



**Estate Agents
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Surveyors & Valuers**

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**101 Hampton Drive, Newport, TF10 7RH
Offers In The Region Of £339,950**

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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 in more detail:-

Canopy porch and PVC panelled front door into

Hallway

with panelled radiator and useful understairs storage area.

Guest Cloakroom

having wash hand basin and tiled splashback. Low level W.C. and radiator.

Study

8'8" x 6'2" (2.65 x 1.88)

with wood panelled flooring and radiator. Double glazed window and front aspect window.

Lounge

16'2" x 12'2" (4.94 x 3.72)

being of good size having double glazed full height French style doors opening to the rear garden. Panelled radiator.

Door into

Dining Room

10'10" x 7'10" (3.32 x 2.40)

with side aspect double glazed window and radiator. Laminate flooring.

Extended Kitchen

13'3" x 8'0" (4.05 x 2.45)

having a range of cream coloured "hi-gloss" fronted cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces and complimentary wall tiling. Inset stainless steel sink and drainer unit. Double width Flavell cooking range. Space for upright fridge-freezer and plumbing provision for washing machine. Ceramic tiled floor with external courtesy door and rear aspect double glazed window.

Door from the dining room into

Bedroom Four/Sitting Room

15'2" x 7'8" (4.63 x 2.35)

with laminate flooring and double glazed front aspect window. Radiator.

En-suite Shower Room

having fully tiled single shower cubicle with electric shower unit overhead. Wall mounted wash hand basin and low level flush W.C.

A turned staircase from the hallway rises to the first floor landing having side aspect double glazed window and access hatch to loft space, with fitted loft ladder being part boarded. Built-in shelved airing cupboard.

Bedroom One

12'4" x 12'4" (3.78 x 3.78)

with radiator and double glazed rear aspect window.

Bedroom Two

12'1" x 9'0" (3.70 x 2.75)

having built-in storage cupboard. Radiator and painted exposed floorboards as a feature. Front aspect double glazed window.

Bedroom Three

12'4" x 8'0" (3.78 x 2.45)

with panelled radiator and double glazed rear aspect window.

Family Bathroom

having a complete white suite comprising panelled bath and full height tiled surround with electric shower unit above. Inset wash hand basin with tiled surround and base cupboard below. Low level W.C. Radiator. Double glazed windows and patterned glazing.

Outside

The property is approached off Hampton Drive over a full width block paved driveway offering ample off road parking. A wrought iron gate and pathway to the side of the property opens to a fully enclosed and predominantly private rear garden laid chiefly to raised shaped lawns with mature side borders and paved patio area. Timber garden shed and further storage shed with power and light. Outside tap.

Additional Information

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

EPC RATING: D (67)

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. We are advised by the vendor that the hot water is also provided by roof mounted solar panels and pipes.

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. Vendors have made us aware that there are not mobile black spots within the property (give details).

ADDITIONAL CHARGES: The vendors are not aware of any additional charges.(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We understand that the property is not affected by any onerous rights or restrictions.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planning permissions or developments that could impact the property.

COAL FIELDS/MINING: The vendor is not aware of any mining related issues having affected the property.

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

DIRECTIONS: Proceed from Newport High Street along Stafford Road out of town, Take the third turning on the left hand side into Hampton Drive and follow this road along for a short distance and the property can be identified 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 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.

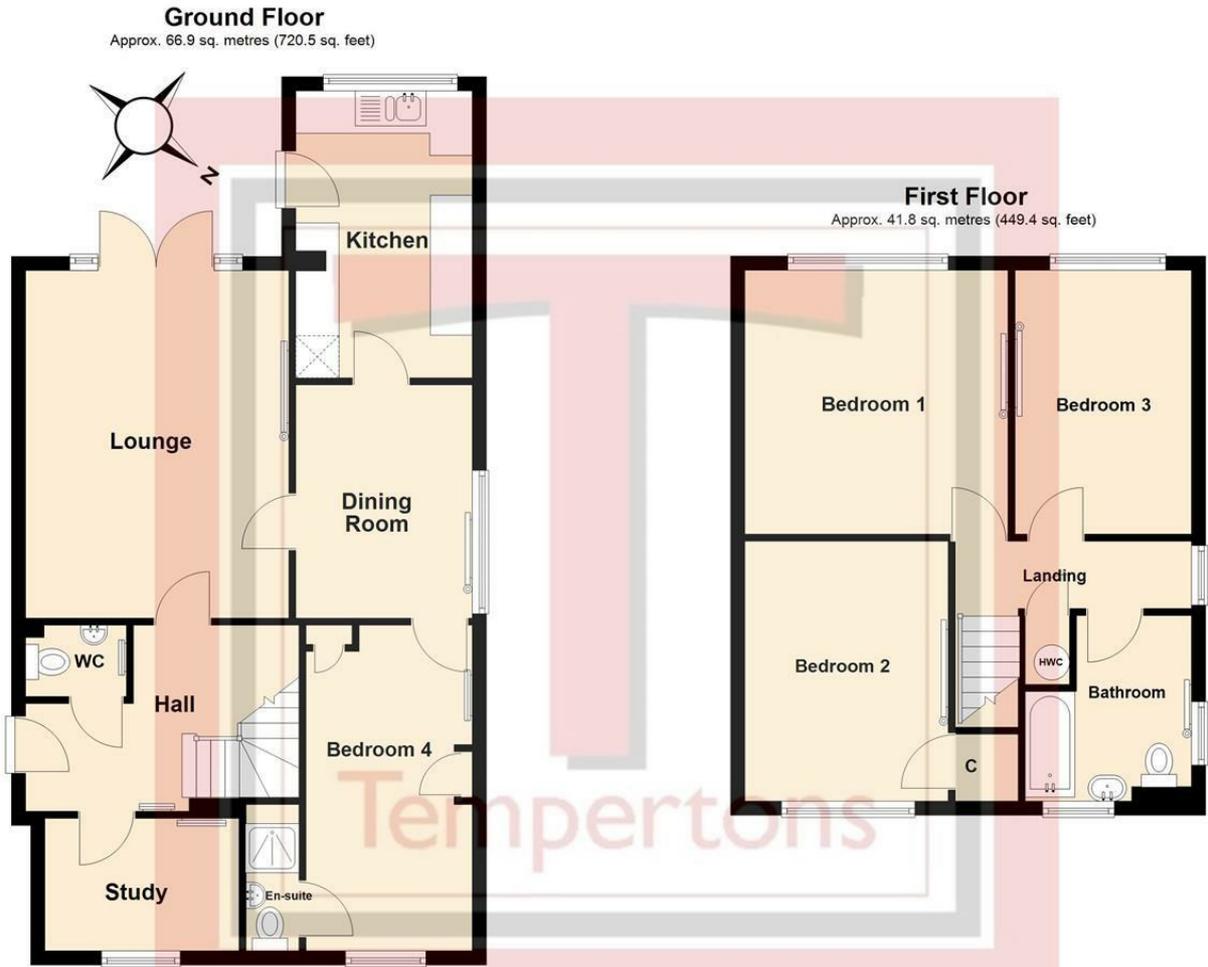
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
	67	76
England & Wales		EU Directive 2002/91/EC



Total area: approx. 108.7 sq. metres (1170.0 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.

101 Hampton Drive, 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.

