



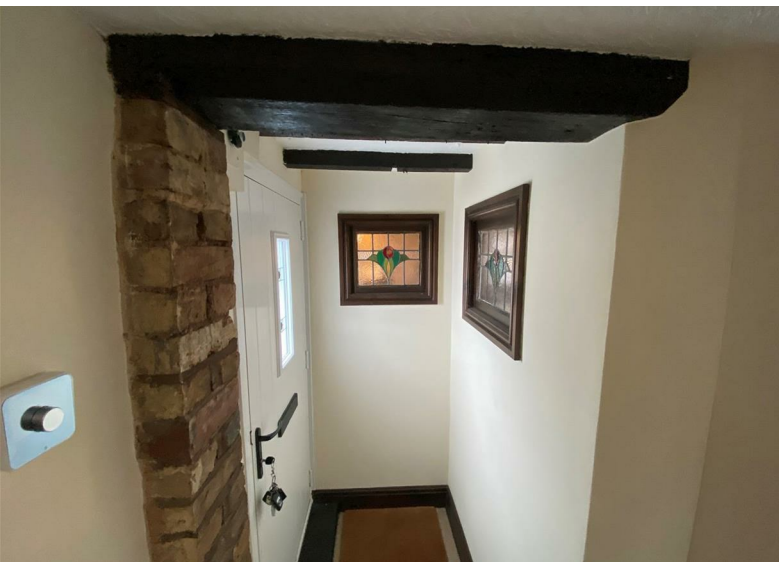
**Estate Agents
Letting Agents
Surveyors & Valuers**

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40 Vineyard Road, Newport, TF10 7DA
Offers In The Region Of £199,950

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No. 40 is a charming two bedroomed semi-detached cottage, conveniently located close to the centre of Newport and within easy walking distance of all amenities. The property offers gas central heating and uPVC double glazed windows throughout, with period features including exposed beams, ledge and braced doors etc.

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:-

Tiled canopy porch with panelled front door into

Hall

having inset leaded glazed windows into the lounge and exposed brick pillars as a feature. Double glazed window and rear aspect.

Lounge

17'6" x 11'11" (5.35 x 3.65)

with sandstone feature wall and fireplace incorporating coal effect electric fire and tiled hearth. Two panelled radiators. Exposed ceiling beams. uPVC double glazed windows with front and rear aspects. Tiled step into

Dining Room

8'0" x 7'10" (2.45 x 2.40)

being a light and airy room having quarry tiled floor. Radiator. Double glazed window and French style double doors overlooking the courtyard.

Kitchen

11'5" x 8'3" (3.50 x 2.53)

with a range of "Cobalt blue" wooden fronted cabinets comprising base and wall mounted cupboards and drawers having wood effect work surfaces and complementary wall tiling. Inset composite white sink and drainer unit. Tiled fireplaces recess space for cooker. Provision and plumbing for washing machine and dishwasher. Space for under counter fridge. Quarry tiled floor and exposed ceiling beams. Radiator. uPVC double glazed window having front and rear aspects. Courtesy door to lobby shared with the adjoining property.

Stairs from the Hallway rise to the first floor

Landing

having rear aspect double glazed window and radiator.

Bedroom One

12'1" x 11'3" (3.70 x 3.43)

having front and rear aspect double aspect double glazed windows. Built-in walk-in shelved wardrobe with electric light. Radiator. Access hatch to loft space.

Bedroom Two

12'7" x 9'1" (3.84 x 2.77)

having a built-in storage cupboard housing central heating combination boiler. Radiator. Access hatch to loft. Double glazed windows with front and rear aspects.

Bathroom

comprising complete modern white suite with panelled bath, tiled surround and chrome faced handheld shower attachment. Separate shower cubicle with electric shower unit. Pedestal wash hand basin. Close coupled W.C. Panelled radiator. uPVC double glazed window and patterned glazing.

Outside

The enclosed rear courtyard has a sunny aspect laid chiefly to stone for ease of maintenance. Useful brick built store with power and light. Water tap. A shared Right of Way across the neighbouring property to the rear leads to a shared lobby area, providing access to the front and onto Vineyard Road.

On street parking.

Additional Information

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

EPC RATING: D (56)

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

ADDITIONAL CHARGES: We understand that no additional charges are payable.(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are aware of the following: there is a Right of Way in favour of the subject property across the rear of the neighbouring property.

FLOODING ISSUES: TBC

PLANNING PERMISSIONS/DEVELOPMENTS: TBC

COAL FIELDS/MINING: TBC

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 at the roundabout near The Barley, and follow it down to the traffic lights. At the lights, turn left and then first right onto Vineyard Road, proceeding up the hill. The property can be found on the right hand side after a short distance.

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.

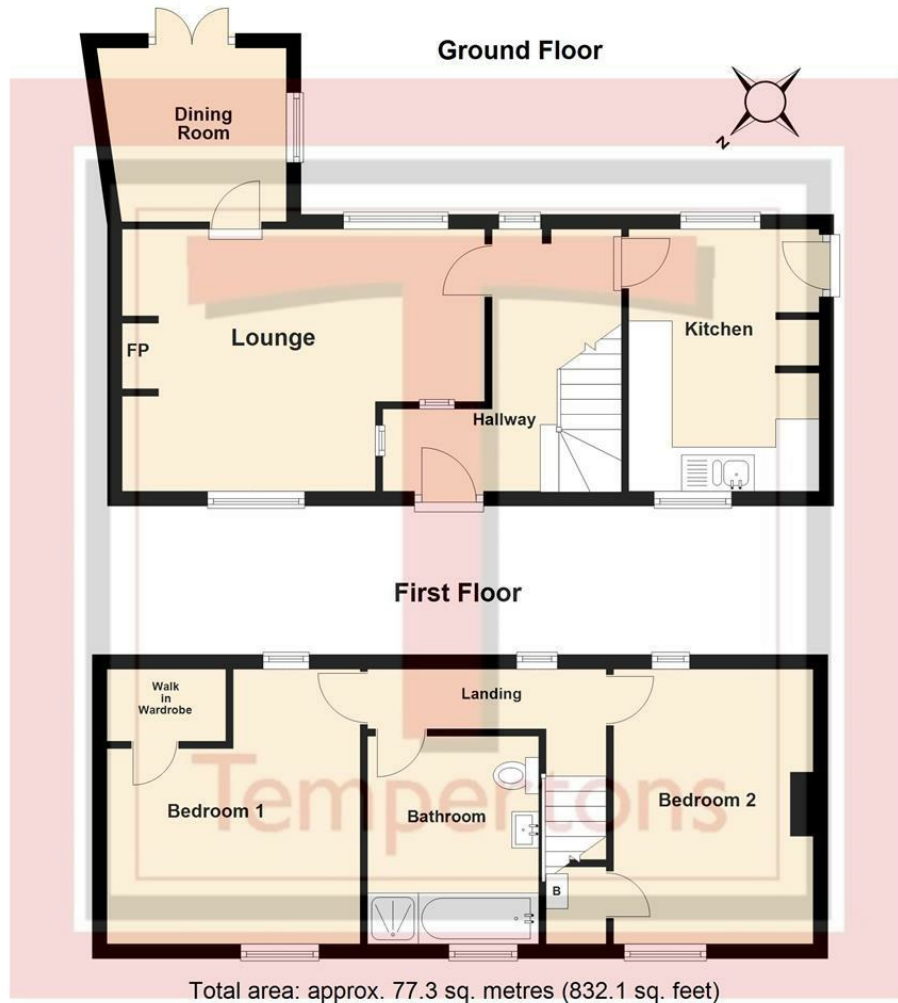
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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	56	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should be taken as, a true and exact representation of the subject property.

Plan produced using PlanUp.

40 Vineyard Road, 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.