



**Estate Agents
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Surveyors & Valuers**

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**5 Swanmere, Newport, TF10 8QB
Offers In The Region Of £379,950**

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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.

The property is set out in further detail below;

Front door into...

Entrance Hall and Enclosed Porch

With radiator.

Lounge

15'8" (into bay) x 13'6" (4.80 (into bay) x 4.12)

A good sized lounge with front aspect box bay window. Central fireplace with pebble effect electric fire. Two radiators. Door to...

Dining Room

10'10" x 9'0" (3.32 x 2.75)

Radiator and sliding double glazed doors to...

Conservatory

9'1" x 8'10" (2.79 x 2.70)

Half bricked with double elevations above and a translucent roof. Ceiling fan, power and light. Doors to the rear garden.

Kitchen

10'3" x 9'1" (3.13 x 2.78)

Base and wall mounted units with cupboards and drawers having contrasting work surfaces over. Display cabinet with drawer and cupboard below. Double oven with 4 ring gas hob above and extractor hood over. Stainless steel sink and drainer. Integrated fridge and dishwasher. Rear aspect double glazed window and radiator. Shelved Pantry.

Utility Room

6'5" x 5'8" (1.98 x 1.75)

Base units with worksurfaces above with stainless steel sink and drainer. Space and plumbing provision for a washing machine. Side courtesy door and door to...

Cloakroom / WC

Corner wash basin and low-level flush WC. Side aspect double glazed window and radiator.

From the Entrance hall, the centrally located staircase rises to the first floor Landing, with hatch to a partially bordered loft having a fitted ladder. Cupboard housing the hot water cylinder.

Main Bedroom

12'11" x 11'0" (3.95 x 3.36)

Having a front aspect double glazed window and built-in wardrobe with mirror sliding doors. Door to...

En-suite

Shower cubicle with mains fed power shower head. Pedestal wash basin and low-level flush WC. Radiator and side aspect double glazed window.

Second Bedroom

10'9" x 8'2" (3.30 x 2.51)

Double bedroom with front aspect double glazed window and radiator.

Third Bedroom

9'11" x 8'3" max (3.03 x 2.53 max)

Having a rear aspect double glazed window and radiator.

Fourth Bedroom

8'2" x 8'2" (2.51 x 2.50)

Having a rear aspect double glazed window and radiator.

Bathroom

Bath with electric shower unit over. Wash hand basin with cupboard below and low-level flush WC. Radiator and rear aspect double glazed window

Integrated Single Garage

15'6" x 8'0" (4.74 x 2.46)

Accessed via an up and over door to the front or an internal courtesy door. Having power and light.

Outside

The front of the property is set to a tarmaced drive with neatly gravelled areas either side. Gated side access leads to the low-maintenance enclosed rear garden, set to slate areas and patio.

Additional Information

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

EPC RATING: D (65)

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 vendor is not aware of any.

RIGHTS AND RESTRICTIONS: The vendor is not aware of any.

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

PLANNING PERMISSIONS/DEVELOPMENTS: The vendor is not aware of any.

COAL FIELDS/MINING: The vendor is not aware of any affecting the property.

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

DIRECTIONS: : From the High Street, proceed past the church and through Lower Bar, over the traffic island by the petrol station into Chetwynd End. Take the right hand fork onto Forton Road and proceed for approximately 0.75 miles, turning right into Beechfields Way, proceed along this road and take a further right turning into Swanmare where the property can found 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.

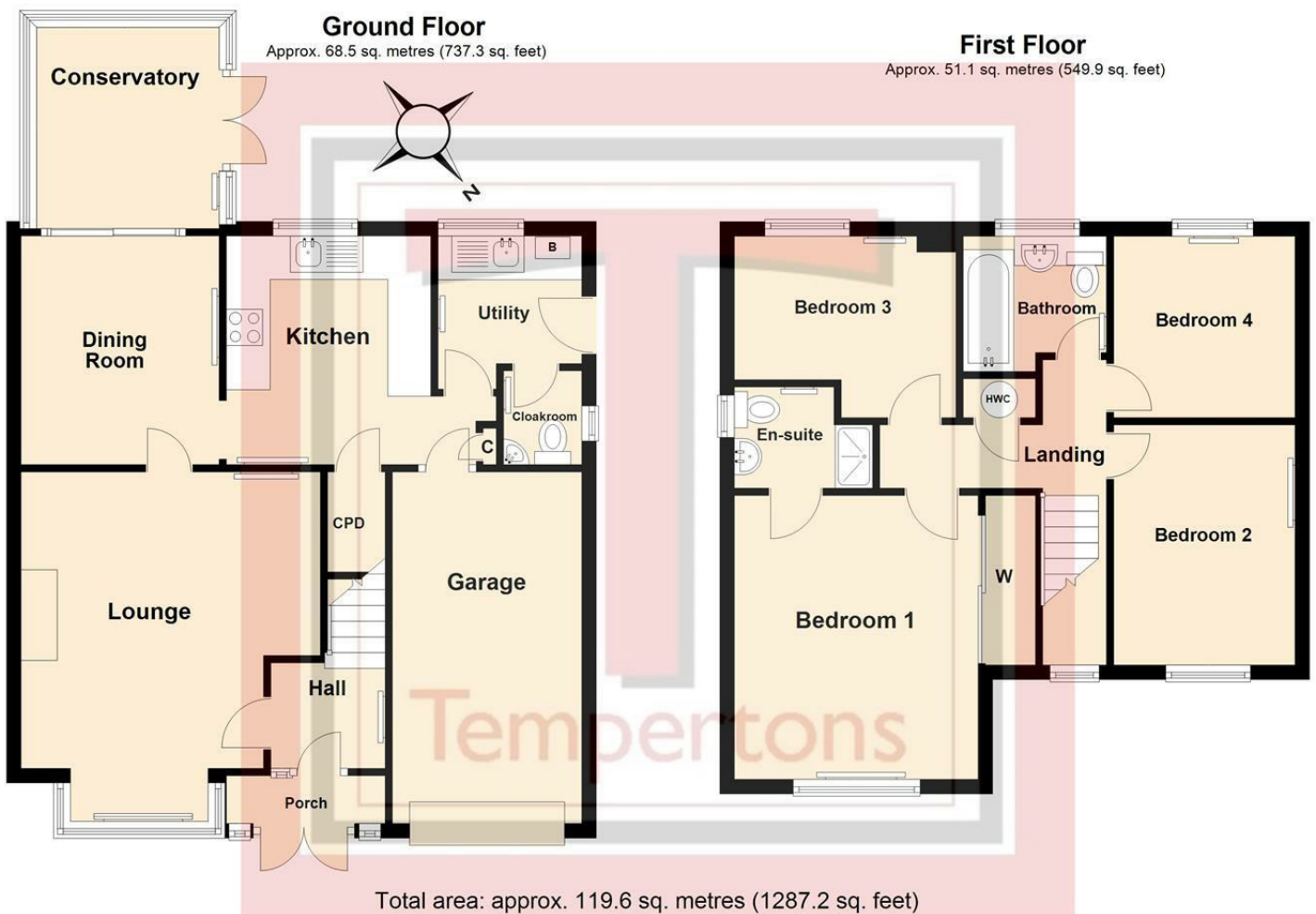
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	80
England & Wales		EU Directive 2002/91/EC



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.

5 Swanmere, 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.