Roger Parry & Partners

Plot 22 Maes Neuadd, Churchstoke, Montgomery, SY15 6DW

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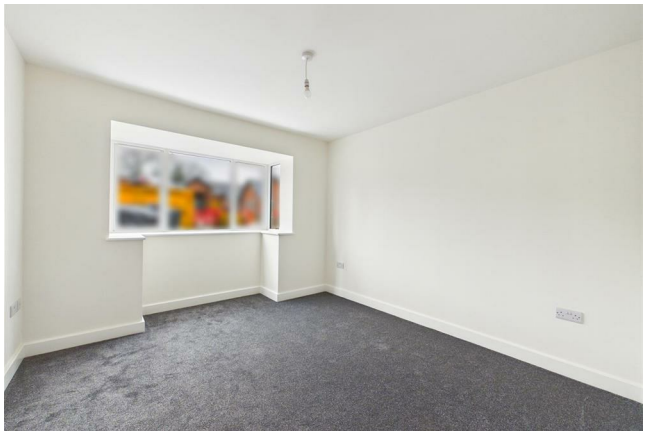
£260,000

Well designed two bedroom bungalows with a modern layout, located in the popular village of Churchstoke, which has a extensive range of amenities including a large supermarket. The village is surrounded by beautiful countryside and it is only a short drive from the market town of Welshpool.



A development of 14 homes comprising of 13 two-bedroom bungalows and a three-bedroom house, situated in a quiet cul de sac, offering a lifestyle and unique opportunity to live in the popular location of Churchstoke. Churchstoke benefits from a multitude of amenities while retaining its peaceful rural charm. The vibrant market town of Bishops Castle, approximately 7 miles away, provides a range of essential amenities too. For those seeking unique finds, the town boasts quirky vintage stores, while a selection of charming public houses, restaurants, and bars cater to diverse tastes. Known for its thriving music scene, festivals, and a strong sense of community, Bishops Castle offers a delightful blend of culture and rural living.

Accommodation will comprise of Reception Hall, Open plan Kitchen living dining room, two good size bedrooms and shower room complete the accommodation. All properties come with a driveway and garage, together with good sized gardens. Purchase prices vary slightly relating to the size and location of the individual plots. Each property will come with air source underfloor heating, double glazing, fitted kitchen with range of built-in appliances. Full list of specifications available from agents. Superior energy performance - forecast EPC rating A.

ENTRANCE HALL
11'6" x 3'11" (3.51m x 1.20m)
Bright hallway with LED lights and a switch. Vinyl flooring.

OPEN LIVING SPACE
15'10" x 18'9" (4.83m x 5.73m)
Incorporating kitchen, dining and living area.

KITCHEN
Modern fitted kitchen with a range of wall and base units, work surfaces, and an inset sink with mixer tap and drainer. Integrated appliances include a fridge/freezer, oven with hob and extractor hood, washer/dryer, and dishwasher. Ceiling lighting with LED downlights. Vinyl flooring.

LOUNGE/DINING ROOM
Spacious lounge/dining room with modern lighting, including LED downlights. Equipped with multiple double sockets. Vinyl flooring.

SHOWER ROOM
6'9" x 5'3" (2.07m x 1.61m)
Contemporary shower room featuring LED lights, a walk in shower unit, vanity unit with basin, and low flush Wc. Additional features include an extractor fan and dual fuel towel rail. Vinyl flooring.

MAIN BEDROOM
10'7" x 10'7" (3.24m x 3.23m)
Comfortable bedroom with a pendant light and switch. Includes multiple double sockets. Carpeted flooring.

GUEST BEDROOM
11'11" x 7'8" (3.64m x 2.36m)
Inviting guest bedroom with a pendant light and switch. Equipped with multiple double sockets. Carpeted flooring.

EXTERNAL DESCRIPTION
The property features a turfed garden and paved patio to rear, providing ample outdoor space for relaxation and activities. SINGLE GARAGE Additionally, there is a single garage for storage. Please note most garages are attached, however some plots have detached garages.

ADDITIONAL SPECIFICATIONS
The property benefits from central heating via an air source heat pump, underfloor heating throughout, and solar panels. Connected to mains sewage. All works comply with NHBC standards and come with an NHBC warranty.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 20 Mbps & Superfast 80 Mbps. Mobile Service: Limted/ Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax has not been set yet. We would recommend this is confirmed during pre-contact enquires.

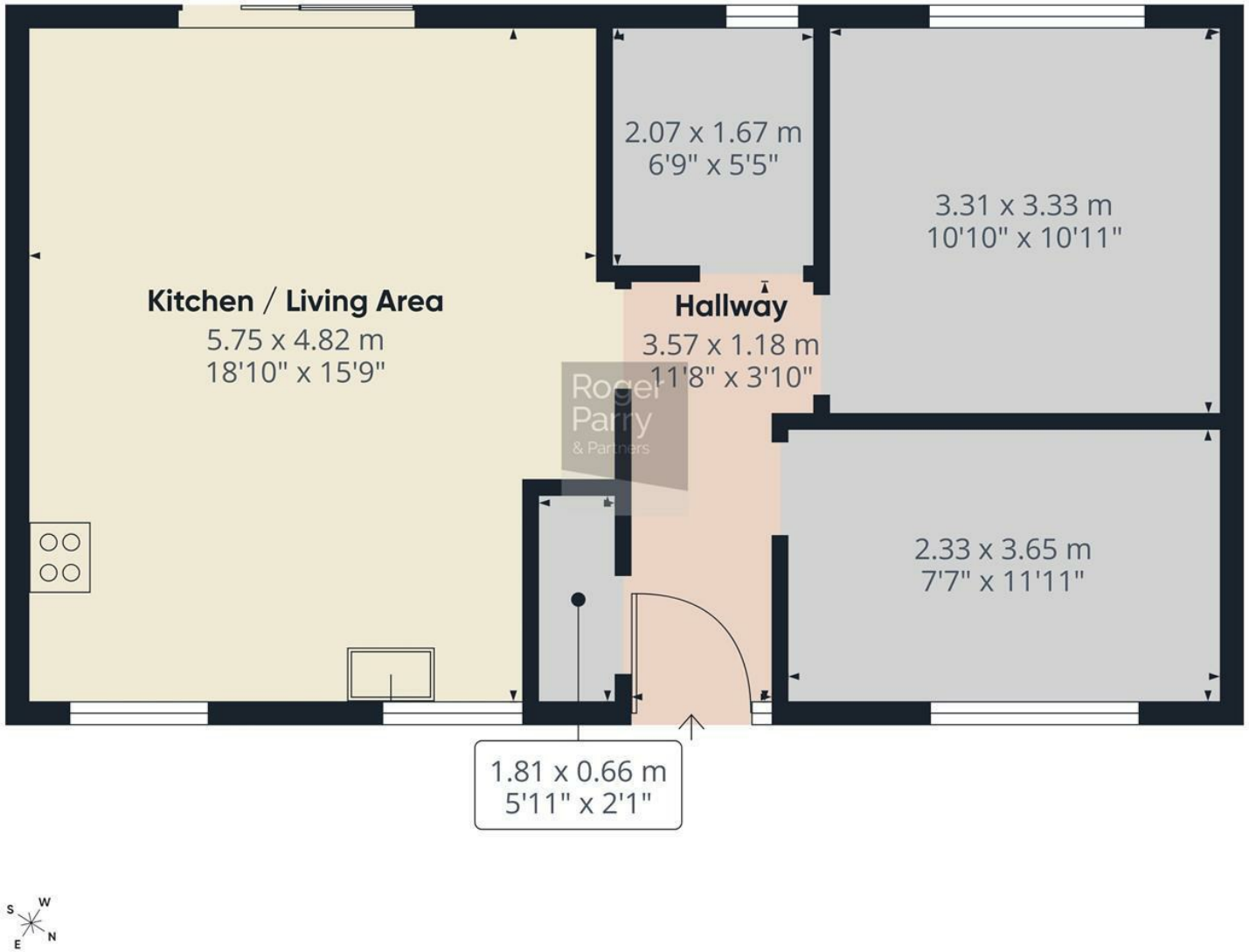
SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Media (photos, virtual tour and floorplan) shown are of Plot 18 Maes Neuadd, which is a similar house type.

Floor Plan
(not to scale - for identification purposes only)



Approximate total area(1)
56.2 m²
605 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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General Services:

Local Authority: Powys Council
Council Tax Band: New Build
EPC Rating:
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

What3Words- ///stewing.committed.gentle

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.