



**Estate Agents
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40 North Road, Wellington, Telford, TF1 3ED

Offers In The Region Of £165,000

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Wellington was granted a charter to run a market in 1244 and remains a market town. The town, which now forms part of Telford, has a railway station, good motorway access, doctors' surgery, dental practices and the Princess Royal Hospital is less than a mile away. Wellington has two secondary schools, several primary schools and a Sixth Form College. The High Street has a mix of independent and chain shops, cafes and pubs. The town is served by several supermarkets and a retail park a short distance away.

The property in more detail;

Panelled front door into...

Hallway

With laminate flooring and radiator.

Full-depth Lounge

17'0" x 10'0" (5.20 x 3.05)

Having double glazed front and rear aspect windows. Decorative fireplace surround. Laminate flooring and two radiators.

Dining Kitchen

15'7" x 8'8" (4.75 x 2.65)

With a range of fitted cupboards and drawers having contrasting work surfaces and wall tiling. Inset stainless steel sink and drainer. Space for cooker and fridge. Plumbing provision for washing machine. Double glazed windows with rear and side aspects. Radiator.

Snug

9'0" x 7'10" (2.75 x 2.40)

Having front aspect double glazed window and external panelled door. Radiator and understairs cupboard.

A part glazed door from the Kitchen opens to a timber framed covered Lean-to storage area, having access to the rear garden, plumbing provision and Cloaks / WC.

Turned stairs from the Hall rise to a first floor Landing, having rear aspect double glazed window and access hatch to loft space. Built-in cupboard housing the central heating boiler.

Bedroom One

13'3" x 9'6" (4.05 x 2.90)

Having radiator and front aspect double glazed window.

Bedroom Two

10'11" x 9'4" (3.35 x 2.85)

Having radiator and front aspect double glazed window.

Bedroom Three

7'10" x 7'2" (2.40 x 2.20)

With rear aspect double glazed and radiator.

Bathroom

Having low profile double width shower cubicle with electric shower unit and full-height tiled surround. Corner wash hand basin. Double glazed window and electric wall heater.

Separate WC

With low-level WC and double glazed window.

Outside

The property is approached off North Road over a concrete path leading to the front garden, laid to lawns enclosed by timber fencing. A metal side gate opens to the good sized rear garden offering the opportunity for landscaping with a metal shed and timber store.

Additional Information

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

EPC RATING: D

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 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: Th property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: Telford is a historic coal mining area but no mining related issues have been reported.

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

DIRECTIONS: From the Apley roundabout by the Princess Royal Hospital, proceed along Apley Avenue towards Wellington. At the next roundabout

turn right into Whitchurch Road, follow this road around the bend to the left as it becomes North Road. The property will be found on the 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 £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	73
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 51.1 sq. metres (549.6 sq. feet)

First Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 93.1 sq. metres (1001.6 sq. feet)

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.

40 North Road, Wellington, Telford

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.

