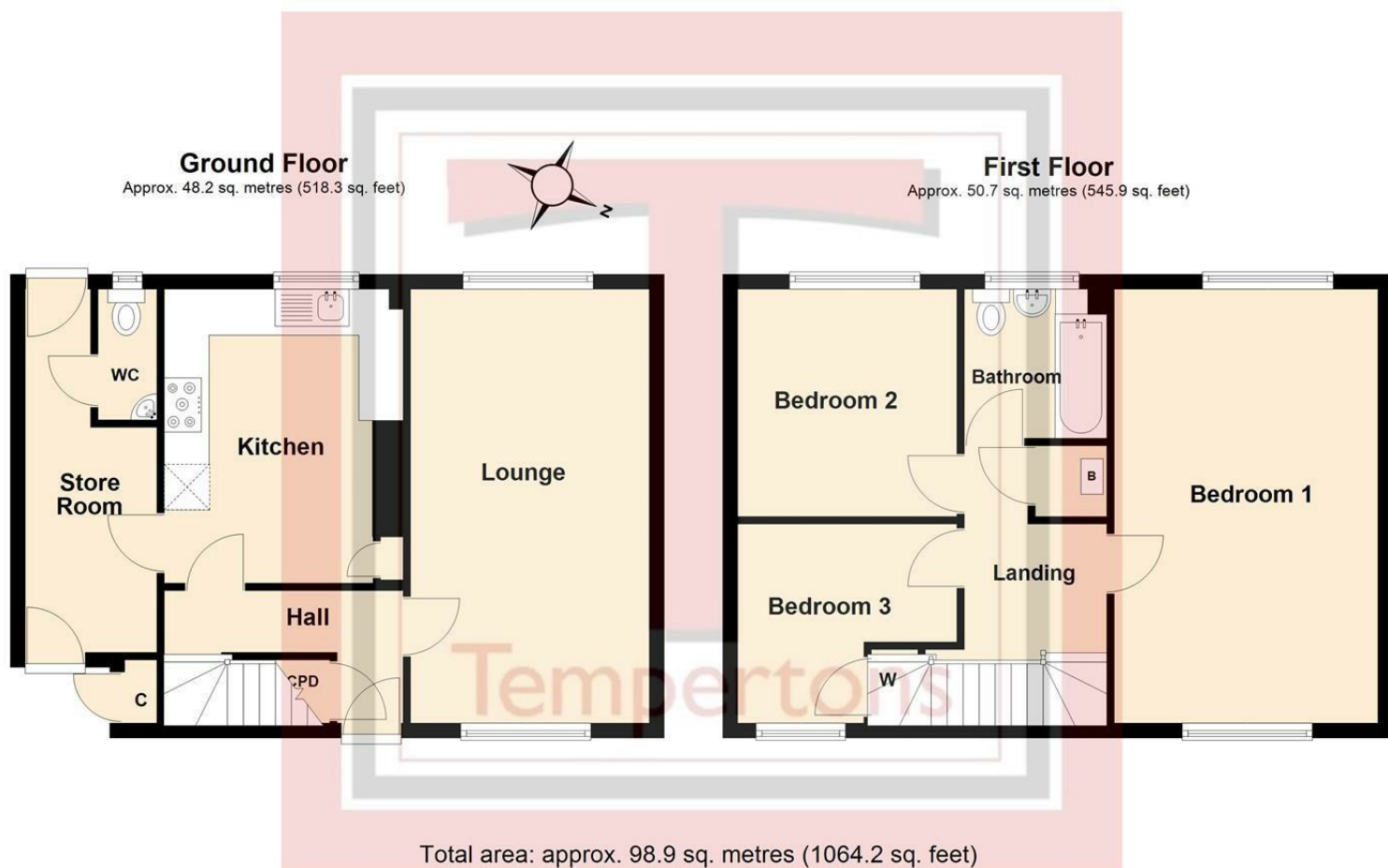
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	81
England & Wales		EU Directive 2002/91/EC



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.

57 Sandiford Crescent, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.