



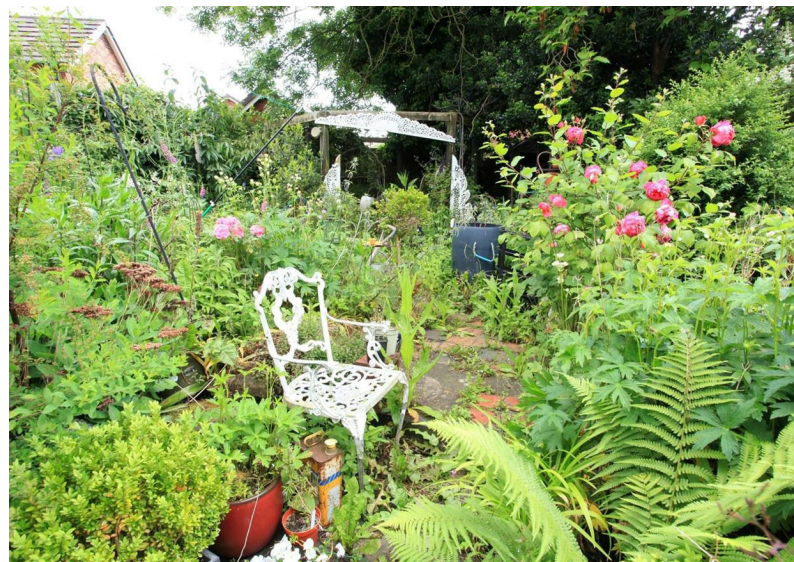
**Estate Agents
Letting Agents
Surveyors & Valuers**

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14 Upper Bar, Newport, TF10 7EJ
Offers In The Region Of £195,000

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There are highly regarded schools in Newport, all with good 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.

The property requires some refurbishment / modernisation, set out to a large front room, dining room, kitchen, conservatory and cloakroom / WC. The first floor comprises three double bedrooms (one with a WC) and bathroom. Externally, gated access leads to the enclosed rear garden.

Set out in further detail below;

Glazed front door with original door frame into...

Entrance Hall

Having tiled flooring and understairs cupboards. Radiator.

Lounge

Central marble fireplace with red tiled surround. Front aspect bay window and Radiator. Coving with ceiling rose and wood flooring.

Dining Room

Having a central fireplace with tiled surround and hearth. Doors to conservatory and radiator.

Kitchen

Cooker with grill, 2 ovens, a storage draw and 8 ring gas hob. Space for fridge-freezer and dishwasher. Stainless steel sink with drainer. Doors to conservatory and side aspect window. Tiled floor.

Conservatory

With views out to the private rear garden. Tiled floor, power and light. Space for washing machine and dryer.

Cloakroom / WC

Having a low-level flush WC and pedestal wash basin. Radiator and storage cupboard.

A turned staircase from the Entrance Hall rises to the first floor Landing, with stained glass window allowing natural light.

Bedroom One

A good sized double bedroom with front aspect window and central capped fireplace. Radiator.

Bedroom Two

Double bedroom with central capped fireplace and rear aspect window. Built-in double wardrobe and radiator.

Bedroom Three

Front aspect window and radiator. Fitted double wardrobe and cupboard. Door to...

WC

Having a wall mounted wash basin and WC.

Bathroom

Being fully-tiled comprising a freestanding bath and corner shower cubicle. Low-level flush WC and bidet. Side aspect window and radiator.

Outside

Gated access leads to the private rear garden, with scope to landscape. Timber frame pergola and log store. There is on-street parking on Station Road a short distance.

Additional Information

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

EPC RATING: F

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: N/A

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519

Email: sales@tempertons.co.uk

DIRECTIONS: Proceed south from the Newport High Street towards Upper Bar, the property can be found on your left hand side opposite the Cottage Healthcare.

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.

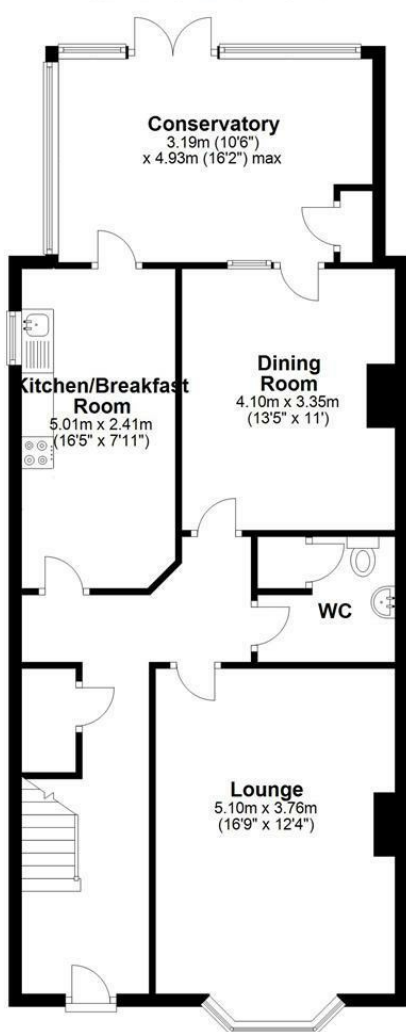




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

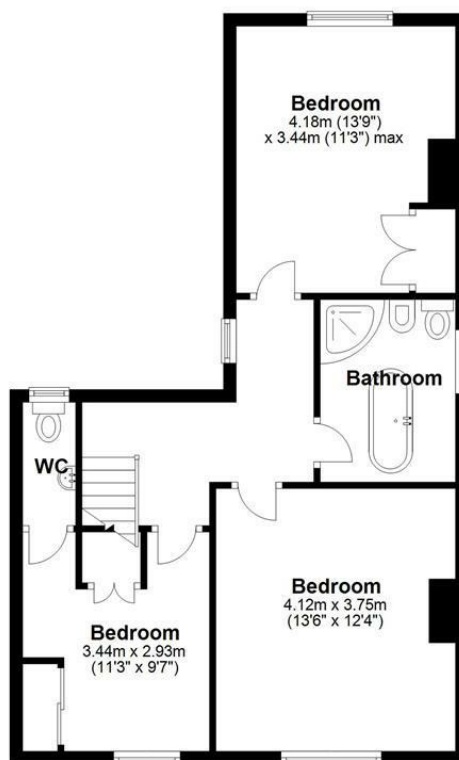
Ground Floor

Approx. 83.1 sq. metres (894.5 sq. feet)



First Floor

Approx. 57.4 sq. metres (618.0 sq. feet)



Total area: approx. 140.5 sq. metres (1512.5 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.