



The Hayloft, Eaton Court, Eaton on Tern, Market Drayton



The Hayloft, Eaton Court, Eaton-On-Tern, Market Drayton, TF9 2BX

£315,000 Region

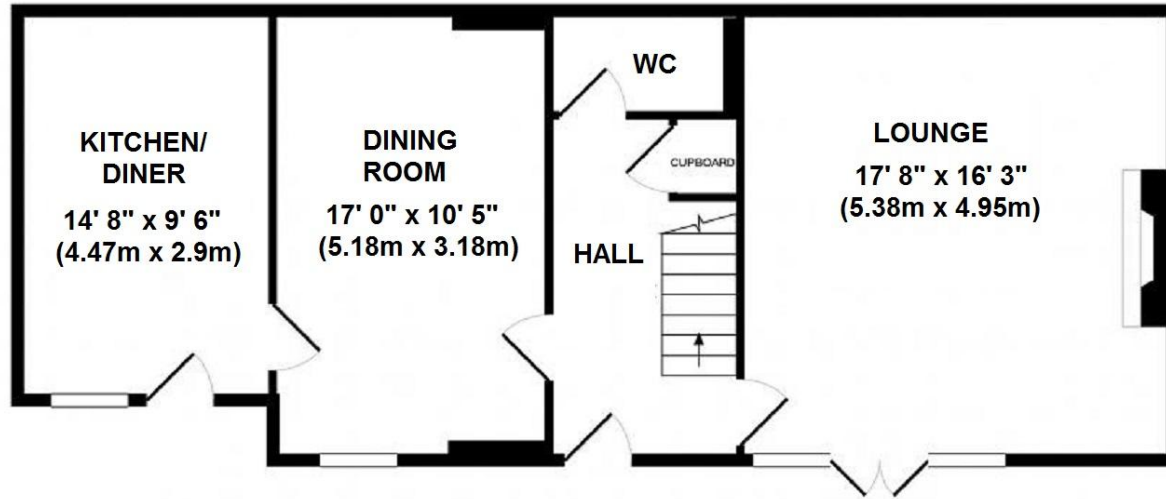
BRIEF DESCRIPTION

A highly recommended spacious barn conversion situated in an idyllic hamlet location, approximately 3.5 miles from Waters Upton, approximately 9 miles from Wellington and approximately 8 miles from Newport . This very attractive home has accommodation of good sized Entrance Hall, ground floor WC, very spacious Lounge with feature fireplace, Dining Room, attractive fitted Kitchen, Master Bedroom with En-suite and walk-in wardrobe, two further double bedrooms and Family Bathroom. To the front of the property is a pretty, good sized garden with mature planting and summerhouse, large single garage with loft storage and further parking.

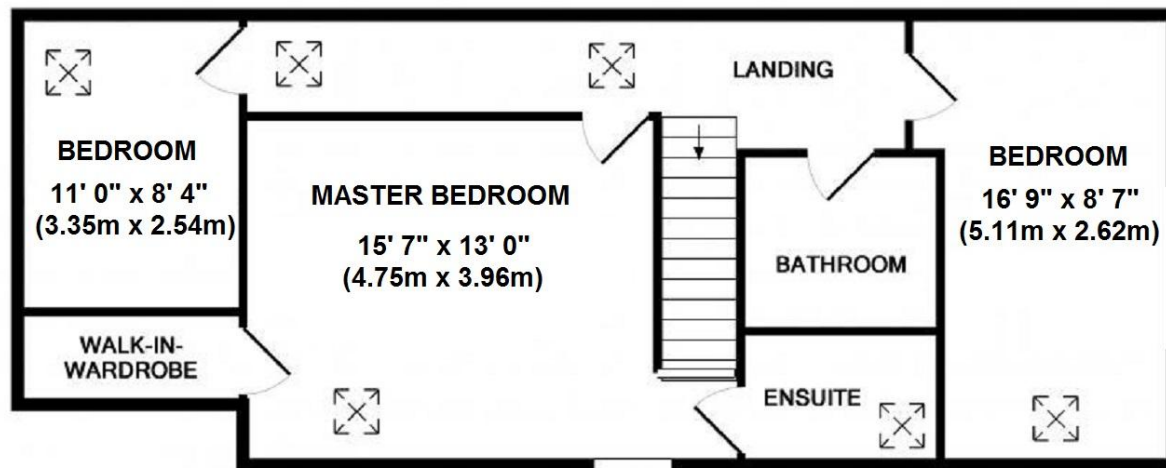
LOCATION

Situated in the village of Eaton-on-Tern, approximately 9 miles from Newport with its High Street stores, smaller specialised shops and indoor market. The more comprehensive shopping, leisure and employment facilities offered by Telford Town Centre are approximately 13 miles distance. The property is in a idyllic rural location close to the A41 providing easy access to the West Midlands road network, in particular the M6 to the North and M54 to the South.

Floor Plan
Not to scale



GROUND FLOOR



1ST FLOOR

EPC Rating

The Energy Efficiency Rating for this property is E. The full Energy Performance Certificate (EPC) is available for this property upon request.

Tenure

We are advised that the property is Freehold, and this will be confirmed by the Vendors' Solicitor during Pre-Contract enquiries. Vacant Possession Upon Completion.

Services

We are advised that the property has LPG Central Heating, Septic Tank Drainage, mains Electricity and Private Bore Hole Water Supply available. There is a management company for the water supply and the current cost is approximately £30 per month which covers general maintenance of the communal areas, septic tank drainage and the water supply. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. Warning, in the event of the property having LPG or Oil Central Heating, the residual fuel may be charged to the purchaser separately.

Directions

From Newport follow the A41 north for approximately 3 miles, turning left opposite the Jet Garage signposted to Childs Ercall. Turn right again signposted Childs Ercall and follow the signpost into Childs Ercall taking the first left into Childs Ercall signposted Eaton upon Tern. Follow this road to the T-junction and then turn left signposted Eaton upon Tern. Follow the road into the village, turn right into Eaton Court Barns where the property can be found on the left hand side.

Local Authority

Council Tax Enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

Viewing/Pre-Sales Marketing Advice

By arrangement with the Agents' Office at 30 High Street, Newport, Shropshire, TF10 7AQ. Tel: 01952 820239
Email: newport@barbers-online.co.uk

Property Information

We believe this information to be accurate, but they cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML Regulations

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

Method of Sale

Private Treaty

NE23825070319

