



6 Park End, Newport, TF10 7JG

£1,550 Per Month

A well presented, extended four bedroomed detached property situated in the highly desirable town of Newport. Please note, this is a short term let only, 12 months as the property is marketed For Sale.

The property is ideally placed, close to lovely countryside walks yet within walking distance of Newport town centre. There are highly regarded schools in Newport, all with excellent 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.

Pleasantly positioned towards the head of this close, this lovely and significantly extended four bedroomed family house offers excellent flexible living accommodation. To the ground floor there is a good size front office / study, together with a lounge. A stunning family / dining room rear extension, opens to a modern fitted kitchen with various integrated appliances. There is a Principal bedroom with en-suite shower room to the first floor as well as a further double and two single bedrooms all with built-in wardrobes. Modern suite to family bathroom. Externally, the property benefits from off-road parking for three cars, an integrated garage and relatively low-maintenance gardens to the front and rear.

A viewing is highly recommended to appreciate the flow and extent of the ground floor living accommodation. In more detail the accommodation is as follows;

Recess storm porch with lantern light. Composite panelled double glazed entrance door to.

Entrance Hall

Radiator and tiled floor. Understairs cupboard.

Cloakroom / WC

Being partially tiled, having a modern low-level flush WC and corner wash hand basin. Radiator and ceramic tiled floor.

Good Size Study / Office

10'4" max x 9'1" (3.17 max x 2.79)

uPVC framed double glazed box bay window to the front and radiator.

Lounge

14'9" x 10'9" (4.51 x 3.28)

Radiator. Attractive Adam style fireplace with living flame effect gas fire (condition unknown). Concealed sliding doors to...

Family / Dining Area

23'5" x 10'4" (7.15 x 3.16)

Sitting area with uPVC double glazed window and uPVC framed 'French' doors leading to the rear garden. Spotlights and electric operated Velux rooflights with integrated blind. Radiator.

Dining area with radiator and uPVC framed double glazed window with outlook to rear garden. Recess spotlights and electric operated Velux rooflights with integrated blind. Tiled floor. Opening to....

Modern Kitchen

14'7" max x 9'1" (4.46 max x 2.79)

Range of modern base and wall mounted cupboards with the former finished in marble worktop and matching upstands. Stainless steel sink with drainer and integrated dishwasher

below. Corner cupboard with shelving. Inset AEG induction hob with extractor hood over and 3 drawer unit below. Further matching cabinets. Built-in electric AEG oven with micromatt / microwave above. Integrated fridge-freezer. Recess spotlights.

From the Entrance Hall, stairs to Landing, with access hatch to loft. Built-in airing cupboard with pressured hot water cylinder.

Bedroom One

15'7" x 10'9" (4.76 x 3.30)

Good double size main bedroom with built-in double wardrobe, having sliding mirror fronts. uPVC framed double glazed windows including a central arched feature window. Built-in half-height cupboard and radiator.

En-suite

Tiled shower cubicle with mains fed shower. Low-level flush WC and wash hand basin with vanity cupboard below. Tower radiator. uPVC framed patterned double glazed window.

Bedroom Two

12'5" x 8'2" (3.81 x 2.51)

Double size bedroom with uPVC framed double glazed window having outlook to rear garden. Built-in double wardrobe and radiator.

Bedroom Three

9'5" x 8'5" (2.88 x 2.57)

Single size bedroom with uPVC framed double glazed window. Radiator and built-in single wardrobe.

Bedroom Four

9'5" max x 7'0" (2.88 max x 2.15)

Single size bedroom with built-in single wardrobe. uPVC framed double glazed window and radiator.

Modern Family Bathroom

P shaped bath with mains feed shower over. Low-level flush WC and wash hand basin with vanity cupboard below. Tower radiator. Half height wall-tiling and uPVC framed patterned double glazed window.

Outside

Positioned towards the head of the cul-de-sac of the close, the property benefits from off-road parking to the front for three cars. Open front garden finished to lawn. Integrated single GARAGE (514 X 2.55) with side hung doors (due to the style of the doors, they would need to be replaced to enable a car to be stored). Situated in the garage is the central heating Worcester boiler, also various useful wall mounted cabinets and sink unit with plumbing connection suitable for a washing machine. External side door to path.

Gated side access leads to the enclosed rear garden, having been landscaped to areas of paved / slabbed patio and lawn. Outside tap.

Additional Information

DEPOSIT: £1,780

RENT: £1,550 per calendar month

REFERENCES/CREDIT CHECK REQUIRED

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

EPC RATING: C (70)

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 landlords are not aware of any.

RIGHTS AND RESTRICTIONS: The landlords are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The landlords are not aware of any.

COAL FIELDS/MINING: The landlords are not aware of any.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: rental@tempertons.co.uk

Rental 1

Relevant Letting Fees and Tenant Protection Information:

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
- Payment to the relevant contractor for any missed, pre-arranged appointments

Other permitted payments:

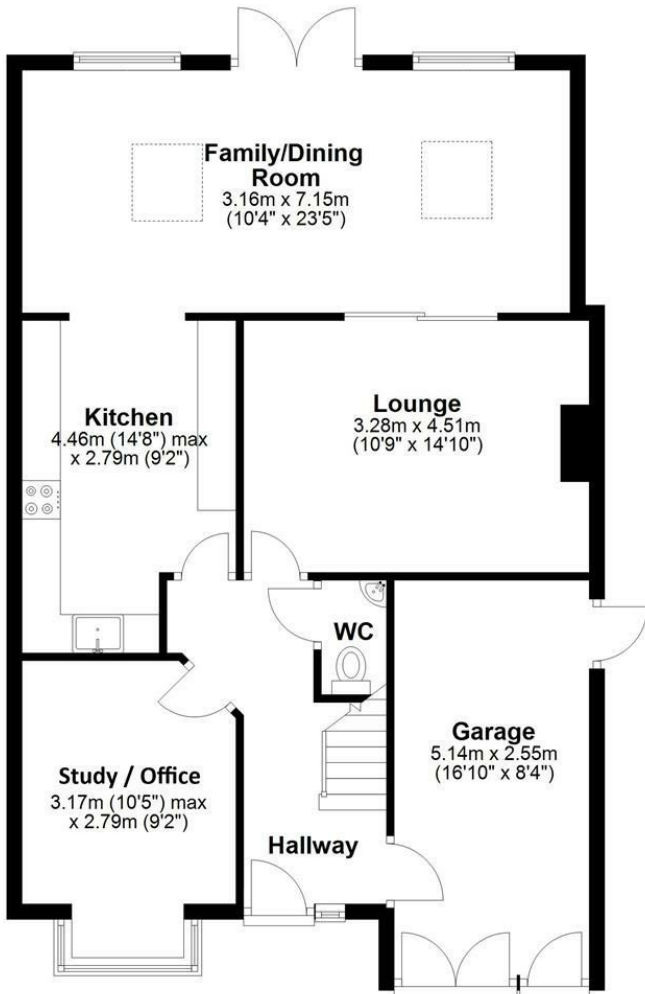
- Any other permitted payments, not included above, under the relevant legislation, including contractual damages.

Tenant Protection:

Tempertons is a member of the RICS Client Money Protection Scheme – RICS Firm Number: 006931 (a client money protection scheme), and also a member of the TDS, Tenancy Deposit Scheme – Membership Number G03180 (a tenancy deposit protection scheme) and TPO, The Property Ombudsman – Membership Number R00520 (a redress scheme). You can find out more details on our website www.tempertons.co.uk, or by contacting us directly.

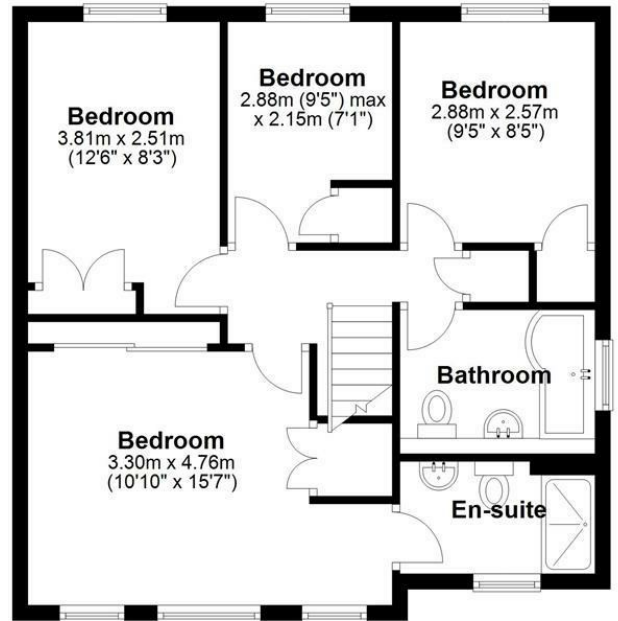
Ground Floor

Approx. 82.4 sq. metres (886.8 sq. feet)

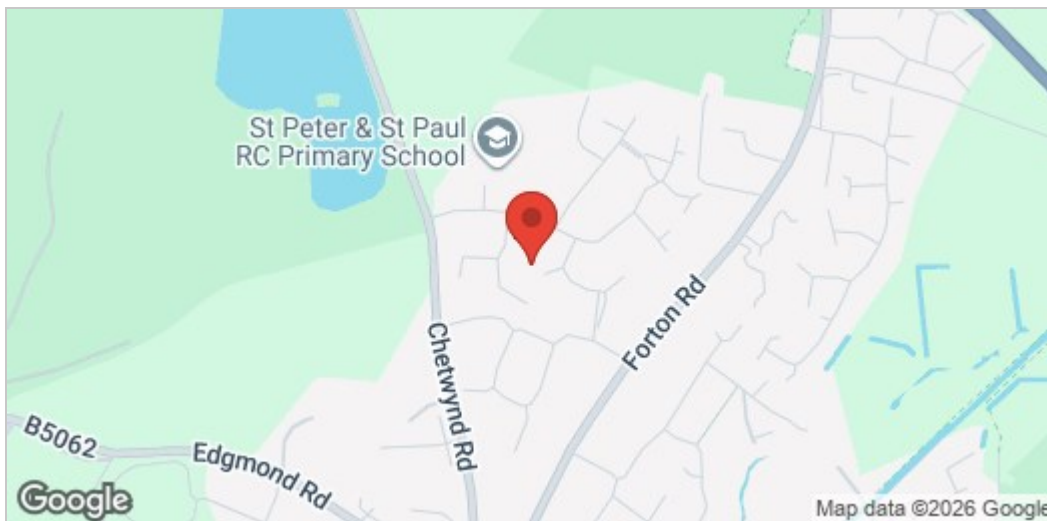


First Floor

Approx. 55.2 sq. metres (594.2 sq. feet)



Total area: approx. 137.6 sq. metres (1481.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		70	
(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	

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.