



Helping *you* move



## 8 The Oaklands, Newport, TF10 7HA

An exceptionally rare opportunity to purchase a good sized modern detached bungalow within a short distance of Newport Town centre. The property is in excellent order throughout and offers spacious two bedroom accommodation .

Offers In Region Of  
**£340,000**

## Overview

- Exceptional Detached Modern Bungalow
- 2 Good Sized Bedrooms, large Bathroom
- Beautiful Kitchen/Dining Room
- Stylish Hallway
- 2 good sized bedrooms
- Light and Airy Lounge
- Attached Oversized Garage With Utility Area
- Pleasant Lawned Gardens
- EPC Rating B-82



## Brief Description

An outstanding, modern, Detached Bungalow situated in a quiet tucked away location with easy access to Newport Town Centre. This well thought out home is in excellent decorative order and provides accommodation of Entrance Hall, Kitchen Dining Room, Lounge, 2 good sized Bedrooms and a lovely large Bathroom with separate shower and bath.

## Location

The property is just 0.5 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools. A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



# Your Local Property Experts

## 01952 820239



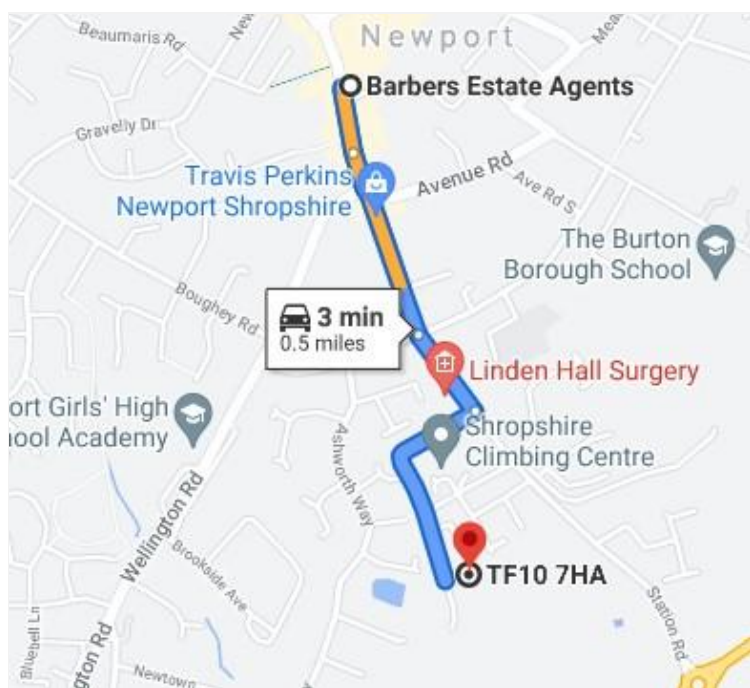
### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239.

Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services are available. 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.

**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

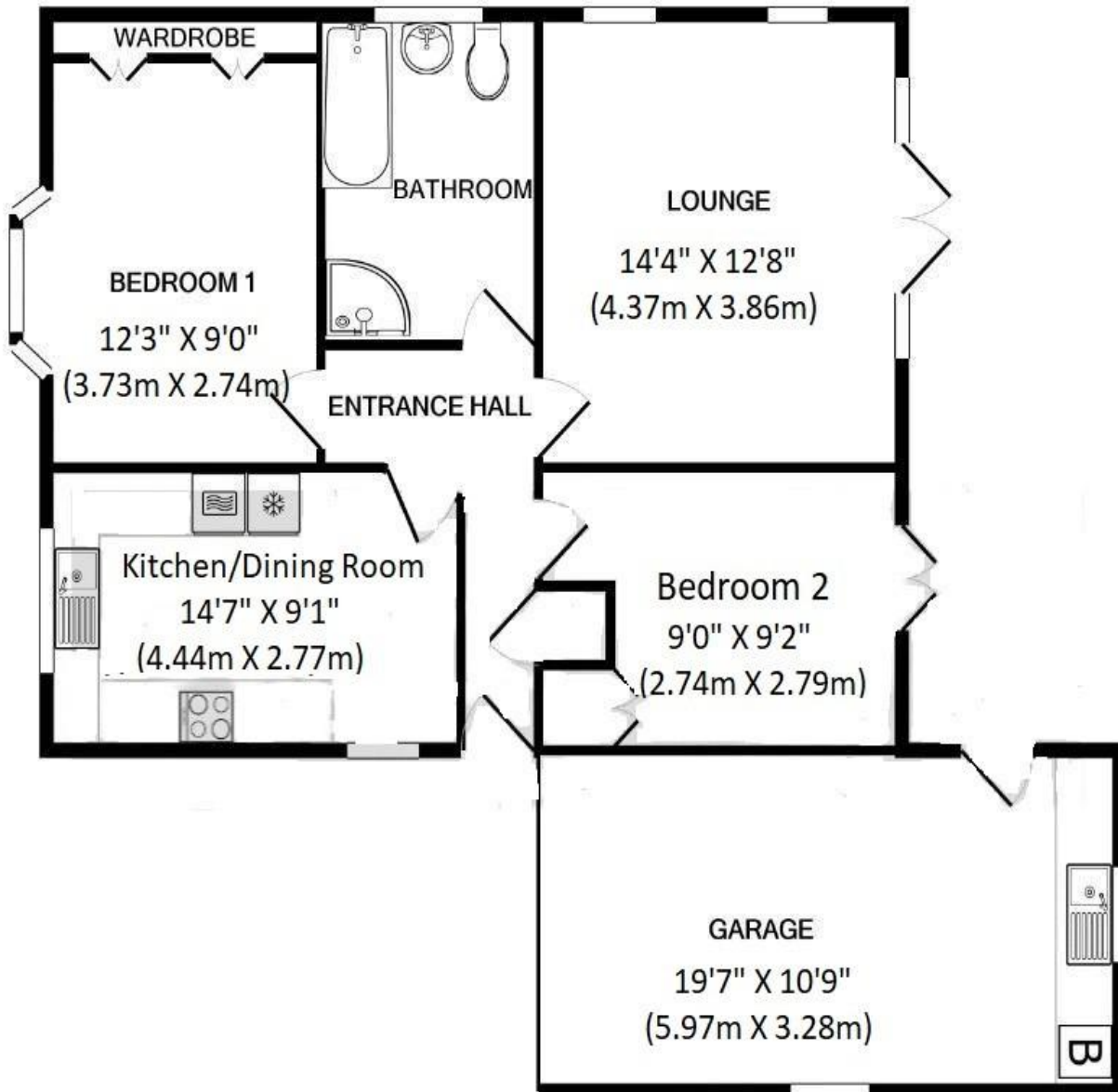


**DIRECTIONS:** From our office in the High Street, head south towards Bellman's Yard, continue onto Upper Bar then continue onto Station Road. Turn right onto Springfields where the property will be located on the left hand side as identified by our For Sale Board.

**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. To avoid delays in the buying process please provide the required documents as soon as possible.

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TOTAL APPROX. FLOOR AREA 911 SQ.FT. (84.6 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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## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820239

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BARBERS ESTATE AGENTS: 30 High Street,  
Newport, TF10 7AQ | Tel: 01952 820239  
Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)**



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