Tempertons

Estate Agents
Letting Agents
Surveyors & Valuers

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44 Waterside Mews, Newport, TF10 7PA

Offers In The Region Of £173,000

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The property is in a prime location, close to the canal and a short walk from the Newport high street. 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, set out in further detail below;

Entrance Porch
with partially glazed door into

Lounge
11'11" x 11'2" (3.65 x 3.42)
A good sized room with a front aspect uPVC window. Central fireplace incorporating a coal effect electric fire. Staircase leading to the first floor Landing. Radiator.

Kitchen
12'1" x 8'8" (3.70 x 2.65)
Having base and wall mounted units comprising cupboards and drawers with contrasting work surfaces over. Integrated oven and 4 ring electric hob above with extractor hood over. Space and plumbing provision for a washing machine. Undercounter fridge and upright fridge-freezer included in the sale. Rear aspect uPVC double glazed window and courtesy door to rear garden. Tiled floor.

Bedroom One
12'2" x 8'11" (3.71 x 2.72)
A good sized double bedroom with rear aspect uPVC double glazed window and radiator.

Bedroom Two
10'8" x 6'7" (3.27 x 2.03)
With front aspect uPVC double glazed window and radiator.

Refitted Bathroom
Panelled bath with electric shower over and full-height tiled surround. Wash basin and base cupboard below. Low-level flush WC. Front aspect uPVC double glazed window and ladder radiator.

Outside
The property benefits from off-road parking to the front on a tarmaced parking area. The rear garden is laid to slabbed and gravelled areas with plenty of space for entertaining. Rear gate leading to further residents parking area.

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

EPC RATING: D (68)

TENURE: We are advised by the Vendors, 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.

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

DIRECTIONS: From the Newport High Street proceed towards Lower Bar, turn left at the mini roundabout by the Esso garage. Take the second right by the fire station onto Waterside Mews, towards the end of this road take a right turning and the property can be found on your right hand side.

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.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

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.

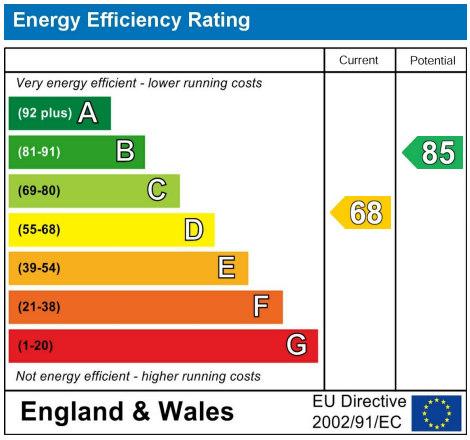
PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

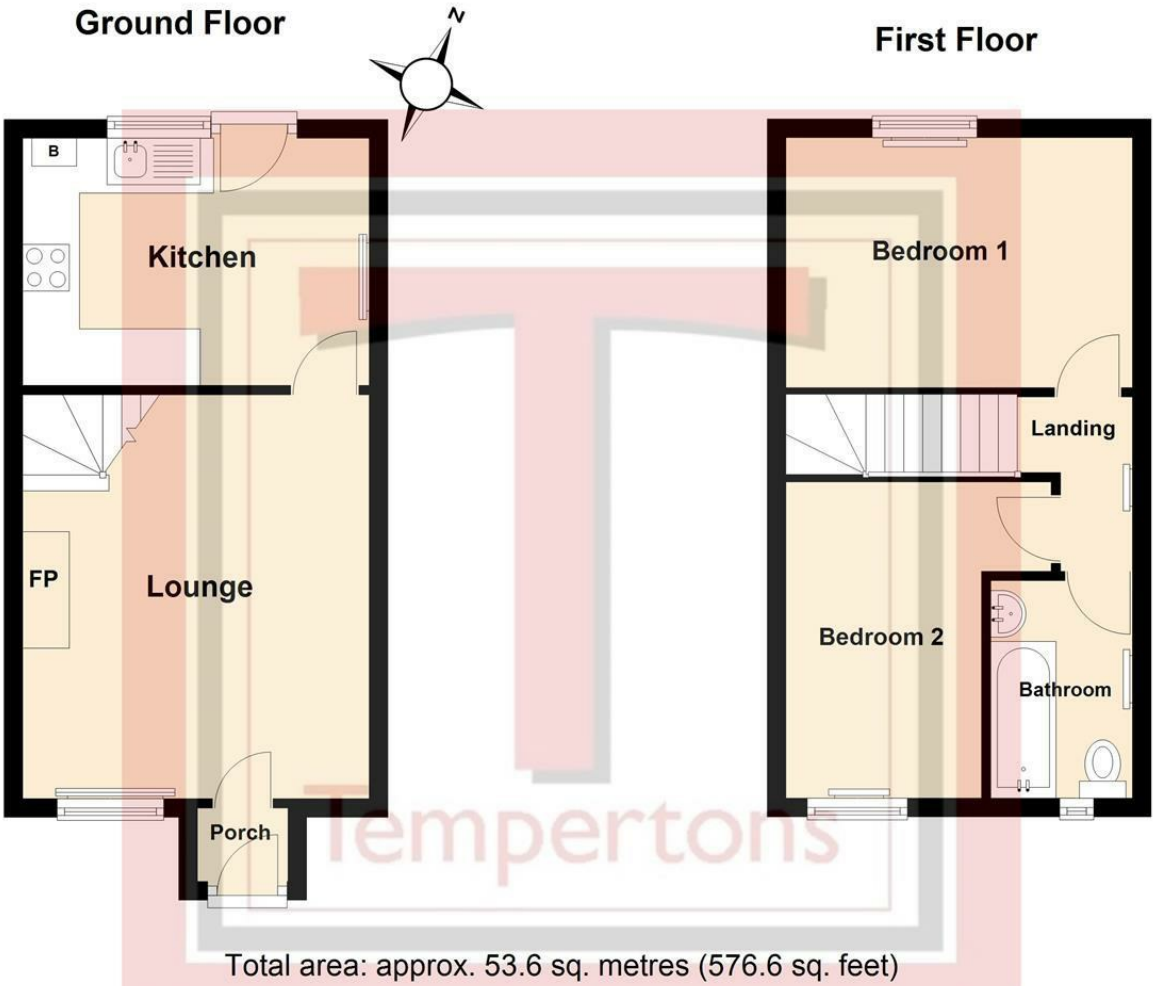












Total area: approx. 53.6 sq. metres (576.6 sq. feet)

This 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 used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property.
Plan produced using PlanUp.

44 Waterside Mews, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.