



**Estate Agents
Letting Agents
Surveyors & Valuers**

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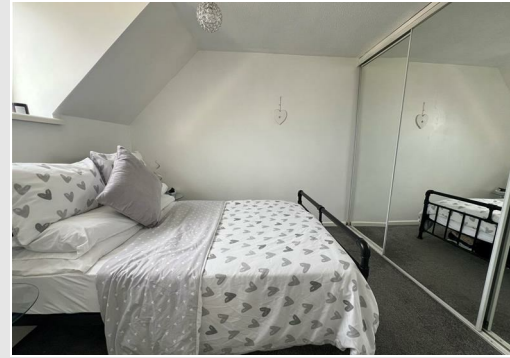
14 The Larches, Newport, TF10 7SQ

Offers In The Region Of £159,950



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The property forms part of "The Larches", a popular mews style residential development about a 1/3 mile from Newport town centre. Newport is a thriving market town, with a selection of highly regarded primary and secondary schools, two of which are selective, as well as a library, extensive leisure facilities and a range of shops including independent retailers and well known supermarkets. The property is also within easy commuting distance of Stafford, Telford and Shrewsbury with their wider range of amenities and mainline train stations. The A41, about half a mile distant, provides direct access to the M54 and Wolverhampton.

The property is offered with no upward chain, further details to follow;

Canopy porch and front door into...

Hall

5'9" x 3'5" (1.76 x 1.06)
Further door to...

Living Room

14'6" max x 14'3" (4.43 max x 4.36)
Central fireplace incorporating a pebble effect electric fire. Front aspect double glazed window and radiator. Opening to...

Kitchen

14'6" x 6'3" (4.43 x 1.91)
Base and wall mounted units comprising cupboards and drawers with contrasting work surfaces over. Stainless steel sink with drainer. Space for cooker, washing machine, dryer and dishwasher. Combination boiler. Rear aspect double glazed window and courtesy door to garden.

Stairs from the Living Room rise to the first floor Landing.

Bedroom

10'0" x 8'6" (3.07 x 2.60)
Double bedroom having a front aspect double glazed window and radiator. Built-in wardrobes with mirror sliding doors and eaves storage.

Bathroom

Being partially tiled having a panelled bath with overhead electric shower unit. Low-level flush WC and pedestal wash hand basin. Sky light and radiator.

Outside

A gravelled drive provides off-road parking for at least two vehicles. The private and enclosed rear garden is set to a full-width patio area with paved path leading towards to end of the garden with shaped lawns either side. Garden shed and outside tap. Gated rear access to shared path.

Additional Information

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

EPC RATING: D (67)

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 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

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.

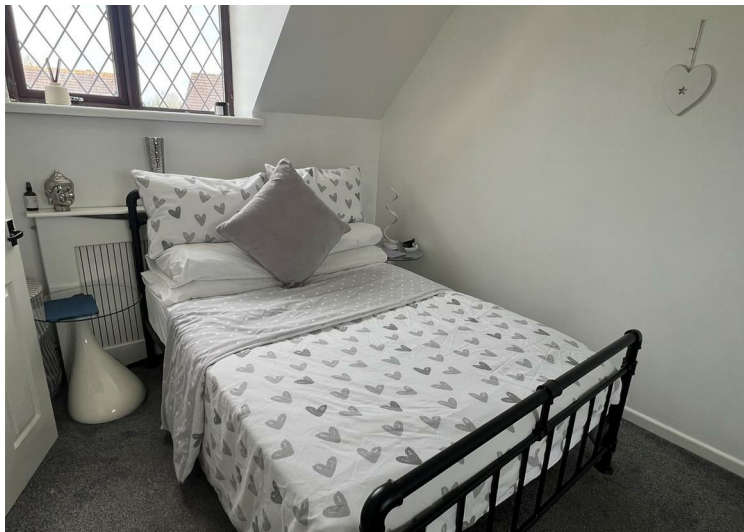
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti

Money Laundering Regulations, all intending purchasers will be asked to produce 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.

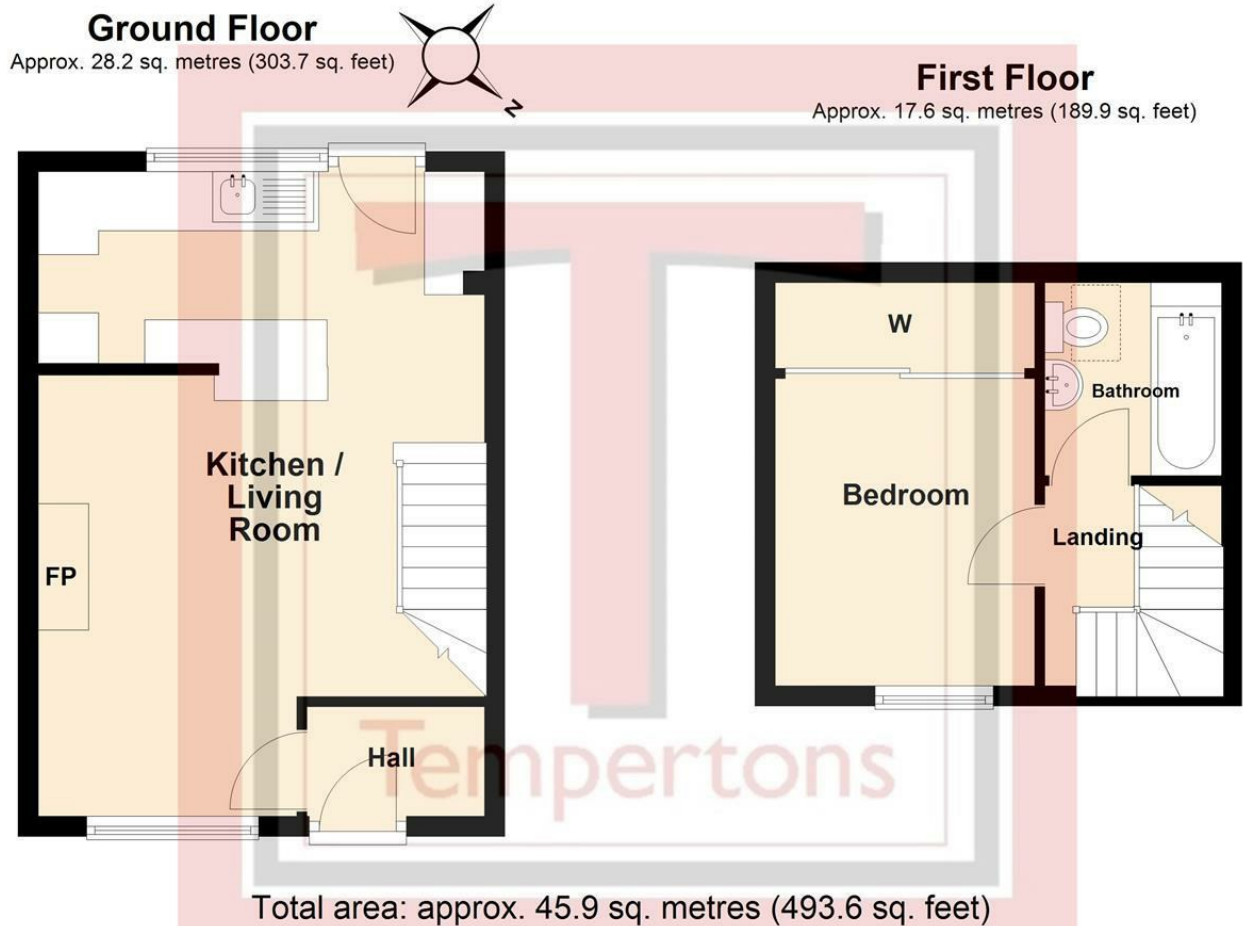
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

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		86
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.

14 The Larches, 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.