

11 The Turnstiles
Newport
NP20 5NR

164,950



- Council tax band B
- 1 double bedroom
- Front driveway
- Price includes all the furniture
- Excellent road links to the M4
- Walking distance to local supermarkets
- Easy reach of the city centre
- Excellent first time purchase
- Excellent property to downsize to

Ref: PRC12935

Viewing Instructions: Strictly By Appointment Only

VAT Registration No. 615966610

Davis & Sons 1747 Ltd
Trading as Davis & Sons
Registered Office: 20 Cambrian Road, Newport, NP20 4AB
Registered in England & Wales No. 3227215

General Description

Fantastic opportunity to acquire a property that has been updated and renovated throughout to a high standard with all modern appliances and all furniture to be included in the sale. This modern open plan living, 1 double bedroom terraced home with driveway and well maintained rear garden comes with and move in ready.

Excellent first time purchase, downsizing or investor. VIEWING IS HIGHLY RECOMMENDED.

Accommodation

Introduction

We are pleased to offer for sale this rare opportunity to purchase this immaculately well presented mid terraced 1 bedroom property with all the furniture included in the sale.

The property benefits from a front driveway providing off road parking and well maintained good size rear garden.

The property as recently been updated and renovated throughout.

The property consists of;- newly fitted kitchen, open plan lounge / diner. To the first floor a newly fitted shower room and 1 bedroom.

This really is a immaculately well presented first time buy or down sizing. Ideal investment to add to a portfolio with everything in place to Rent straight out.

VIEWING IS HIGHLY RECOMMENDED

Front Garden

Driveway providing off road parking and partly laid to chippings.

Entrance

Via composite front door into;-

Open plan kitchen / living / dining room (22' 07" x 11' 04") or (6.88m x 3.45m)

Plastered finish to walls and ceiling, inset low voltage lighting, upvc double glazed windows to front and rear. Rear composite door to rear garden. Wood laminate flooring throughout, space for small table and chairs, feature radiator and stairs to first floor with under stairs currently being used for office space. The modern kitchen is fitted with a range of wall and base units, roll top preparation work surfaces, tiled splash backs. Integrated hob, oven and extractor hood over, integrated fridge / freezer and washing machine. Stainless steel sink, drainer and mixer tap.

First Floor Landing

Plastered and painted finish to walls and ceiling. Doors off to the bedroom and bathroom.

Shower Room (9' 09" x 5' 0") or (2.97m x 1.52m)

Ceramic tiling to walls and flooring, obscured upvc double glazed window, combination unit with wash hand basin storage below and wc. Vertical central heating radiator. Double walk in shower cubicle with Vado shower head and Kudos glass. door to storage cupboard housing the Worcester Bosch gas boiler.

Double Bedroom (12' 09" x 8' 06") or (3.89m x 2.59m)

Wood laminate flooring, Bank of fitted wardrobes, fitted storage space into the wall. Upvc double glazed window to front, feature central heating radiator.

Rear Garden

Well maintained rear garden laid to patio area & lawn areas with storage shed.

Information

We have been advised the following by the current owner and are included in the property sale;-

The windows and doors were fitted in December 2016 with a 10 year warranty.

Kudos Glass walk in shower with Vado shower fitted Aug 2020 10 year warranty. (2 year parts & labour, 8 years parts)

Worcester Bosch gas boiler (Greenstar 30i) fitted October 2018 new heating pipes upgraded throughout the house from microbore to 22mm.

New fitted kitchen (November 2023)

Bosch oven (not used)

Matrix electric hob

Zanussi 50/50 fridge / freezer

Extraction fan

Existing washing machine

Security camera overlooking the front drive

Ring security doorbell

Virgin TV and broadband, speeds to 1130Mbps

Keter plastic factor 8x8ft apex shed with internal base, built on a concrete base

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:75

Tenure

We are informed that the tenure is Freehold

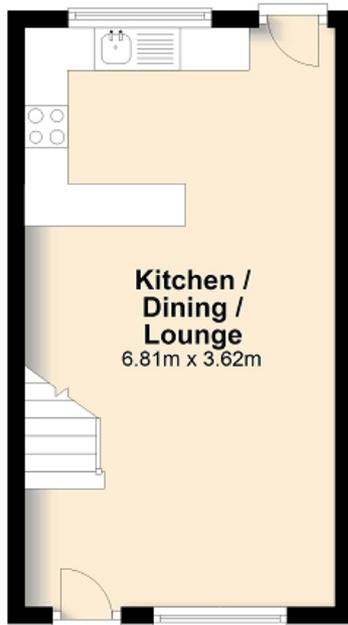
Council Tax

Band Not Specified

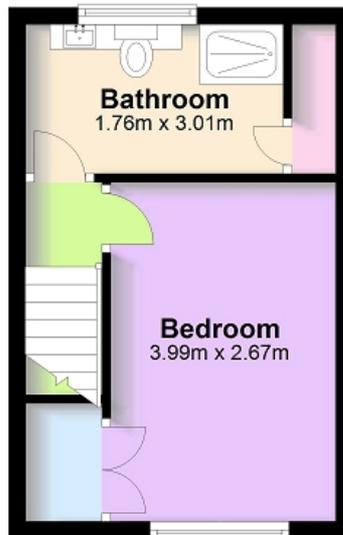




Ground Floor



First Floor



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source
Plan produced using PlanUp.

All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own

enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.