



**15a Fishers Lock,  
Newport,  
TF10 7BY**

**OIRO £315,000**



An attractive three bedroom detached bungalow, with off road parking. Offered with no upward chain.

A spacious detached bungalow featuring an entrance hallway, three double bedrooms, including a master with a Jack and Jill Ensuite. The property offers an open-plan lounge, dining area, and kitchen, along with a family bathroom. The generous rear garden wraps around to the front, with off road parking. Conveniently located within walking distance of Newport town centre.

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).

### **ENTRANCE HALLWAY**

26'8" x 5'6" (8.13 x 1.68)

With wooden effect flooring, inset spotlights and a storage cupboard with double doors.

### **LOUNGE DINER KITCHEN**

24'5" x 16'7" (7.45 x 5.06)

An open plan kitchen dining room and lounge. The kitchen has a range of modern base and wall units., the worktops have splash back tiling above. An integrated double oven and grill with an induction hob and extractor fan. With a ceramic tile floor and inset chrome spotlights.



### **BEDROOM ONE**

11'8" x 10'11" (3.58 x 3.35)

With a double built in wardrobe and loft access, overlooking the rear garden.



### **JACK AND JILL BATHROOM**

6'2" x 6'1" (1.88 x 1.86)

A single shower enclosure with a glazed door, with a vanity wash basin and low level W.C. A heated towel radiator, a tiled floor and inset spotlights.





## BATHROOM

11'7" x 7'3" (3.55 x 2.23)

With a double shower enclosure and shower to the mains. A panelled bath and vanity wash basin with a low level W.C, there is a heated towel radiator, tiled floor and the walls are partially tiled.



## BEDROOM TWO

11'8" x 10'11" (3.58 x 3.35)

With double built in wardrobes overlooking the front garden.



## REAR GARDEN

With a paved patio area which leads to a laid lawn, with an outside light, tap and side access gates to the front of the property.

## OUTSIDE

A gravelled parking area and pathway to the front door.

## AGENTS' NOTES:

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

**SERVICES:** We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. 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.

**COUNCIL TAX:** We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band D (currently £,2158.59 for the year 2025/2026).

**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

## BEDROOM THREE

10'8" x 9'4" (3.27 x 2.85)

A third double bedroom overlooking the front of the property.



confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 80mbps

Mobile Signal/Coverage Indoors: EE Limited / O2 Limited / Three Limited / Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Likely / O2 Likely / Three Likely / Vodafone Likely

PARKING: Driveway parking.

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

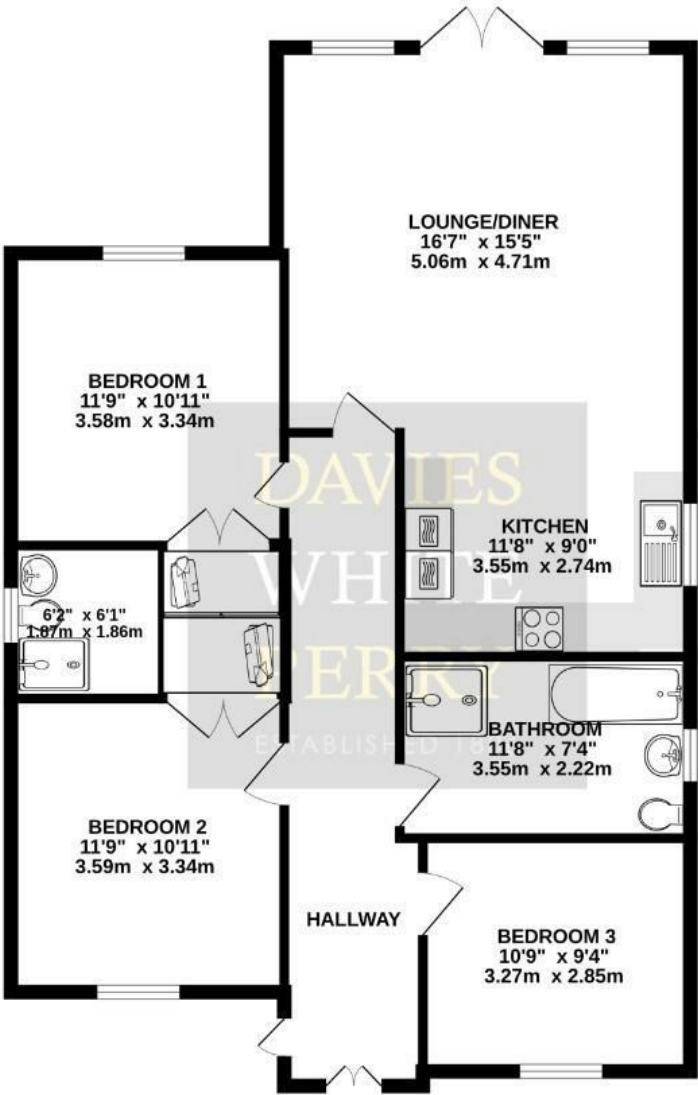
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

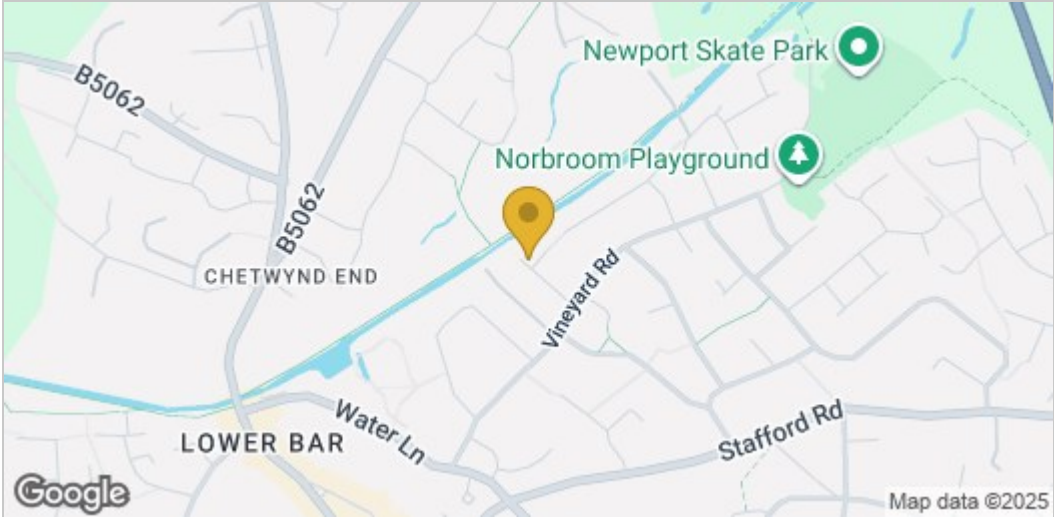
TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at [newport@davieswhiteperry.co.uk](mailto:newport@davieswhiteperry.co.uk)

DIRECTIONS: From our offices in the Newport High Street head north on the High Street at the round about take the second exit. Turn left on Water Lane, turn right onto Vineyard Road. Turn right and left into Fishers Lock. The bungalow can be identified with a for sale board.

GROUND FLOOR  
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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		94
(81-91) B	84	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.