



**Estate Agents
Letting Agents
Surveyors & Valuers**

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4 Barnmeadow Close, Newport, TF10 7NT
Offers In The Region Of £269,950

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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 to easy access to the main road network from Newport.

An internal inspection is highly recommended. The double glazed and gas centrally heated property is set out in further detail below;

Front door into...

Porch

Tiled floor and door to...

Hall

Having laminate floor and radiator. Cloak cupboard. Door to...

Study / Bedroom

10'4" max x 6'7" (3.15 max x 2.03)

Side aspect double glazed window and radiator. Laminate floor and under-stairs cupboard.

Lounge

17'4" x 11'0" (5.30 x 3.36)

A well proportioned room having a front aspect bay double glazed window and two radiators. Laminate floor.

Kitchen / Breakfast Room

13'5" max x 11'0" (4.09 max x 3.36)

Base and wall mounted units comprising wood effect fronted cupboards and drawers with contrasting work surfaces over. Integrated double oven with 4 ring gas hob and extractor hood above. Stainless steel sink with drainer. Space for a free standing fridge-freezer and washing machine. Rear aspect uPVC double glazed window and radiator.

Inner Hall

Second Bedroom

10'0" x 10'0" (3.06 x 3.06)

Double bedroom with fitted wardrobe and rear aspect double glazed window. Radiator and laminate flooring.

Bathroom

Having a panelled bath with mains fed shower over and modesty screen. Pedestal wash basin and low-level flush WC. Wall mounted radiator and extractor fan. Storage cupboard and side aspect double glazed window.

Stairs from the Hall rise to the first floor Landing. Door to...

Main Bedroom

14'6" x 9'6" (4.44 x 2.90)

Double bedroom having three sky lights and under eaves storage cupboards. Built-in triple wardrobe and two radiators.

Third Bedroom

Having a sky light and radiator. Under eaves storage.

Shower Room

Being partially tiled comprising a shower cubicle with mains fed shower head. Back to wall toilet and wall mounted wash basin. Wall mounted radiator, under eaves storage and sky light window.

Outside

The property is approached towards the end of a cul-de-sac onto a Tarmacadam driveway providing ample off-road parking. Landscaped lawn to the side with borders stocked with mature shrubs and flowers. Double gates open to the carport offering further parking or space for a trailer / campervan. Detached Garage with hinged double doors, having a work bench with units below, power and light. The rear garden is set to patio and lawn areas bordered with a range of shrubs and flowers. Garden shed and greenhouse.

Additional Information

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

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: 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 affecting the property.

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

DIRECTIONS: From the Newport High Street, take a right turning at the mini roundabout onto Stafford Road, straight over at the traffic lights take a righthand turning onto The Broadway. Go straight over at the junction and take a left turning into Barnmeadow Road and then a second left turning into Barnmeadow close. The property can be found towards the end of the cul-de-sac on your 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.

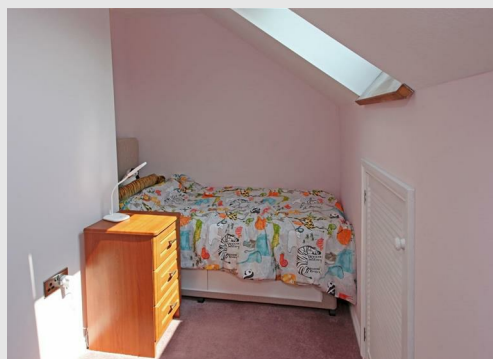
3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

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.

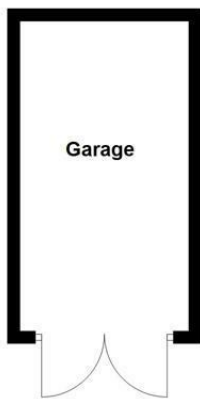
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.



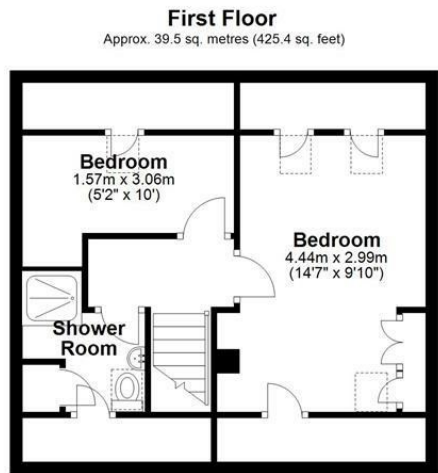
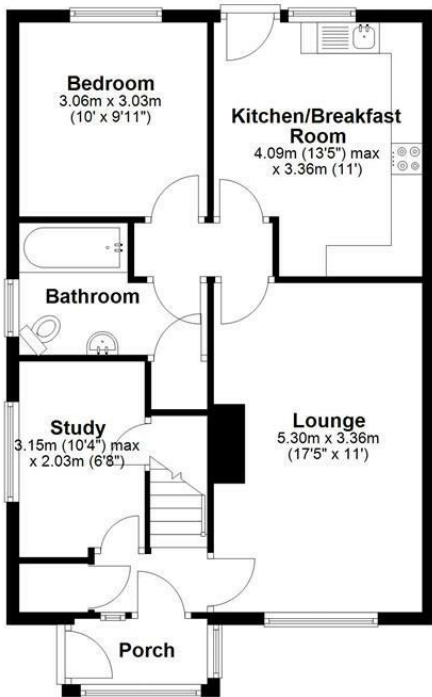


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	75
England & Wales		EU Directive 2002/91/EC



Ground Floor

Approx. 77.4 sq. metres (833.6 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.4 sq. feet)

Total area: approx. 117.0 sq. metres (1259.1 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.