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**4 Merevale Way Breton Park, Muxton, Telford, TF2 8NW
Offers In The Region Of £64,500**



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Overview

Number Four is located on a most attractive Park Home Development, of just 93 properties, available to the over 55's, known as Breton Park. Muxton remains a village of character, sitting on the very northern boundaries of Telford, yet with a wealth of amenities including a doctors' surgery, primary school, parks, shops, theatre, a Church of England church and hotel. Muxton lies approximately five miles from Telford Town Centre, three miles from Newport and about ½ mile from local shops and supermarkets. Telford has a large covered shopping centre, even more amenities, mainline rail and motorway links. Muxton is also within easy commuting distance of Shrewsbury, Stafford and the West Midlands.

This well presented home benefits from uPVC double glazing, LPG central heating and generously proportioned rooms.

Viewing is Highly Recommended

In more detail, the property comprises: -

The property is accessed from the side, with steps up to a uPVC framed double glazed entrance door.

Lounge

11'5" x 11'8" (3.49 x 3.57)

having uPVC framed double glazed bow window to the front. Further side window, radiator and feature fireplace surround and electric fire.

Kitchen

11'8" (max) x 11'5" (max) (3.57 (max) x 3.49 (max))

modern fitted kitchen comprising a good range of base cupboards and matching wall cabinets. Integrated electric oven with four ring hob and filter extractor hood over. Recess for upright fridge freezer and space for washing machine with plumbing connection. Gas fired combination boiler. Panelled radiator.

Inner Hall

with second external side door.

Shower Room

6'2" x 7'0" (1.88 x 2.15)

having partially tiled walls and a quadrant shower cubicle with electric shower. Pedestal wash hand basin and low level flush WC. Heated chrome towel rail and uPVC framed patterned double glazed window.

Bedroom

11'5" x 9'3" (3.50 x 2.83)

uPVC framed double glazed window and panelled radiator.

Outside

Low maintenance gardens neatly finished to areas of slab patio and ornamental stone. Parking space.

Additional Information

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

EPC RATING: Exempt.

TENURE: A current combined ground rent/maintenance fee of approximately £124 per calendar month is payable to Breton Park. Legal advisors to confirm. Vacant possession will be given upon completion.

Copies of the site rules are available upon request.

SERVICES: We understand that water, electricity and drainage are connected. Electricity and water are metered. Gas is purchased from the site in bottles.

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

DIRECTIONS: Leave Newport on the A518 towards Telford. After the island by the Red House at Lilleshall, proceed for approximately 1/2 mile take the next left into Wellington Road. Continue for approximately 1.5 miles into Muxton where Breton Park can be found, situated on the right hand side. Filter right at the entrance to the Park, then 1st right and right again in Merevale Way. Continue to the T junction and turn right. The property is towards the head of the close on the left 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.

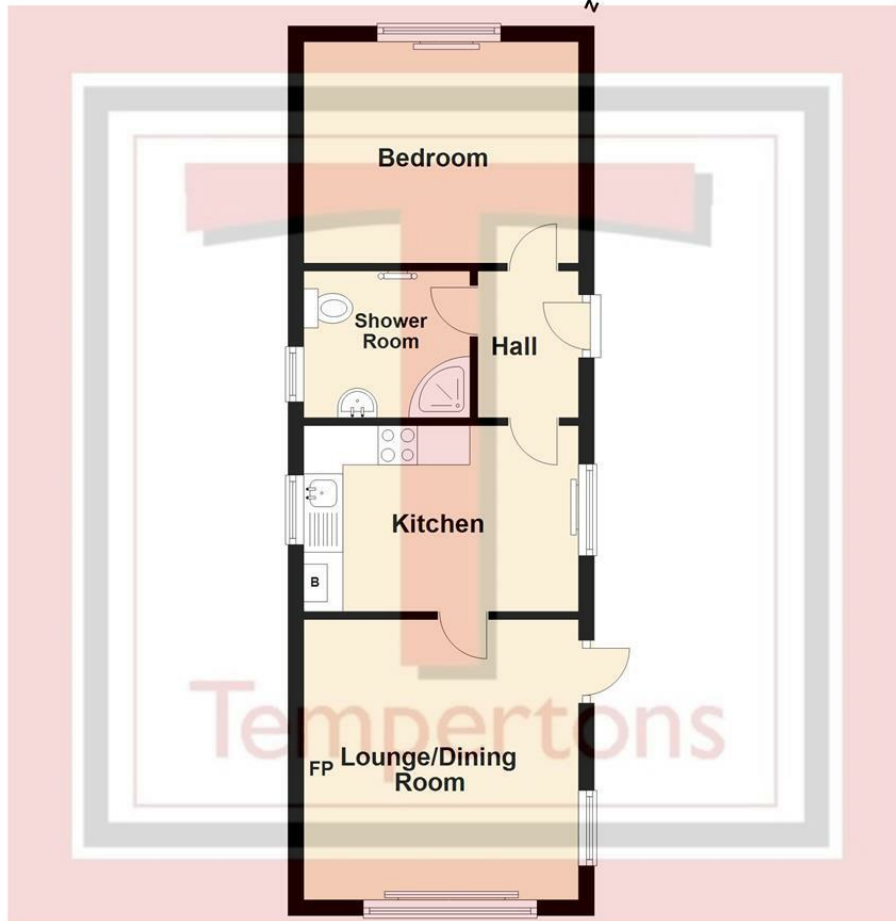
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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





Ground Floor



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 used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture 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 subject 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

