



**Estate Agents
Letting Agents
Surveyors & Valuers**

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4 Vineyard Court, Newport, TF10 7UY
Offers In The Region Of £250,000

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NO UPWARD CHAIN

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 set out in further detail below;

Partially glazed door to...

Entrance Hall

With side facing uPVC double glazed window and radiator. Door to...

Kitchen

10'7" x 8'7" (3.23 x 2.64)

Having a range of base and wall mounted cabinets comprising oak fronted cupboards and drawers with contrasting work surfaces above. Integral oven and 4 ring induction hob with extractor hood above. Stainless steel 1 1/2 sink with drainer. Space and plumbing provisions for a washing machine. Space for undercounter fridge. Front facing uPVC double glazed window and tile effect flooring. Side pvc courtesy door to rear garden. Radiator.

Living Room

15'7" x 12'9" (4.76 x 3.91)

A good sized room with central fireplace having marble effect back and hearth with wooden mantel and electric fire. Radiator and sliding PVC double glazed doors into...

Conservatory

8'7" x 9'2" (2.63 x 2.81)

Partially bricked with uPVC double glazed elevations above and translucent roof. Side door to rear garden. Multiple socket points.

Bedroom One

11'8" x 9'2" (3.57 x 2.80)

Double bedroom with built-in bedroom furniture. Rear aspect uPVC double glazed window and radiator.

Bedroom Two

11'8" x 8'10" (3.57 x 2.71)

Double bedroom with front facing uPVC double glazed window. Radiator.

Bathroom

Fully-tiled with panelled bath and electric shower over. Pedestal wash basin and low-level flush WC. Side facing uPVC frosted window and radiator.

Detached Garage

16'7" x 9'1" (5.06 x 2.77)

With electric roller door. Power and light.

Outside

The property is accessed off Vineyard Road onto Vineyard Court, a cul-de-sac comprising three detached bungalows. Number 4 is to the left offering parking to the front leading up to the detached Garage. The front garden is set to gravelled areas with inset shrubs and a paved pathway leads to the front door. Gated side access to the south facing rear garden, with (raised bedding areas) lawn and patio, scope for further landscaping.

Additional Information

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

EPC RATING: D

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

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		87
(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

Ground Floor

Approx. 69.4 sq. metres (747.2 sq. feet)



Total area: approx. 69.4 sq. metres (747.2 sq. feet)

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.

4 Vineyard Court, 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.