



**Estate Agents
Letting Agents
Surveyors & Valuers**

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26 Meadow View Road, Newport, TF10 7NW

Offers In The Region Of £219,995

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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 benefits from NO UPWARD CHAIN and is set out in further detail below.

Front door into uPVC PORCH and further door into...

Entrance Hall

Having an understairs cupboard and radiator.

Living Room

23'7" x 10'1" (7.19 x 3.09)

Having a wall mounted electric fire and two radiators. Front aspect double glazed window and rear patio doors leading to the garden.

Kitchen

10'7" x 9'10" (3.25 x 3.01)

Base and wall mounted cabinets comprising cupboards and drawers with contrasting work surfaces above. 1 1/2 composite sink with drainer. Space for cooker, undercounter fridge and dishwasher. Rear aspect double glazed window.

Stairs from the Entrance Hall rise to the first floor Landing, having a side aspect double glazed window, hatch to loft and cupboard housing the combination boiler.

Main Bedroom

10'10" x 9'6" (3.32 x 2.90)

Double bedroom having a front aspect double glazed window and radiator. Built-in double wardrobe.

Second Bedroom

10'9" x 10'1" (3.28 x 3.08)

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

Third Bedroom

7'11" x 7'7" (2.42 x 2.33)

Having a front aspect double glazed window and radiator.

Wet Room

Being fully-tiled with electric shower and modesty curtain. Wall mounted wash basin and low-level flush WC. Rear aspect double glazed window and chrome towel radiator.

Outside

The front provides off-road parking for several vehicles on a tarmac driveway with lawn to the side, leading to the GARAGE (5.62 x 2.58) having a roller shutter door to the front and rear courtesy door. Power and light.

The rear garden is set to patio and soil areas with scope for further landscaping. Outside tap, garden shed and green house.

Additional Information

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

EPC RATING: D (64)

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: Proceed from Newport High Street into Stafford Street. Continue over the traffic lights into Stafford Road. Proceed for some distance and take a right turn into Broadway, at the cross roads turn left into Meadow Road. Meadow View Road is located on the left hand side. The property can be found after a short distance on the right 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.

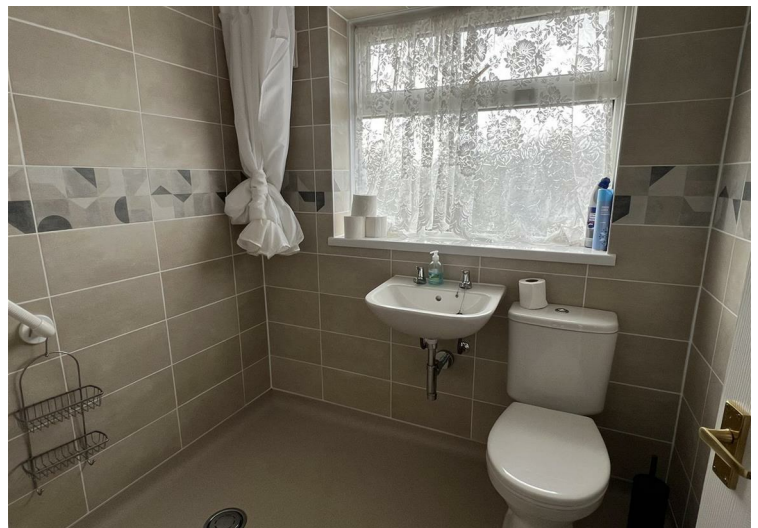
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

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.





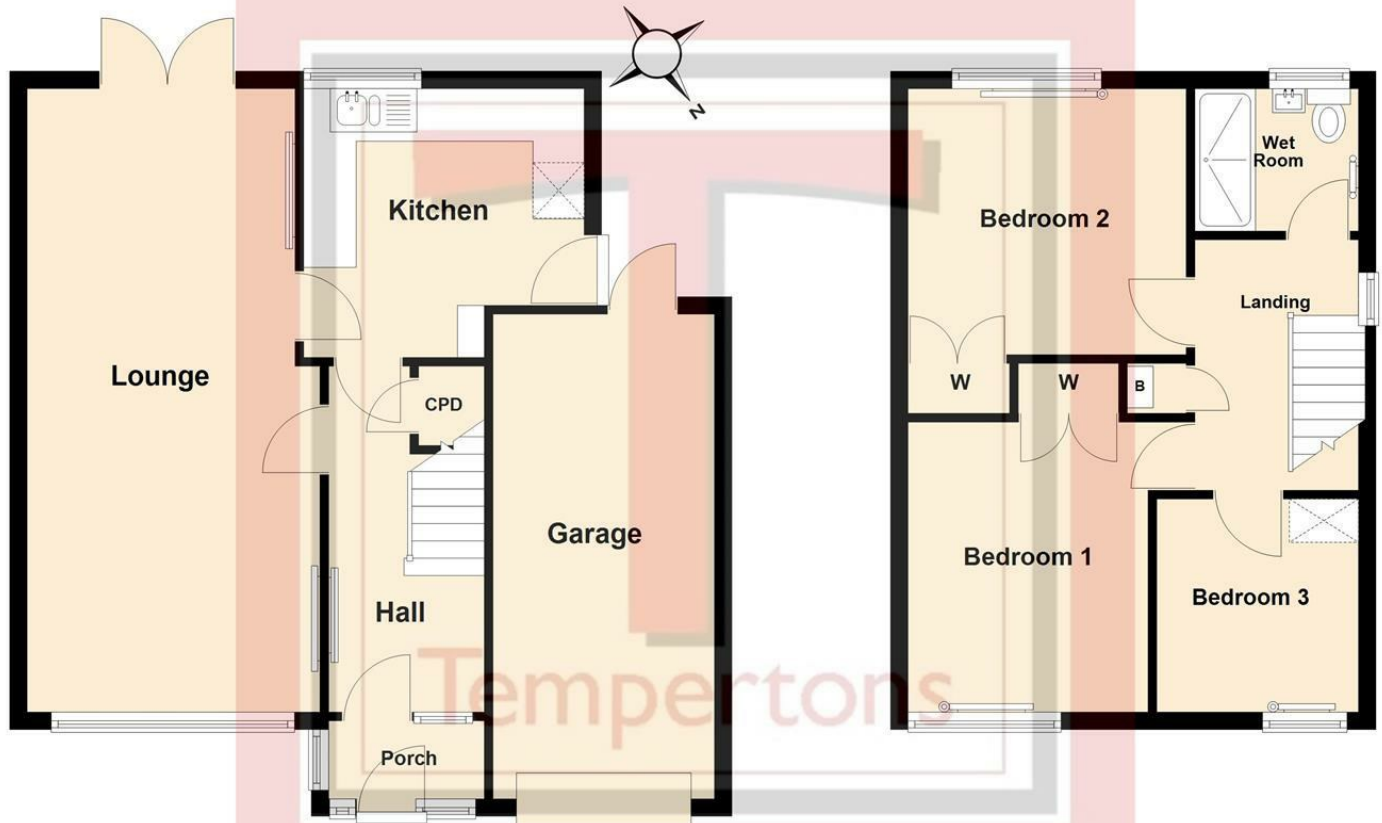
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	72
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 42.6 sq. metres (458.5 sq. feet)

First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 80.0 sq. metres (860.8 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.

26 Meadow View 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

