



**Estate Agents
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Surveyors & Valuers**

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47 Vineyard Drive, Newport, TF10 7DF
Offers In The Region Of £420,000

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Positioned within a half mile of the High Street, 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.

Set out in further detail below;

PVC coated panelled front door and side screen into...

Porch

With attractive tiled floor and internal door into...

Hallway

Having wood effect laminate flooring and radiator. Useful understairs storage cupboard.

Cloakroom / WC

With corner wash hand basin and tiled splash back. Low-level flush WC.

Living Room

14'3" x 10'7" (4.35 x 3.23)

Having a feature round bay double glazed window with front aspect. Radiator.

Extended Dining Room

24'3" x 10'7" (7.40 x 3.23)

With laminate flooring continued from the Hallway. Panelled radiator and decorative fire surround incorporating coal effect inset gas fire. A square archway leads to a sitting area with sliding patio doors opening to the rear garden.

Home Office / Study

8'11" x 8'2" (2.72 x 2.50)

With double glazed rear aspect window and radiator. Feature 'arch' window into Kitchen.

Modern Kitchen

14'11" x 10'8" (4.57 x 3.27)

Having a range of birch effect fronted cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces and complimentary wall tiling. Inset stainless steel sink and drainer unit. Built-in double oven and grill with 4 ring ceramic hob above and extractor hood. Integrated dishwasher. Panelled radiator and ceramic tiled floor. A lovely light room with several 'Velux' style roof windows.

Utility Room

6'2" x 5'10" (1.89 x 1.80)

With an inset stainless steel sink unit and base cupboard below. Further wall mounted storage cupboards and plumbing provision for washing machine. Double glazed window and external door with rear aspect.

Stairs from the Hall rise to a first floor split Landing, having access to a partially boarded loft space and a very useful walk-in storage room handy for a variety of uses.

Bedroom One

15'1" x 10'7" (4.62 x 3.23)

Having a round bay double glazed window with front aspect. Radiator and a full-width built-in wardrobe.

Bedroom Two

12'3" x 10'6" (3.75 x 3.22)

Panelled radiator and double glazed window with rear aspect.

Bedroom Three

13'0" x 8'0" (3.98 x 2.45)

With rear aspect double glazed window and radiator

Bedroom Four

15'2" x 7'5" (4.63 x 2.27)

Having front aspect double glazed window and radiator.

Family Bathroom

With a complete white suite comprising panelled bath and tiled surround, having chrome faced shower attachment. Pedestal wash hand basin and low-level WC. Panelled radiator.

Separate Shower Room

Having fully tiled shower cubicle and electric shower unit. Pedestal wash hand basin and low-level WC. Vintage style radiator and built-in shelved Airing cupboard. Side aspect double glazed window.

Outside

The property is approached off Vineyard Drive over a paved area, providing off-road parking for several cars, leading to an integral Garage (4.75 x 2.40) with up and over door, power and light and electric charging point. Side access over a concrete path leads to the fully enclosed rear garden, laid to neatly shaped lawns with well stocked side borders, having a variety of mature plants and shrubs. Paved and decked patio areas. Timber garden shed and outside tap.

Additional Information

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

EPC RATING: D (67)

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 Newport High Street, turn into Stafford Street at the mini island. At the traffic lights, continue straight onto Stafford Road, take the second turn on the left where the property can be found on the right hand side after a short distance.

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

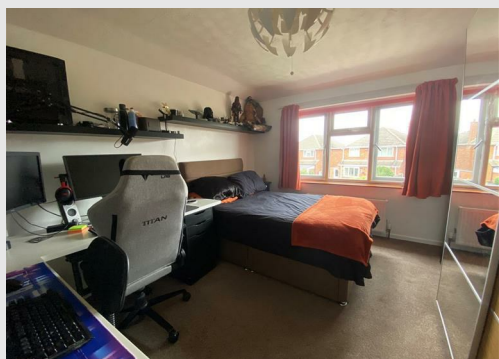
approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fittings, new carpets or furniture etc.

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 Guild365 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 £30.00 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.

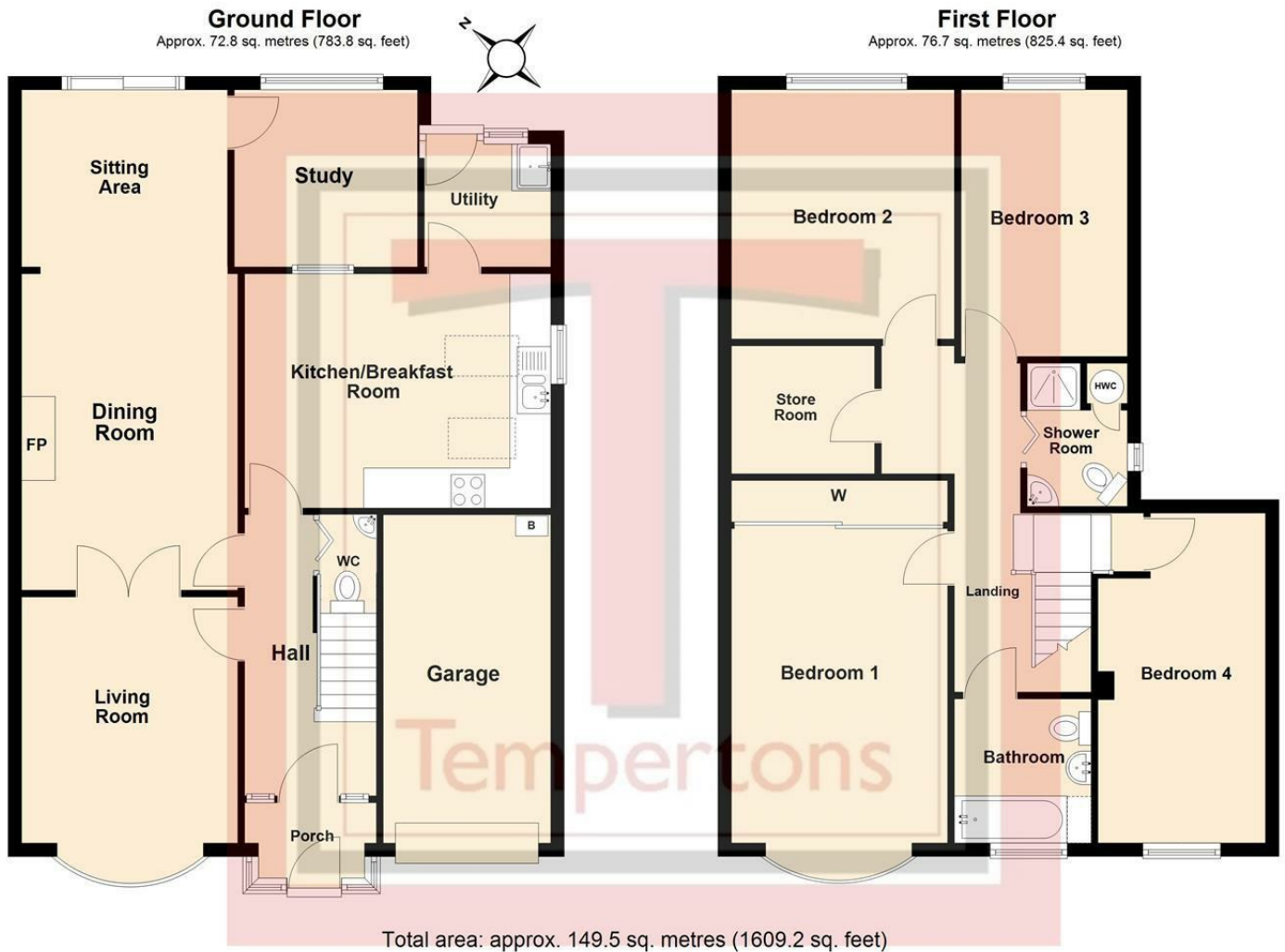
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		
	67	73
England & Wales		EU Directive 2002/91/EC



This 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 and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property. Plan produced using PlanUp.

47 Vineyard Drive, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.