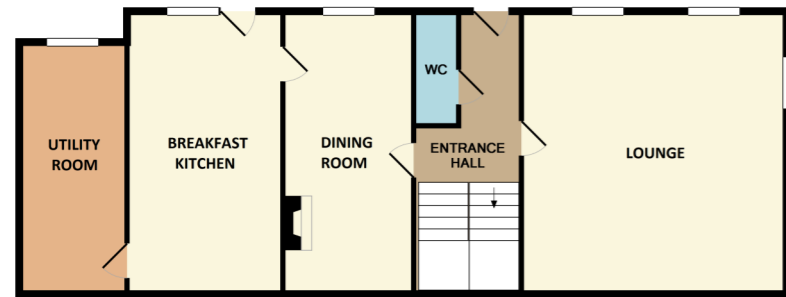


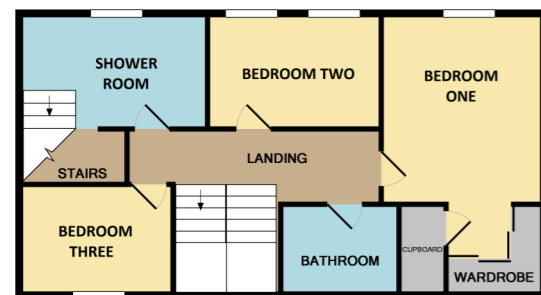
SERVICES: We understand that all mains services are connected.

VIEWING: Strictly by prior appointment with the Agents Newport Office – 01952 812519

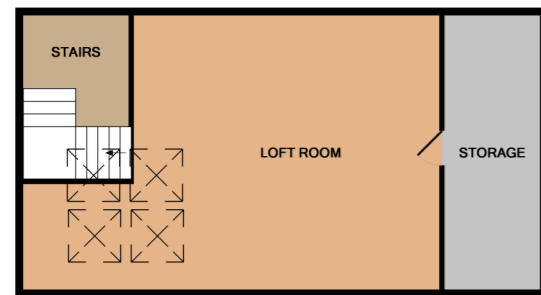
DIRECTIONS: From Newport, take the A518 towards Telford at the Donnington roundabout, turn right into Station Road and at the next roundabout, take the second exit onto Humber Lane. Follow this road for approximately 1.5 miles and then turn right, signposted Preston-upon-the-Weald-Moors. Continue along this road for a short distance where the property can be located on the right hand side, marked by our For Sale sign.



GROUND FLOOR
APPROX. FLOOR
AREA 841 SQ.FT.
(78.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2005 SQ.FT. (186.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AGENTS NOTES:

1. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office 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. If you wish to ask a specific question about this property, please speak to the sales advisor, who has inspected the property.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission the 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 (included in brackets and correct to within 3 inches) is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments or new carpets etc.

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 Performance Certificate HM Government

1 Manor Barns, Preston, TELFORD, TF6 6DH
 Dwelling type: Semi-detached house Reference number: 034032884-7007-00206-0345
 Date of assessment: 24 October 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 24 October 2016 Total floor area: 185 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,848
Over 3 years you could save	£ 2,099

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 273 over 3 years	
Heating	£ 6,225 over 3 years	£ 3,303 over 3 years	You could save £ 3,099 over 3 years
Hot Water	£ 450 over 3 years	£ 273 over 3 years	
Totals	£ 6,848	£ 3,849	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,367	
2 Floor insulation (solid floor)	£4,000 - £9,000	£ 378	
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 198	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard network rate). The Green Deal only enables you to make your home warmer and cheaper to run.

Page 1 of 4



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Estate Agents • Surveyors • Valuers

NEWPORT

01952
812519

**I MANOR BARNS
PRESTON-UPON-THE-WEALD-MOORS, TF6 6DH**



**NO UPWARD CHAIN
PART EXCHANGE CONSIDERED - SUBJECT TO ASSESSMENT**

- SPACIOUS THREE BEDROOMED BARN CONVERSION WITH ADDITIONAL LOFT ROOM
- TWO RECEPTION ROOMS
- BATHROOM AND SHOWER ROOM
- DETACHED GARAGE
- FULL DEPTH KITCHEN AND UTILITY ROOM
- PRIVATE, LOW MAINTENANCE GARDEN
- RURAL VILLAGE LOCATION

£310,000 region

REF. 5032



Newport
23-25 High Street

01952 812519
Telford Town Centre



23-25 High Street, Newport

Tel: 01952 812519

Number 1 Manor Barns is a spacious barn conversion, with accommodation over three floors. The property has the benefit of two reception rooms, a full depth breakfast kitchen with attached large utility area and downstairs cloak room, three bedrooms, family bathroom and shower room to the first floor, with a loft room (having restricted headroom) accessed via an additional staircase from the shower room. The garden is to the front of the property, and enjoys a sunny aspect, being designed for low maintenance. The home also benefits from a detached garage and off road parking.

Preston-upon-the-Weald-Moors is a pleasant rural village, about five miles from the market town of Newport with its local shops, services and schools of high repute. The historic market town of Wellington is approximately four miles distant and offers a range of local shops, traditional market, library, leisure centre, bus and railway stations. Telford Town Centre with its covered shopping centre, leisure facilities and M54 motorway connection points is about five miles south. The village does benefit from an excellent Primary School and there is a local convenience store about two miles away at The Humbers. There are a range of secondary education facilities at both Newport and Telford, and further education facilities including the Telford College of Arts and Technology, and New College in Wellington.

The property comprises in more detail:

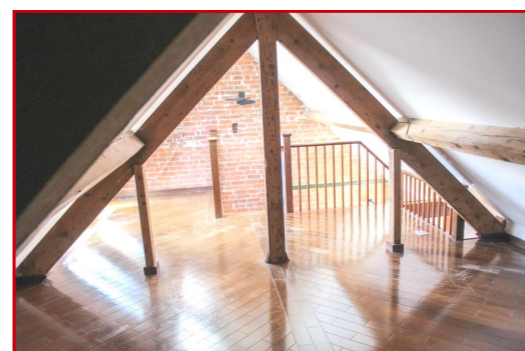
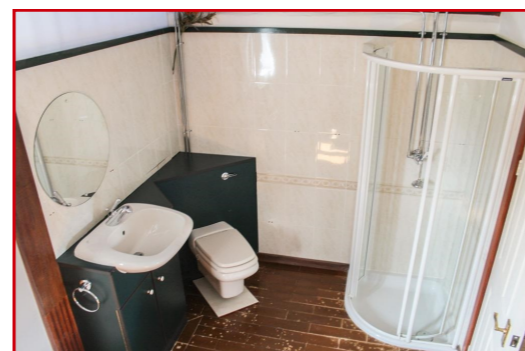
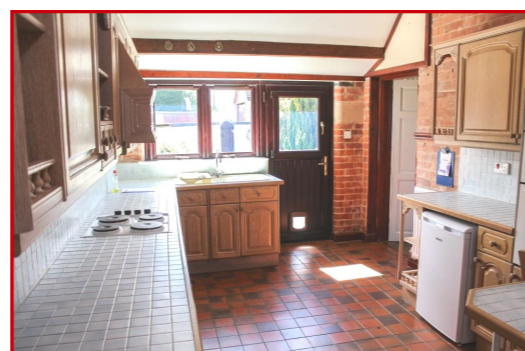
A partially glazed front door opens into the **ENTRANCE HALLWAY**: with wooden block flooring, useful understairs storage cupboard, dado rail and panelled radiator.

GUEST CLOAKS/WC: having WC with low level suite and pedestal wash hand basin. Panelled radiator front aspect obscure glazed window.

FULL DEPTH LOUNGE: 5.41m x 5.08m (17'9" x 16'8") this generous room has a corner mounted feature brick fireplace with raised quarry tiled hearth, housing a gas cast iron 'log burner' effect fire. This light room has two front aspect windows and one side aspect window. Three panelled radiators. Picture rail.

FULL DEPTH DINING ROOM: 5.40m x 2.49m (17'8" x 8'2") with tall brick feature fireplace with raised quarry tiled hearth and wooden mantle housing gas fire. Built in sideboard with shelving and cupboards. Front aspect window. Panelled radiator, dado rail and wooden block flooring.

FULL DEPTH BREAKFAST KITCHEN: 5.40m x 3.05m (17'8" x 10'0") having an extensive range of limed oak effect wooden fronted units of base and wall mounted cupboards, shelves and drawers. Contrasting work surfaces include a breakfast bar extension and inset ceramic sink and drainer unit with complementary tiled splashback. Inset four ring solid top hob with extractor unit over, built in high level double oven, space for under counter fridge freezer and inset sink and drainer unit. Quarry tiled flooring, exposed brick walling, dado rail, panelled radiator and Potterton gas central heating boiler. Front aspect window and partially glazed adjacent door, Velux style roof light.



UTILITY ROOM: 4.80m x 2.10m (15'8" x 6'10") with a range of base and wall mounted white fronted cupboards and drawers and contrasting work surface over. Inset stainless steel sink and drainer unit. Front aspect window. Quarry tiled flooring, panelled radiator and access hatch to loft storage space.

Turned stairs rise from the hallway to the first floor **LANDING**, having rear aspect window at the half landing level.

BEDROOM ONE: 5.13m max x 3.10m max (16'10" x 10'2") with front and side aspect windows. Range of fitted wooden mirror fronted wardrobes to one end, airing cupboard. Two panelled radiators.

BEDROOM TWO: 3.15m x 2.21m (10'4" x 7'3") with two front aspect windows and panelled radiator.

BEDROOM THREE: 2.67m x 2.13m (8'9" x 7'0") having a rear aspect window and panelled radiator.

FAMILY BATHROOM: being fully tiled with ceramic tiled floor. Complete coloured suite comprising panelled bath with glass modesty screen, chrome faced mixer taps and 'telephone' style shower attachment. WC with low level suite and pedestal wash hand basin.

SHOWER ROOM: 2.39m x 2.24m (7'10" x 7'4") being partially tiled with picture rail. White suite includes corner shower cubicle with sliding doors and mains fed shower. WC and wash hand basin set into a contemporary vanity unit. Wooden floor. Panelled radiator, exposed brick walls and front aspect window.

Stairs rise from the shower room to

LOFT AREA WITH RESTRICTED HEADROOM: 6.93m x 5.40m max (22'9" x 17'8") having wooden block flooring and exposed beams. Further open storage area over furthest beam to the rear of the room, having two hanging rails, plus a further built in cupboard housing water tanks. Four Velux style windows to rear aspect.

OUTSIDE: To the front of the property, is a detached **GARAGE**: 8.53m x 5.31m (28'0" x 11'6") having twin wooden doors, concrete floor, eaves storage, light and power. To the front is a small area of off road parking. The home has a low maintenance front garden with a range of interesting arranged gravelled areas, ornamental stone, paving, inset shrubs, pergola, all surrounded by a substantial brick wall to three sides, which includes a pedestrian wooden access gate.

COUNCIL TAX: We are advised by the Telford and Wrekin Council that the property has been allocated Council Tax Band F.

EPC RATING: E (50)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

