



**Estate Agents  
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**10 Fair Oak, Newport, TF10 7LR  
Offers In The Region Of £260,000**

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# 10 Fair Oak, Newport, TF10 7LR

## Offers In The Region Of £260,000



### **\*\*NO UPWARD CHAIN\*\***

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

Recessed Porch and external light with PVC panelled door into...

### **Entrance Hall**

Having double glazed front aspect. Built-in shelved storage cupboard. Radiator.

### **Guest Cloakroom**

With wall mounted wash basin and low-level flush WC. Tiled wall to half-height.

### **Lounge**

Having decorative feature brick wall incorporating inset coal effect gas fire and tiled hearth. Radiator and coved finish to ceiling. Front aspect double glazed bow window.

Glazed door into...

### **Extended Dining Room**

With double glazed rear aspect window and sliding patio door opening to the rear garden. Two radiators.

### **Kitchen**

Having a range of fitted cabinets comprising base and wall mounted cupboards and drawers. Inset stainless steel sink and drainer unit. Built-in double oven and grill. Separate 4 ring gas hob and extractor cooker hood above. Integrated dishwasher and refrigerator. Radiator and double glazed rear aspect window.

Door to..

### **Utility Room**

With space and plumbing provision for washing machine. Tiled walls to half-height. Wall mounted double cupboard. Internal door into Garage.

Stairs from the Lounge rise to the first floor Landing having access hatch to partially boarded loft space with fitted ladder. Useful built-in shelved walk-in storage cupboard.

### **Bedroom One**

Having full-width built-in wardrobes with hanging rail and shelf. Double glazed rear aspect window. Radiator.

### **Bedroom Two**

With fitted bedroom furniture. Radiator and double glazed front aspect window.

### **Bedroom Three**

Having front aspect double glazed window and radiator.

### **Bathroom**

Comprising a panelled bath with full-height tiled surround and chrome faced mains shower unit with shower curtain. Wash hand basin with cupboard below. Low-level flush. WC and double glazed window.

### **Outside**

The property is set behind the roadside approached over a tarmac driveway with open plan front garden laid to shaped lawn leading to the tandem length GARAGE having power and light. A double glazed door opens to a most pleasant and private rear garden having a sunny aspect, being fully enclosed laid to neatly shaped lawns, a full-width patio area and well maintained borders offering a wealth of mature shrubs, perennials, flowering plants etc. To the side of the property there is a timber shed, behind wooden gates. Alternatively, this space could be used to house a caravan or motorhome.

### **Additional Information**

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

EPC RATING: D

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:** We are not aware of any affecting the property.

**VIEWING:** Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto: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 a left turning into Fair Oak and the property can be found on your 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 identification documents prior to the issue of sale confirmation.

**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.

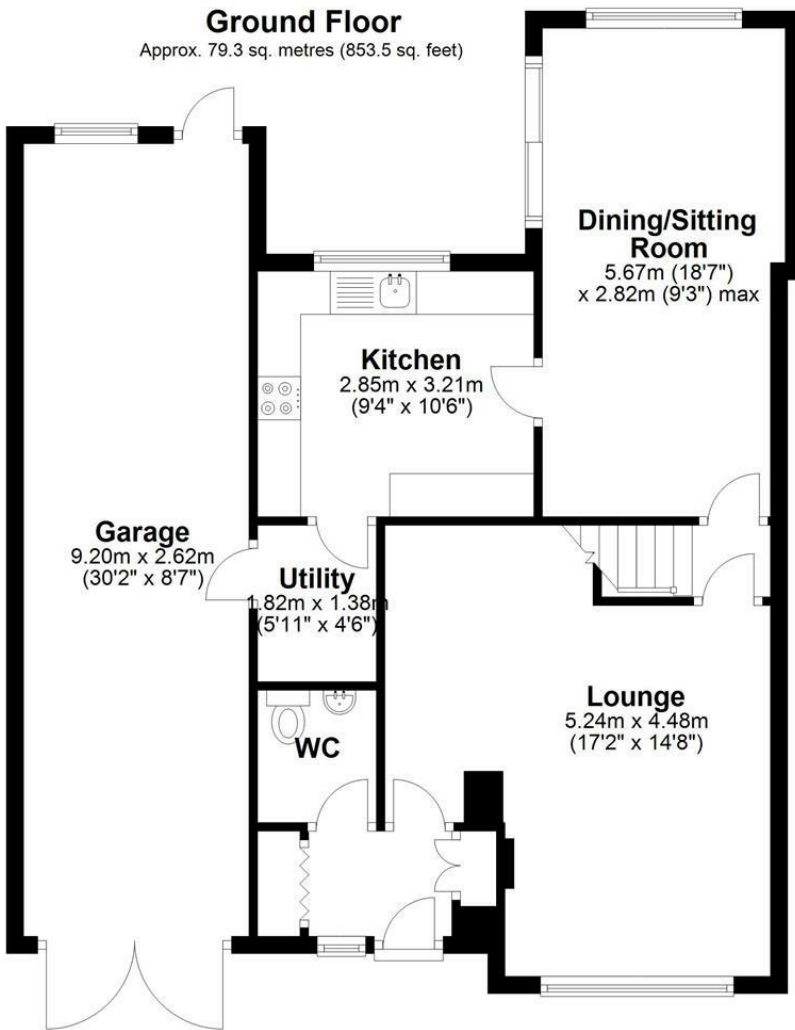




| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 81                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 61                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

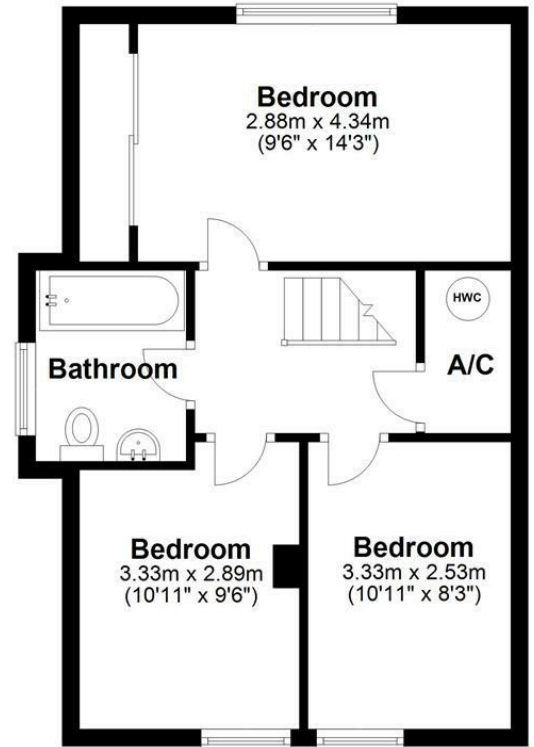
### Ground Floor

Approx. 79.3 sq. metres (853.5 sq. feet)



### First Floor

Approx. 42.2 sq. metres (453.9 sq. feet)



Total area: approx. 121.5 sq. metres (1307.5 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.