



**Estate Agents  
Letting Agents  
Surveyors & Valuers**

23 - 25 High Street  
Newport  
Shropshire  
TF10 7AT  
01952 812519  
[sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)



**49 Palisade Close, Newport, TF10 7FQ**

**Offers In The Region Of £265,000**

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# 49 Palisade Close, Newport, TF10 7FQ

## Offers In The Region Of £265,000



Newport has an abundance of shops and amenities within the town, including a thriving twice weekly market, two supermarkets, library, leisure centre and a range of both independent and 'chain' shops. There are schools of high repute in Newport, including two selective secondary schools (16 miles) and Shrewsbury (19 miles) where an even wider range of shops, leisure facilities and mainline rail stations are available.

The internal accommodation benefits from a dual-zone HIVE controlled gas central heating system and is fully double glazed. The property in more detail comprises;

Composite panelled front door into...

### Hallway

Having panelled radiator.

### Guest Cloak Room

With pedestal wash basin and tiled splash back. Close coupled WC. Radiator. Wood effect vinyl flooring.

### Kitchen

10'2" x 8'6" (3.11 x 2.60)

Having a range of modern fitted cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces and splash back. Inset stainless steel sink and drainer unit. Built-in Zanussi electric oven and grill. Matching separate 4 ring gas hob and extractor hood above. Space and plumbing provision for washing machine and dishwasher. Space for upright fridge. Radiator and double glazed front aspect window.

### Lounge

14'1" x 10'4" (4.31 x 3.17)

With double glazed 'French style' opening doors and side screen to the rear garden. Radiator.

### Dining Room

9'9" x 9'9" (2.98 x 2.98)

Having panelled radiator and rear aspect double glazed window.

Turned stairs from the Hallway rise to the first floor Landing with side aspect window and access hatch to loft space. Built-in storage cupboard.

### Bedroom One

12'1" x 10'4" (3.70 x 3.17)

Having built-in double wardrobe with hanging rail and shelf. Radiator. Double glazed front aspect window.

### En-suite

With fully-tiled shower cubicle and bi-folding doors having Aqualisa electric shower unit. Pedestal wash hand basin and tiled splash back. Close coupled WC. Radiator and double glazed window with patterned glazing.

### Bedroom Two

12'6" x 8'10" (3.82 x 2.71)

Having radiator and rear aspect double glazed window.

### Bedroom Three

9'9" x 7'11" (2.99 x 2.42)

Currently used as a home office. Rear aspect double glazed window. Radiator.

### Bathroom

With modern white suite comprising panelled bath and tiled surround. Pedestal wash basin. Close coupled WC. Tile effect vinyl flooring. Double glazed window and radiator.

### Outside

The property is approached over a double width tarmac driveway with gravelled low maintenance front garden leading to the integral garage (4.38 x 2.38) having up and over door and power and light. External 7 kw electric charging point.

The property is fully detached with paved paths on either side leading to the enclosed rear garden laid to lawn offering scope for further landscaping. Outside tap.

### Additional Information

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

EPC RATING: B

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.

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

DIRECTIONS: Proceeding from the mini island in the centre of the

Newport high street, proceed down Stafford road through the traffic lights. At the roundabout take the third exit onto Saxon Drive and then the first left into Palisade Close. The property can be found on your left a short distance down this road.

### 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 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.

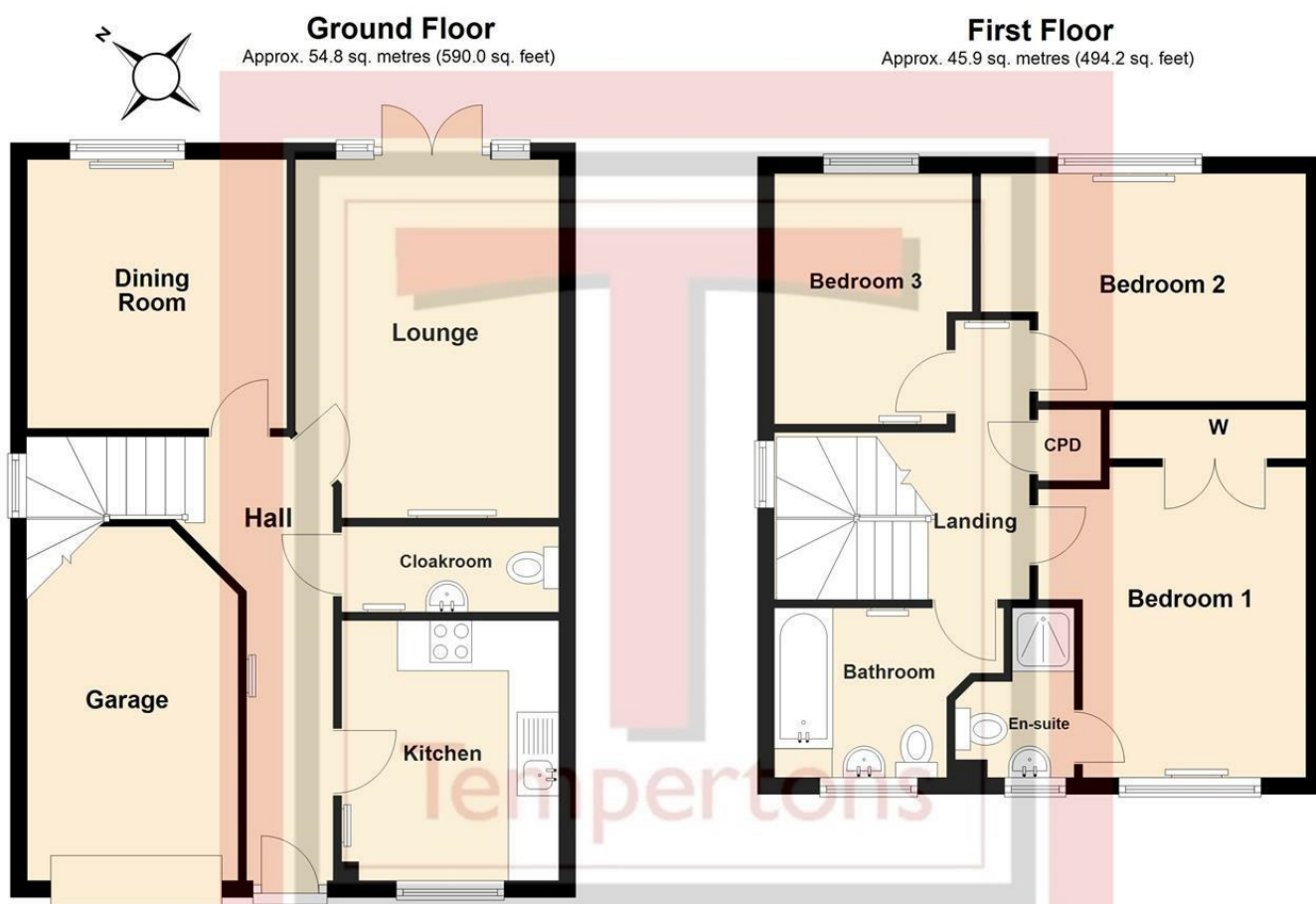
PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 100.7 sq. metres (1084.2 sq. feet)

This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should be taken as, a true and exact representation of the subject property. Plan produced using PlanUp.

**49 Palisade Close, 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.

