



**78 Vineyard Road,  
Newport,  
TF10 7BZ**

**OIRO £299,995**

A large five bedroom detached house providing a spacious family home. With driveway parking for up to four cars. It is currently Let to students for the academic year 2023/24. A potential investment opportunity for a student let. Conveniently located close to the centre of Newport. Benefitting from NO UPWARD CHAIN.

The accommodation briefly comprises to the ground floor through entrance hall, study, lounge, dining room/bedroom, open plan kitchen/dining area and bedroom with en-suite. To the first floor three bedrooms and a family bathroom. Externally a rear garden with shed. The front driveway has parking for up to four cars.

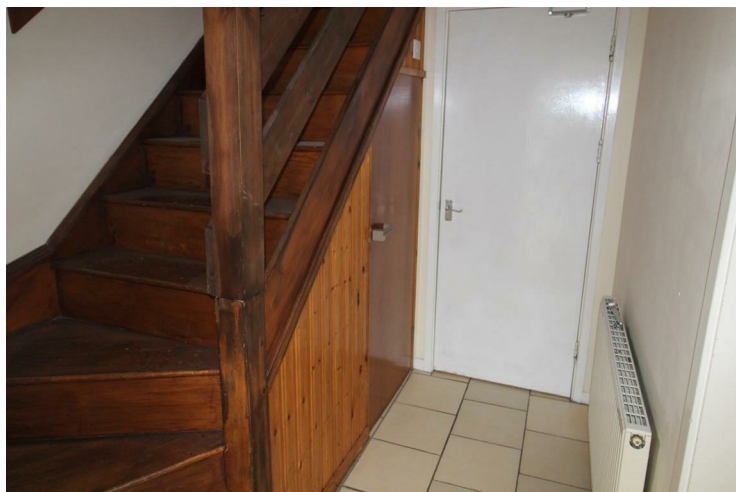
Newport is a thriving market town, which features a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The market town of The property is within easy commuting distance of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (9 miles).

An internal viewing is highly recommended.

### Entrance Hallway

11'2" x 7'3" (3.42 x 2.22)

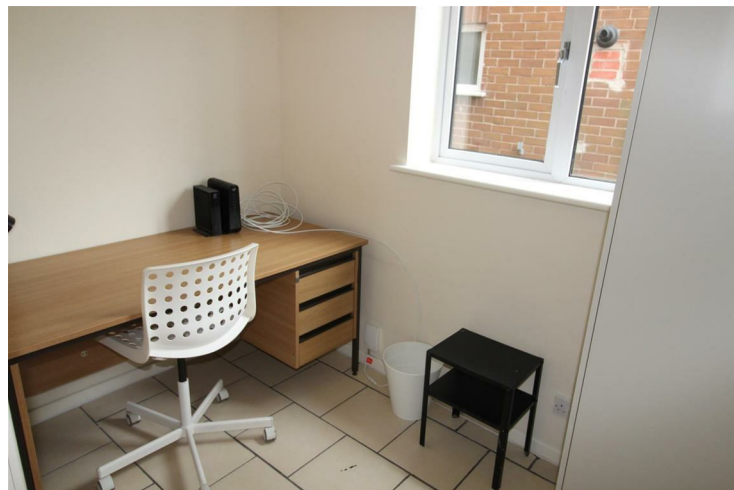
Double glazed PVC doors leading to the entrance hallway, the hallway has a tiled floor and under stair storage cupboard.



### Study

7'11" x 5'8" (2.43 x 1.73)

With tiled flooring.



### Lounge

9'4" x 12'1" (2.85 x 3.70)

With wooden flooring.



### Bedroom Four

6'6" x 12'1" (1.99 x 3.70)

With patio doors to rear garden.



### **Kitchen/ Diner**

25'2" x 7'9" (7.68 x 2.37)

A range of shaker style base and wall units, with an integrated electric oven and hob with a stainless steel extractor fan. A single stainless steel sink and drainer with a mixer tap, A breakfast bar. Recess area for a washing machine. There is tiling above the work surfaces and tiled flooring. The dining area has wooden laminate flooring.



### **Stairs to First Floor**

With a wooden staircase.

### **Bedroom One**

12'4" x 12'4" (3.78 x 3.77)

To the rear of the property.



### **Bedroom Five**

17'5" x 15'8" (5.32 x 4.80)

With wooden laminate flooring. Doorway leading to En-Suite



### **Bedroom Two**

9'1" x 12'0" (2.78 x 3.67 )

To the front of the property.



### **En-Suite**

7'5" x 3'7" (2.27 x 1.10)

With a shower cubicle with glass doors, wash basin with vanity unit below, low level W.C and extractor fan.

### Bedroom Three

12'3" x x 8'0" (3.75 x x 2.46)

To the rear of the property.



### Rear Garden

A patio area surrounded by a bricked wall, the border has mature shrubs and trees. A shed and a side access gate to the front driveway.



### Family Bathroom

8'0" x 8'8" (2.46 x 2.66)

Comprises of a white bathroom suite, a tub style bath, a wash basin with a glass wall unit above. A corner shower cubicle with shower to the mains which is tiled. A low level W.C laminate flooring and tiling around the bath and above the sink



### Front

A tarmac and gravel stone driveway with parking for up to four cars.

### AGENTS' NOTES:

EPC RATING: B (88) - a copy is available upon request.

SERVICES: We are advised that mains water, gas, electricity and drainage are available. The property is heated by a gas fired central heating system. Davies White & Perry 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.

LOCAL AUTHORITY: We are advised by the Local Authority, Telford & Wrekin Council. the property is Band C (currently £1,828.74) for the year 2024/2025)

PROPERTY INFORMATION: We believe this information to be accurate, but it 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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

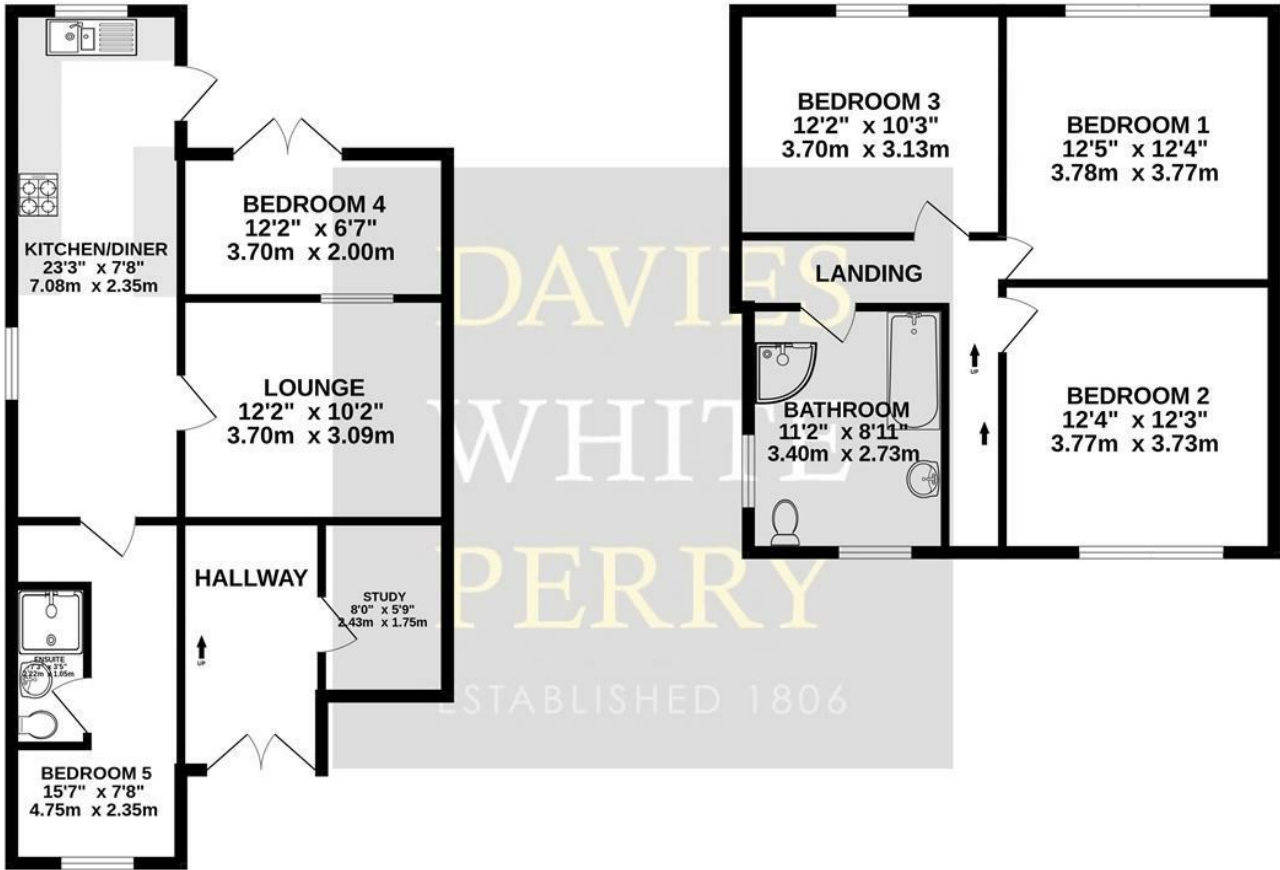
METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at [newport@davieswhiteperry.co.uk](mailto:newport@davieswhiteperry.co.uk)

DIRECTIONS: From our office in the High Street, proceed along the High Street to the roundabout with the Barley public house. Take the second exit onto Stafford Street. At the traffic lights, take the left hand turn into Water Lane. The entrance to the parking area is the first turning to the right, alternatively, the property can be entered from the front via Vineyard Road, the first road turning to the right off Water Lane.

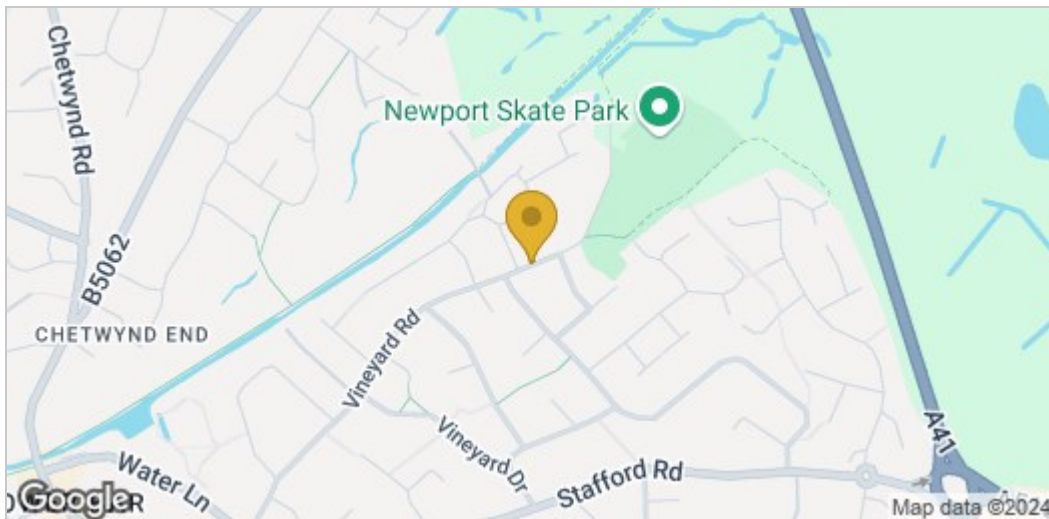
GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		88	
(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	

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.