



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



15 Farm Grove, Newport, TF10 7PX
Offers In The Region Of £290,000

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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 easy access to main road networks from Newport.

The double glazed and gas centrally heated accommodation is set out in further detail below;

PVC door into...

Entrance Hall

Having spotlights and radiator. Cupboard housing central heating boiler.

Lounge / Diner

17'5" x 10'9" (5.33 x 3.28)

A well proportioned room having rear aspect double glazed doors leading to the rear garden. Central fireplace incorporating a coal effect gas fire. Radiator. Door to...

Kitchen

11'5" x 8'4" (3.50 x 2.55)

Having base and wall mounted units comprising cupboards and drawers with contrasting work surfaces above. Integrated oven and separate gas hob with extractor hood over. Composite sink with drainer. Space for a free standing fridge-freezer. Rear aspect uPVC double glazed window and courtesy door to rear garden.

Main Bedroom

13'8" x 9'10" (4.17 x 3.00)

Being of good size, having a front aspect bay uPVC double glazed window and radiator. Fitted double wardrobe with mirror doors. Door to...

En-suite

Tiled corner shower cubicle with electric shower head above. Low-level flush WC and wash hand basin set in vanity unit with cupboards below. Towel radiator and side aspect uPVC double glazed window.

Second Bedroom

13'8" max x 8'9" (4.17 max x 2.69)

Double bedroom having a front aspect uPVC double glazed window and radiator.

Bathroom

Full-width walk in shower with electric shower head over. Low-level flush WC and wash hand basin set in vanity unit with cupboards below. Chrome towel radiator and side aspect uPVC double glazed window.

Outside

The property is approached over block paved driveway offering ample off road parking leading to the GARAGE (4.76 X 2.32) Having an electric up and over door, power and light. Space and plumbing provisions for a washing machine and dryer. Rear courtesy door.

A wooden gate leads to the fully enclosed rear garden offering a most pleasant aspect, mainly laid to slabbed patio area and ornamental stone, with a small area of neatly shaped AstroTurf. Raised sleeper flower beds. Useful outbuilding.

Additional Information

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

EPC RATING: D (64)

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: 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 past the church into Lower Bar, turn left at the mini island into Salters Lane, continue for approximately half a mile and Farm Grove can be found on the right hand side. Number 15 can be found a short way down, 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 £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.

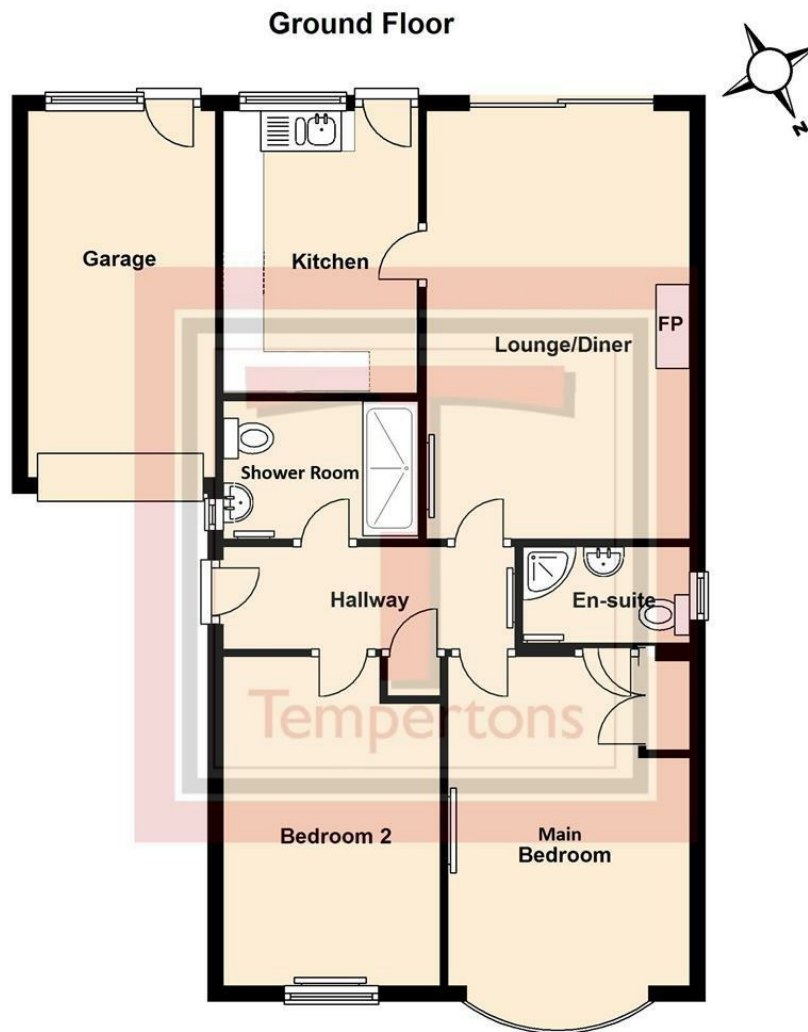
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
	64	82
England & Wales		EU Directive 2002/91/EC



This floor plan has been prepared on behalf of Tempertons Estate Agents for their exclusive use. All due care has been taken in the preparation of this floor plan which has been carried out for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the property.
Plan produced using PlanUp.

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.