

Total area: approx. 136.7 sq. metres (1471.5 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, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.

Plan produced using PlanUp.



**DIRECTIONS:** From the Tempertons office in the Newport High Street, take the right hand turn at The Barley pub roundabout into Stafford Street, continuing to take the traffic lights. Take the left hand turn into Water Lane and then the right hand turn into Vineyard Road, before continuing straight ahead at the junction with Tan Bank. Take the left hand turn into the second Fishers Lock road, and then take the first right hand turn into Maynards Croft where number 37 can be found towards the end of the right hand side cul-de-sac tributary.

#### AGENTS NOTES:

- 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.
- 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.
- 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 fittings or new carpets etc

**HOME BUYERS 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			
37, Maynards Croft, NEWPORT, NP10 7TA			
Building type:	Detached house	Reference number:	9005-2919-7400-0278-0181
Date of assessment:	31 October 2018	Type of assessment:	Full EPC - existing dwelling
Date of certificate:	02 November 2018	Total floor area:	136.7 m <sup>2</sup>
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 making improvement measures			
Estimated energy costs for heating for 3 years:			
Over 3 years you could save:			
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 244 over 3 years	£ 89 over 3 years
Heating	£ 2,384 over 3 years	£ 1,100 over 3 years	£ 1,284 over 3 years
Hot Water	£ 279 over 3 years	£ 279 over 3 years	£ 0 over 3 years
Totals	£ 2,996	£ 1,623	£ 1,373
These figures show how much the average household would spend in 3 years on this property for heating, lighting and hot water, and are based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
	Current	Potential	
Energy Efficiency Rating	D	C	
The graph shows the current energy efficiency of your home higher the rating the lower your bills are likely to be.			
The potential rating shows the effect of understanding 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 households.			
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1. Floor insulation (under floor)	£4,000 - 16,000	£ 146	
2. Low energy lighting for all fixed outlets	£20	£ 57	
3. Solar photovoltaic panels, 2.5 kWp	£3,000 - 15,000	£ 895	
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 households. The Green Deal may enable you to make your home more energy efficient.			



23-25 High Street, Newport

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Estate Agents • Surveyors • Valuers

NEWPORT  
01952  
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## 37 MAYNARDS CROFT NEWPORT, SHROPSHIRE, TF10 7TA



### INTERNAL VIEWING HIGHLY RECOMMENDED

- FOUR BEDROOMED DETACHED HOUSE WITH GARAGE, ON A GENEROUSLY SIZED PLOT
- 20' LOUNGE, FITTED KITCHEN, SEPARATE DINING ROOM, CONSERVATORY, CLOAKS / WC
- REFITTED FAMILY BATHROOM
- LONGER THAN AVERAGE, ENCLOSED REAR GARDENS
- FULL PLANNING PERMISSION FOR SINGLE STOREY EXTENSION (REFERENCE: TWC/2018/0559)

**£239,995 region**

REF. 5151



Newport  
23-25 High Street  
01952 812519

Telford Town Centre  
Suite 1, Blount House, Hall Court, Hall Park Way  
01952 201700



Number 37 is a good sized, four bedroomed link detached property, situated on a generous plot, with low maintenance garden to the front and a longer than average garden to the rear, off road parking and garage with power and light. The accommodation is well proportioned and benefits from large uPVC double glazed windows, providing plenty of light to the property.

Set back from the road, towards the end of the cul-de-sac, this property is located in an established residential area of Newport, which has an abundance of shops and amenities within the town, including a thriving twice weekly market, two supermarkets, library, leisure centre and a range of both independent and 'chain' shops. There are schools of high repute in Newport, including two selective secondary schools, along with bus services to Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles) where an even wider range of shops, leisure facilities and mainline rail stations are available.

### AN INTERNAL VIEWING IS HIGHLY RECOMMENDED

The property in more detail comprises:

A double glazed door to the side of the property, with glazed side panel opens into the

**HALL:** with laminate floor and panelled radiator. A partially shelved, generous understairs **STORE CUPBOARD: 1.78m x 1.62m (5'9" x 5'3")** has coat hooks, power and light (having been formerly used as an office space). Partially glazed wall into Lounge.

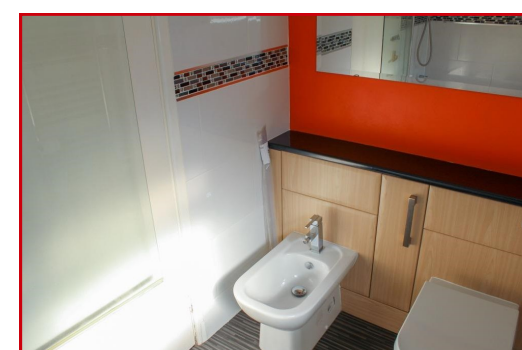
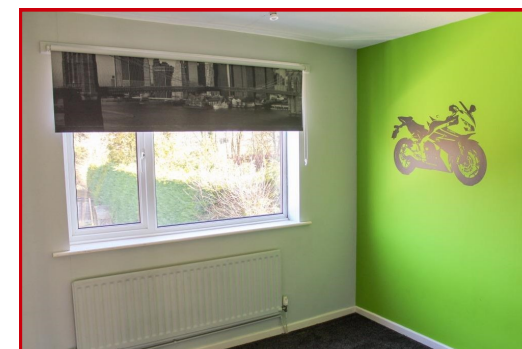
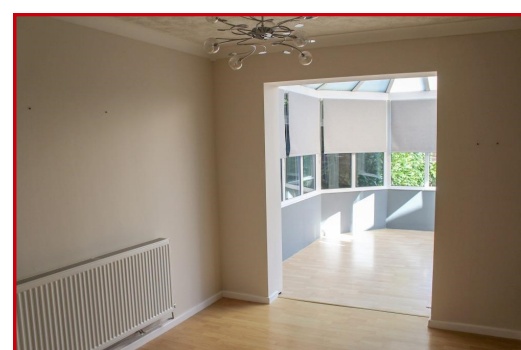
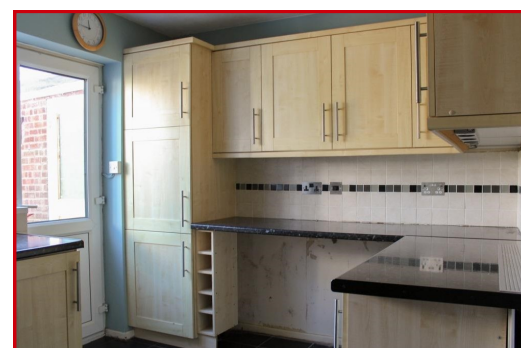
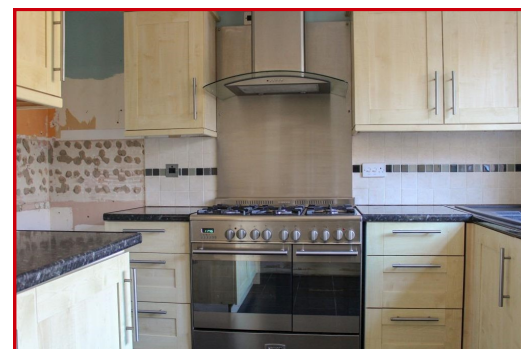
**GUEST CLOAKS/WC:** having a white WC with low level suite and wash hand basin mounted in a vanity unit. Side aspect patterned glazed window and panelled radiator.

**FULL WIDTH LOUNGE:** 6.12m x 3.63m (20'3" x 11'10") with two front aspect windows having vertical blinds and an attractive modern composite fireplace surround and hearth, housing an inset coal effect gas fire (not in use). Two panelled radiators. Laminate flooring continued from the hall.

**KITCHEN:** 6.183.29m max (2.57m ave) x 3.25m ave (10'9" (8'5") x 10'7") fitted with a range of ash effect units of base and wall mounted cupboards and drawers, having under-cupboard lighting. Contrasting roll-top work tops, complementary tiled splashbacks and inset composite sink and drainer unit with mixer tap. Freestanding Kenwood range cooker with gas hob and electric fan assisted ovens, with glass and stainless steel chimney extractor hood over. Space and plumbing provision for a washing machine and dishwasher. Space for upright fridge freezer. Vinyl floor and panelled radiator. Rear aspect window and half glazed door opening to the garden.

**DINING ROOM:** 3.31m x 2.72m (10'10" x 8'11") with laminate floor and panelled radiator. Archway into

**VICTORIAN STYLE CONSERVATORY:** 3.47m x 3.09m (11'4" x 10'1") having uPVC double glazed windows on dwarf walls with roller blinds and 'French' style patio doors opening to the rear garden. Panelled radiator and laminate floor.



Stairs rise from the hallway to the first floor **LANDING**, providing access to the bedrooms and bathroom. Built in partially shelved airing cupboard containing the Glow-Worm gas boiler. Access hatch to the loft storage space. Side aspect high level window.

**BEDROOM ONE:** 3.70m x 3.36m (12'1" x 11'0") with triple width fitted wardrobes. Panelled radiator and laminated floor. Front aspect picture window.

**BEDROOM TWO:** 3.70m x 2.74m max (12'1" x 8'11") with built in wardrobes having sliding mirrored drawers. Front aspect window and panelled radiator.

**BEDROOM THREE:** 2.79m x 2.72m to wardrobes (9'1" x 8'11") with rear aspect window and panelled radiator. Built-in triple width wardrobes with mirrored sliding doors.

**BEDROOM FOUR:** 3.37m x 2.74m (11'0" x 8'11") with rear aspect window and panelled radiator.

**REFITTED BATHROOM:** 2.40m x 1.67m (7'10" x 5'5") with complete white suite, including panelled spa bath with shower over and glass modesty screen and pedestal wash hand basin. Bidet and WC set into modern vanity unit. Fully tiled walls to three walls and vinyl flooring. Side aspect patterned glazed window and chrome faced ladder radiator.

**OUTSIDE:** Number 37 is approached off Maynards Croft over a tarmacadamed driveway, with parking for several cars, leading to a **GARAGE** having metal up and over door, power and lighting. A courtesy door to the rear of the garage opens to the garden. The front garden is laid to ornamental gravel for low maintenance with an attractive shrubbed border next to the property.

The rear garden is longer than average, arranged over two levels, with a raised ornamental gravelled area to the rear of the house, providing a substantial seating and entertaining area. The remainder of the garden is mainly laid to lawn with borders of mature shrubs and trees and several useful timber sheds.

**NOTE:** Full Planning Permission has been granted by Telford and Wrekin Council, for the erection of a single storey rear extension and part demolition and rebuilding of the existing garage - reference TWC/2018/0559.

**COUNCIL TAX:** We are advised by the local authority; Telford and Wrekin Council, that the property is Band D.

**EPC RATING:** 69 (C)

**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, gas, electricity and drainage are connected. The home is heated via a gas central heating system.

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

