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**4 Deepdale View, Sambrook, Newport, TF10 8AT**  
**Offers In The Region Of £225,000**

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# 4 Deepdale View, Sambrook, Newport, TF10 8AT

## Offers In The Region Of £225,000



Sambrook is a popular Shropshire village, located about 4 miles from the Market Town of Newport and approximately 2 ½ miles from the larger neighbouring village of Hinstock. Sambrook benefits from having a village Church, community hall and pub, with a local shop and primary school a short distance away at Hinstock.

The property is set out in further detail below;

Glazed front door to...

### Porch

With double glazed window and further glazed door to...

### Entrance Hall

Staircase to the first floor Landing. Door to...

### Lounge

13'6" x 12'3" (4.13 x 3.74)

Having fireplace marble effect surround, hearth and wood effect mantelpiece. Brick effect tv stand and shelf either side of the chimney breast with wood effect surface. Front aspect double glazed window and radiator. Glazed door into...

### Breakfast Kitchen

14'6" x 8'2" (4.42 x 2.51)

With a range of fitted base cabinets comprising cupboards and drawers with contrasting work surfaces above. Wall mounted cupboards to one side. Inset stainless steel sink and drainer unit. Double glazed rear aspect window and radiator. Useful storage cupboard. Gas fired central heating boiler. Door to...

Inner hall. Door to...

### Cloakroom / WC

With low-level flush WC.

### Rear Porch

With side and front aspect double glazed windows. Partially glazed courtesy door to rear garden.

Centrally located staircase from the Entrance Hall lead to the first floor Landing. With side aspect double glazed window, radiator and hatch to loft space.

### Bedroom One

11'5" x 10'0" (3.48 x 3.07)

Double bedroom with front aspect double glazed window and radiator.

### Bedroom Two

10'7" x 8'10" (3.23 x 2.71)

Double bedroom with useful storage cupboard. Rear aspect double glazed window and radiator.

### Bedroom Three

8'11" x 7'4" (2.72 x 2.24)

Single bedroom with double glazed rear aspect window and radiator.

### Outside

The property is accessed off the shared residents lane over a concrete path having gardens either side occupying a corner plot position having potential for landscaping. The enclosed rear garden is gated to the side offering ample parking on a gravelled drive. Laid to a large patio area and lawn, as well as two prefabricated concrete lockable stores and a detached garage.

### Additional Information

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

EPC RATING: E

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 and drainage are connected. Gas is supplied by an separate LPG tank.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

DIRECTIONS: Proceed from Newport north onto the A41, towards Whitchurch. After approx 3 miles at Stanford Bridge

petrol station turn right into Sambrook. Follow this road and after a short distance turn right into the residents lane and the property can be seen on the left hand side.

### Agents Notes

\*The seller is a registered provider and is therefore prohibited from selling a property to anyone who is an employee or director of the seller, or was in the last 12 months an employee or director or is a close relative of such a person or an agent on their behalf. The seller also prohibits sales to any person listed on the sellers excluded purchasers list.

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.

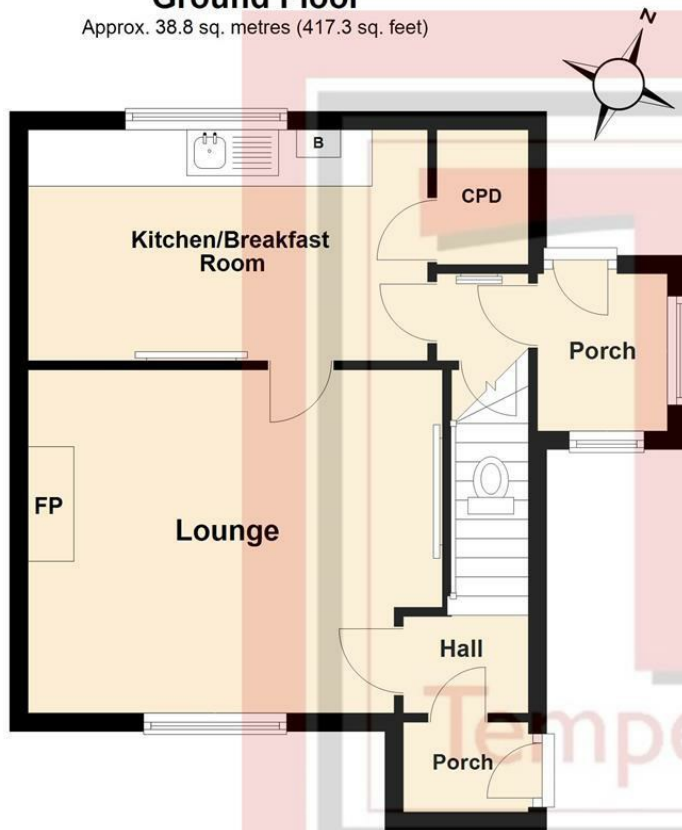




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

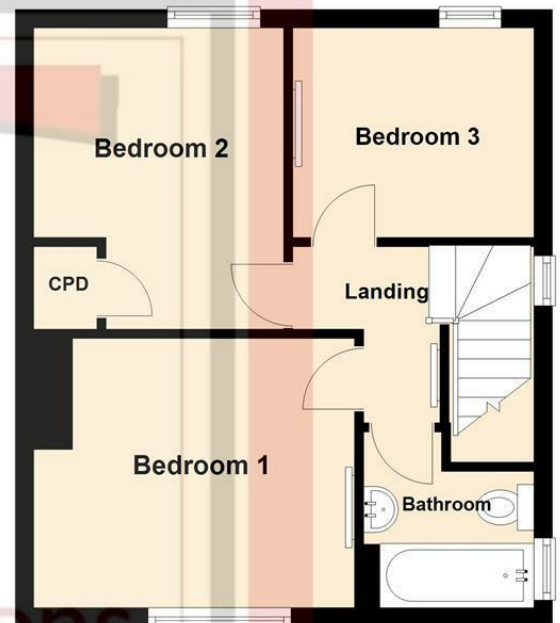
## Ground Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 73.3 sq. metres (788.5 sq. feet)

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 taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.  
Plan produced using PlanUp.

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