



**Estate Agents
Letting Agents
Surveyors & Valuers**

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**2 Mere Close, Newport, TF10 7SL
Offers In The Region Of £295,000**

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The well maintained accommodation is highly recommended for internal inspection and consists in more detail:-

Canopied Porch with quarry tiled floor and uPVC double glazed front door to

Hall

having panelled radiator, coved finish to ceiling and wood effect floor covering. Telephone point.

Cloakroom/W.C.

with suite comprising close coupled W.C. and wash hand basin with cupboard below.

Lounge

17'10" x 14'4" (5.46 x 4.37)

uPVC double glazed bow window to the front, attractive fireplace having marble effect back and hearth with wooden surround and inset coal effect electric fire. Coved finish to ceiling, TV aerial point, two radiators, telephone point, multi-paned glazed door to Kitchen and to

Dining Room

9'6" x 8'8" (2.90 x 2.65)

having coved finish to ceiling. The room has been extended and an archway leads to a

Sun Room/Sitting Room

8'9" x 9'10" (2.69 x 3.02)

with uPVC double glazed windows and French doors opening into the rear garden. TV aerial point.

Refitted Kitchen

9'6" x 10'7" (max) (2.90 x 3.24 (max))

having a range of modern Shaker style cabinets with marble effect worksurfaces comprising base and wall mounted cupboards and drawers including integrated dishwasher, Zanussi built-in electric double oven. Separate 5 ring gas hob and chimney style extractor hood above. Inset 1 1/2 bowl sink and drainer with mixer tap. Built-in shelved cupboard. Panelled radiator. Further Lobby (1.75m x 1.52m) having fitted wall cupboards and stable door leading to the garage.

At the rear of the garage is a

Utility Room

14'0" x 8'9" (4.27 x 2.69)

having fitted base cupboards and wall cupboards and wall cupboards with work surfaces. Stainless steel single drainer sink. Plumbing for a washing machine and tumble dryer. Worcester gas central heating boiler and door to the rear garden.

Stairs from the lounge rise to the first floor

Landing

having hatch with ladder access to the boarded roof space. Walk-in shelved cupboard with light and power.

Bedroom One

9'10" x 14'8" (3.00 x 4.49)

having uPVC double glazed window to the rear. Two double built-in wardrobes being of good size with hanging rail and shelves. Coved finish to ceiling. Panelled radiator.

Bedroom Two

11'3" x 9'4" (3.44 x 2.86)

with uPVC double glazed window to the front and panelled radiator.

Bedroom Three

11'3" x 9'8" (3.44 x 2.96)

having panelled radiator and uPVC double glazed window to the front.

Bathroom

fully tiled comprising modern suite with panelled bath having shower over, close coupled W.C. and sink fitted vanity unit and mirror, recessed lights and shelves above. Panelled radiator, wood effect vinyl flooring.

Outside

The property occupies an impressive corner position with neatly kept lawns to front and side, featuring inset flower beds and borders planted with a wide variety of ornamental shrubs and bushes, making a most attractive setting for the property. Tarmacaded driveway allowing parking for several cars, leading to an attached Garage (5.03m x 2.69m) having modern hinged doors, power and light.

The rear garden is walled on two sides and has a private sunny aspect. Well maintained slabbed patio, ornamental stone retaining wall and steps to a shaped lawn with surrounding borders planted with flowering shrubs and bushes. Timber built Summerhouse.

Additional Information

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

EPC RATING: D (57)

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. Vendors have made us aware that there are not mobile black spots within the property.

ADDITIONAL CHARGES: We understand that no additional charges are payable.(e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: We are not aware of any onerous rights or restrictions affecting the property.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any planned developments or applications that may have an impact on the property.

COAL FIELDS/MINING: The property has not been impacted by any mining related issues.

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

DIRECTIONS: Proceed from the High Street down past the Church into Lower Bar, continue straight over the mini island into Chetwynd End, take a right turn into Forton Road. Take the second turning right into Avondale and then take the first turning left into Fair Oak, Mere Close is the first turning on the right.

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.

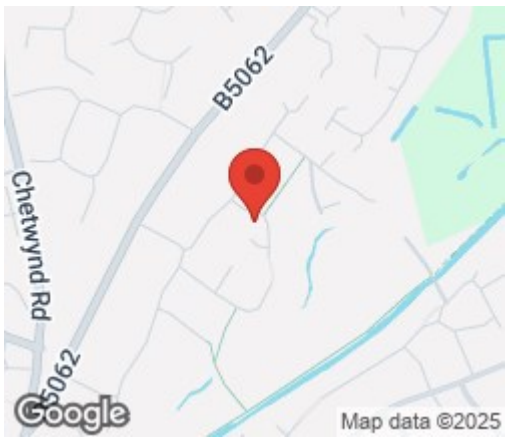
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

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.

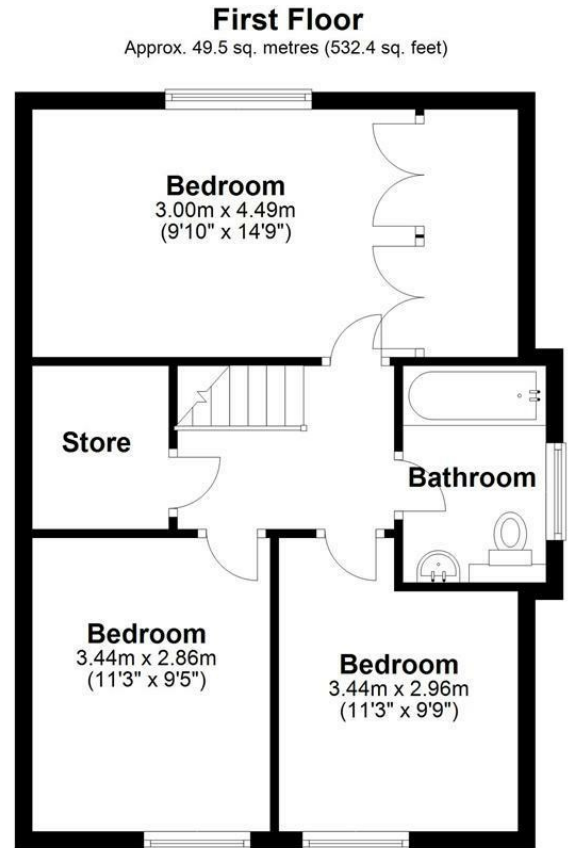
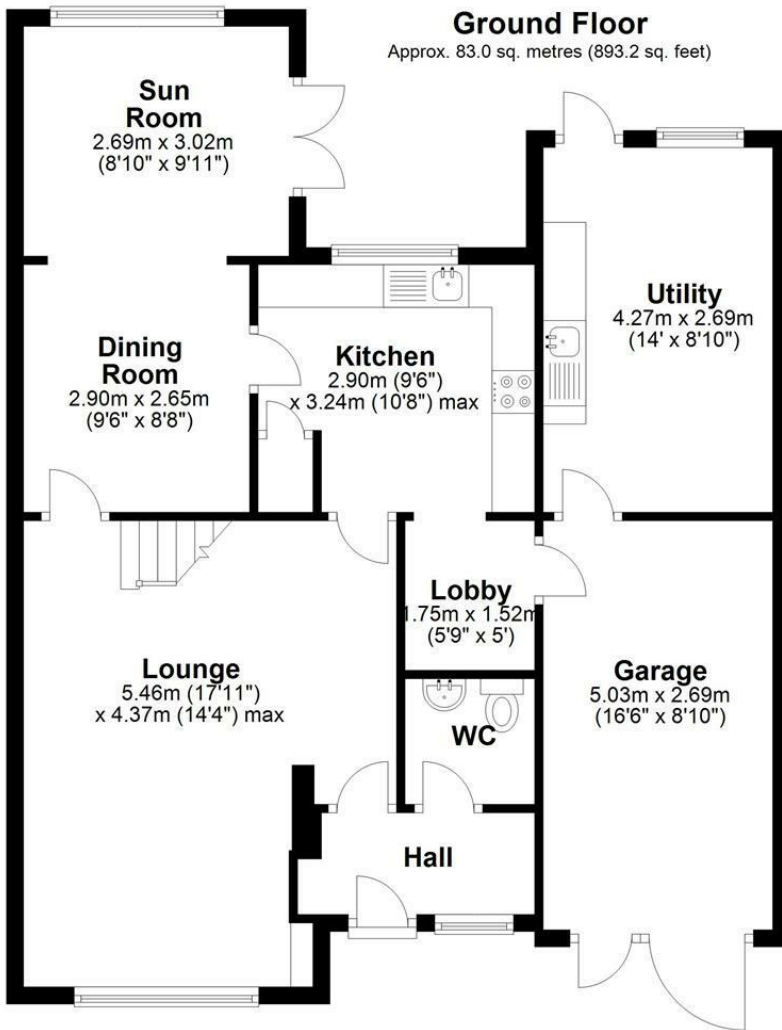
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 132.4 sq. metres (1425.6 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.