



**Estate Agents
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5 Fallow Deer Lawn, Newport, TF10 7JF
Offers In The Region Of £415,000

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****NO UPWARD CHAIN**** Number 5 is a well presented four bedroomed detached property of brick and tile construction, offering spacious family living accommodation across two floors. The property is situated on the highly desirable Deer Park Estate being just a short distance from the Newport High Street. The accommodation comprises two reception rooms, a conservatory, kitchen, utility room, cloakroom / WC and single garage. The first floor consists of a principal bedroom with en-suite. Three further bedrooms and a family bathroom. Externally the property offers ample parking to the front, gated side access leads to the fully-enclosed landscaped rear garden.

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.

An internal inspection is highly recommended. In further detail;

Front door into...

Entrance Hall

Having a radiator and understairs storage. Door to...

Dining Room

12'8" max x 9'2" (3.87 max x 2.81)

Having a front box bay window and radiator.

Lounge

11'4" x 14'10" (3.47 x 4.53)

Having a central fireplace incorporating a gas fire. Radiator and sliding doors to...

Conservatory

11'5" x 11'5" (3.50 x 3.50)

Being half bricked with double glazed elevations above. Ceiling fan, light and power. Doors to rear garden.

Fitted Kitchen

8'9" x 9'2" (2.69 x 2.81)

Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces. Oven with 4 ring electric hob above and extractor hood over. Stainless steel wash basin with drainer. Rear aspect double glazed window. Arch into...

Utility Room

5'4" x 5'11" (1.63 x 1.81)

Base units with work surfaces above having a stainless steel sink with drainer. Space and plumbing provision for a washing machine. Side external courtesy door.

Cloakroom / WC

Corner wash hand basin and low-level flush WC. Radiator.

Staircase from the Entrance hall rises to the first floor Landing with cupboard housing the hot water cylinder and hatch to loft.

Main Bedroom

15'0" max x 10'9" (4.58 max x 3.30)

Double bedroom with three front aspect double glazed windows and built-in wardrobes with mirror sliding doors. Radiator and door to...

En-suite

Being fully-tiled having a walk-in shower with mains fed shower head. Pedestal wash basin and low-level flush WC. Front aspect double glazed window.

Second Bedroom

12'5" x 8'4" (3.79 x 2.56)

Double bedroom with rear aspect double glazed window and radiator. Built-in double wardrobe.

Third Bedroom

9'4" x 8'5" (2.86 x 2.57)

Rear aspect double glazed window and radiator. Built-in single wardrobe.

Fourth Bedroom

9'4" max x 7'1" (2.87 max x 2.17)

Rear aspect double glazed window and radiator. Built-in single wardrobe.

Bathroom

Being partially tiled having a panelled bath, low-level flush WC and pedestal wash basin. Side aspect double glazed window and radiator.

Integrated Single Garage

Accessed via an electric roller door to the front having power and light. Gas central heating boiler.

Outside

The property is approached off Fallow Deer Lawn, onto a tarmaced driveway offering ample off-road parking and landscaped lawn and shrubbed borders to the side. Gated access down both sides of the house lead to the pleasant rear garden, set to shaped lawns, patio areas and shrubbed borders. Garden shed and outside tap.

Additional Information

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

EPC RATING: C (70)

TENURE: We are advised by the Vendors, 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 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. The vendors are not aware of any mobile blackspots within the property.

ADDITIONAL CHARGES: The vendors are not aware of any addition charges.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any onerous restrictions affecting the property.

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

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

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: Proceed from the Newport High Street to Lower Bar, at the second mini roundabout by TFM, go straight over onto Chester Road. The Entrance for the Deer Park Estate can be found on your right a short distance up this road. Take the second left turning into Fallow Deer Lawn, the property can be found after a short distance on your 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.

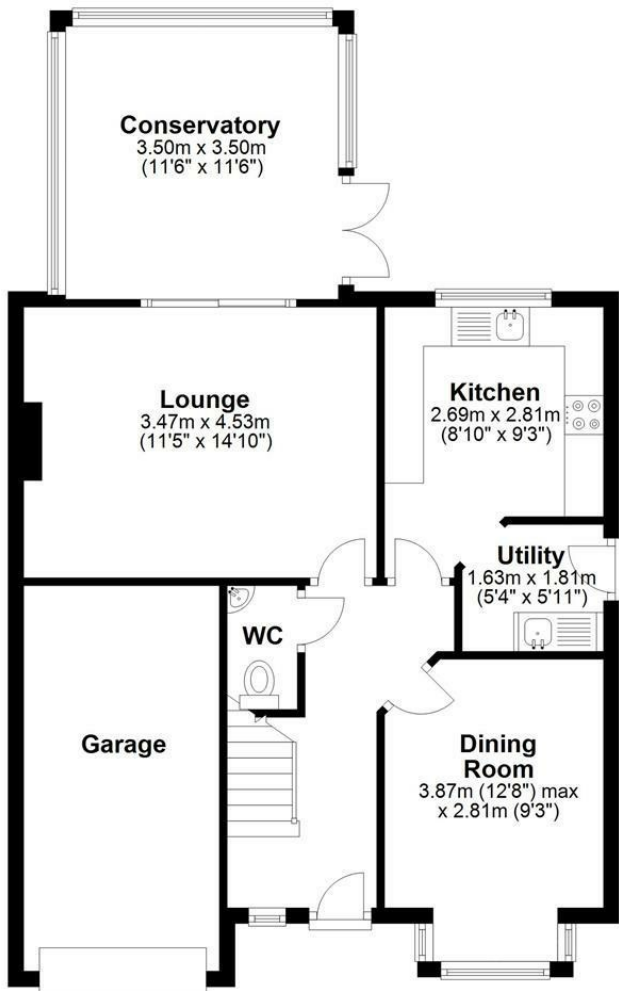




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
England & Wales		EU Directive 2002/91/EC 

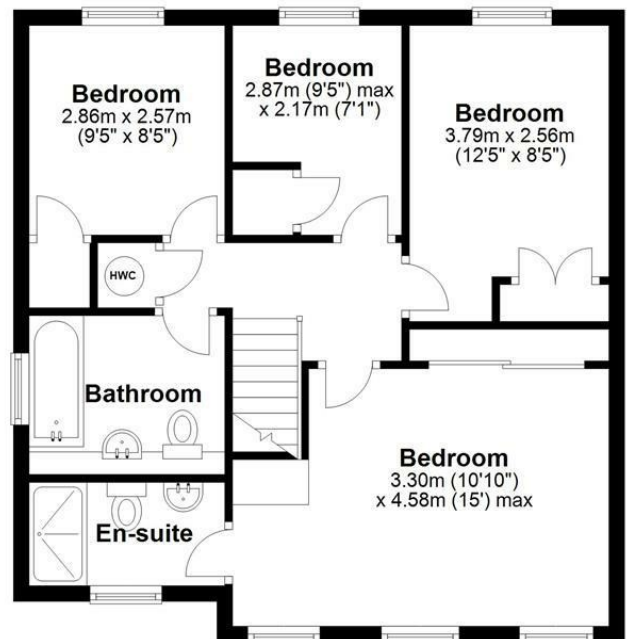
Ground Floor

Approx. 73.0 sq. metres (786.0 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



Total area: approx. 129.6 sq. metres (1394.6 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.