



60 Daniels Cross, Shropshire, TF10 7XJ **£1,650 PCM**

Detached 4 bedrommed property in Newport with parking.

The property is a well presented detached family home pleasantly located in an established and popular residential area of Newport situated at the head of a cul-de-sac adjacent to open fields. Newport is a thriving market town, offering a wealth of local amenities, including a range of supermarkets and leisure facilities as well as three primary schools and three highly regarded secondary schools. Regular bus services run from the main Stafford Street Car Park to the larger towns of Stafford, Telford and Shrewsbury, all with mainline railway stations. Newport itself is conveniently situated just off the A41, within easy driving distance of the M6 and M54.

The home offers well appointed accommodation being not directly overlooked and gas central heating and uPVC double glazing throughout. In more detail comprising:-

Recessed Porch

and external lantern light with panelled front door and double glazed side screen into:-

Through Hallway

having ceramic tiled flooring. Coved finish to ceiling and panelled radiator.

Guest Cloakroom

with inset wash hand basin and base cupboard below. Close coupled WC. Radiator and ceramic tiled floor.

Lounge

16'2" x 11'7" (4.94 x 3.55)

having solid wood decorative fire surround and tiled hearth incorporating inset coal effect gas fire. Double glazed bay window and front aspect. Wood effect flooring and coved finish to ceiling. Two radiators and double doors into

Dining Room

10'3" x 9'8" (3.13 x 2.97)

with ceramic tiled floor and coved finish to ceiling. Radiator and sliding double glazed doors into

Conservatory

16'4" x 10'7" (5.00 x 3.25)

with cavity brick built walls and uPVC double glazed windows and doors opening to the rear garden. Ceiling fan and light. Ceramic tiled floor.

Breakfast Kitchen

16'10" x 9'10" (5.14 x 3.02)

having ceramic tiled flooring continued from the Hallway with a range of ivory coloured 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 oven and grill with separate 4 ring gas hob above and extractor cooker hood. Under counter space for dishwasher. Integrated fridge double glazed window and panelled radiator.

Internal door into:

Utility

8'9" x 8'0" (2.67 x 2.46)

being former garage having plumbing provision for washing machine and tumble drier. Power and light.

Stairs from the Hallway rise to the first floor LANDING having access to loft space. Built-in shelved Airing Cupboard.

Master Bedroom

12'8" x 11'1" (3.87 x 3.39)

with two built-in double width wardrobes. Double glazed front aspect window. Radiator.

En-Suite

having tiled double width shower cubicle. Pedestal wash hand basin. Close coupled WC. Radiator and double glazed window with patterned glazing.

Bedroom 2

11'6" x 9'8" (3.52 x 2.96)

having built-in double width wardrobe and double glazed windows with front aspect. Laminate flooring and panelled radiator.

Jack 'N' Jill Ensuite

with tiled shower cubicle. pedestal wash hand basin and close coupled WC. Radiator and double glazed window.

Bedroom 3

9'7" x 8'9" (2.93 x 2.69)

having double rear aspect window. Radiator.

Bedroom 4

9'3" x 7'11" (2.84 x 2.42)

with built-in single wardrobe. Radiator and double glazed window having rear aspect.

Family Bathroom

having complete suite comprising panelled bath with tiled surround and electric shower unit having modesty screen. Pedestal wash hand basin. Close coupled WC. Radiator. Double glazed window and patterned glazing.

Outside

The property is approached over a double width driveway offering off road parking for two cars leading to an integral STORE 2.80m x 2.46m being the former garage having up/over door and centre light. Open plan lawns to the front extend to the side of the property with a side gate opening to the enclosed rear garden laid for ease of maintenance to pavings and ornamental stone having raised beds. Outside tap.

Rental information:-

Deposit £1,900

Rent £1,650 PCM

CREDIT CHECK / REFERENCING REQUIRED

Council Tax Band D - Telford & Wrekin Council
EPC Rating C

Rental 1

Relevant Letting Fees and Tenant Protection Information:

- As well as paying the rent, you may also be required to make the following permitted payments:

(Please note that the landlord has the right to charge an additional monthly rent IF they accept a pet [for example, they may charge an additional £15pcm for a dog]. This additional

rent figure is chargeable at the discretion of the landlord)

Before the tenancy (payable to us, Tempertons, as Managing Agent):

- Payment of a refundable tenancy deposit – capped at no more than five weeks' rent

During the tenancy (payable to us, Tempertons, as Managing Agent):

- Payment of £72.00 (inclusive of VAT) if you want to change the tenancy agreement

- Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate, payment for each date that the payment is outstanding and applicable to rent which is more than 14 days overdue

- Payment of up to £50.00 (inclusive of VAT) for the reasonably incurred costs for the loss of keys / security devices

- Payment of any unpaid rent or other reasonable costs associated with your (tenants') early termination of the tenancy

During the tenancy (payable to the provider), if permitted and applicable:

- Utilities – gas, oil, electricity and water
- Communications – telephone and broadband
- Installation of cable / satellite
- Subscription to cable / satellite provider
- Television licence
- Council Tax

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: We have not been made aware of any.

RIGHTS AND RESTRICTIONS: We have not been made aware of any.

FLOODING ISSUES: We have not been made aware of any.

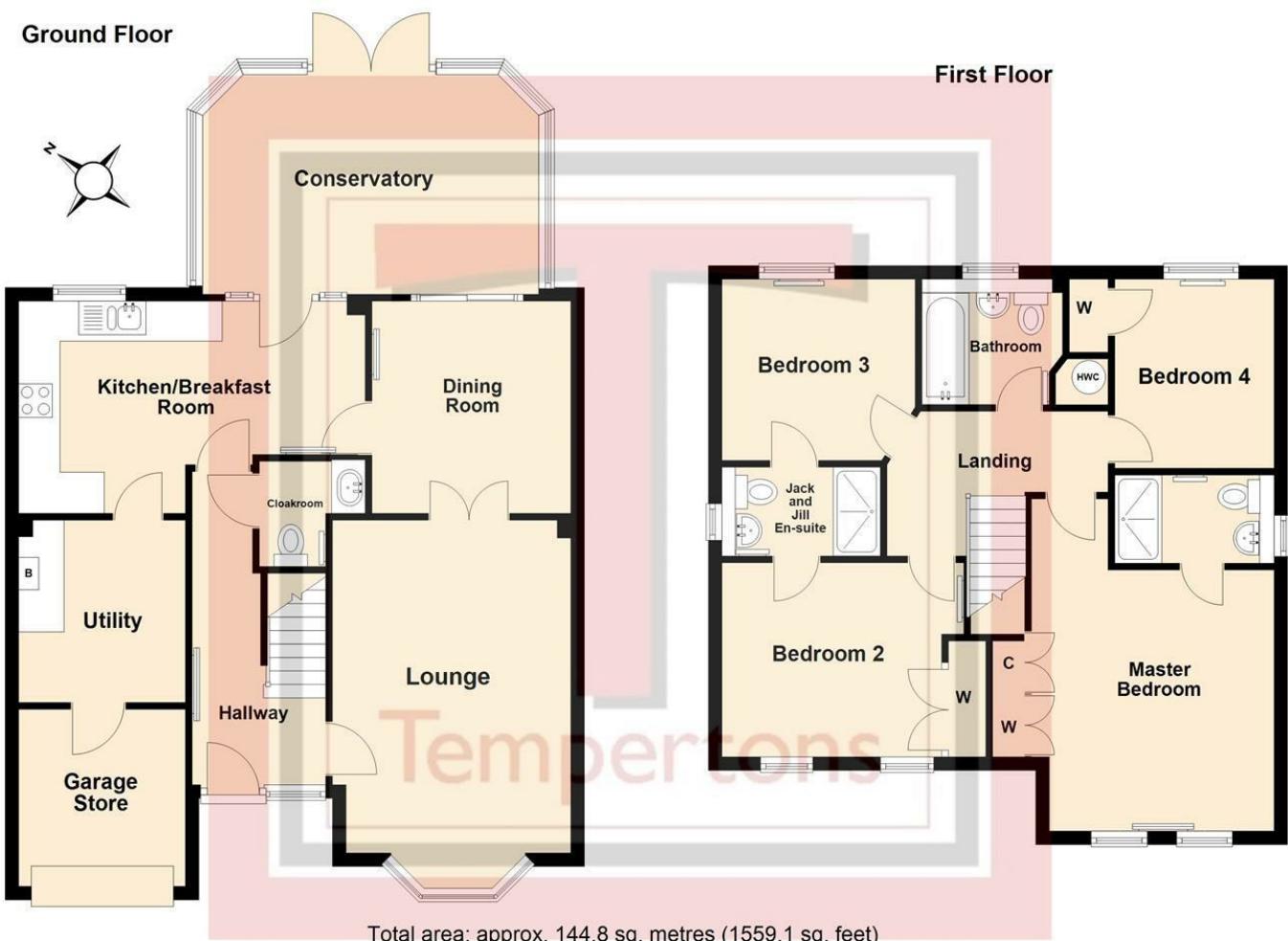
PLANNING PERMISSIONS/DEVELOPMENTS: Please see telford.gov.uk - application numbers TWC/2025/0227 and TWC/2025/0225 for more details.

Other permitted payments:

- Any other permitted payments, not included above, under the relevant legislation, including contractual damages.

Tenant Protection:

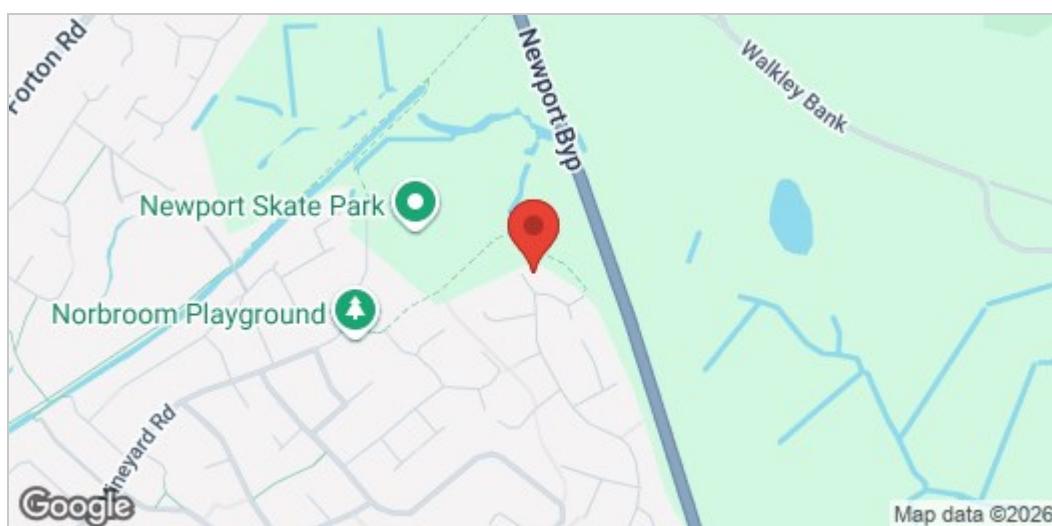
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Plan produced using PlanUp.

60 Daniels Cross, Newport



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			
England & Wales		EU Directive 2002/91/EC	

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