





The Mount, Middletown, Welshpool, SY21 8DJ
£475,000

This well presented 4 bedroom, 2 bathroom detached house sits on an elevated plot of approx 1/2 acre and enjoys far reaching views. With a detached garage, off road parking for approx 10 cars and gardens to 3 sides. Early viewing is highly recommended. NO ONWARD CHAIN.





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



ENTRANCE PORCH

Composite front door and double glazed widows to the front and side. Wood and glazed door to:

ENTRANCE HALL

Staircase to the first floor with storage cupboard under, 2 radiators, painted tongue and groove ceiling and double glazed window to the front aspect.

SITTING ROOM

Radiator, wooden beam with stone hearth and inset multi fuel stove, exposed beams and double glazed window to the front aspect with far reaching views.

DINING ROOM

Radiator, exposed beams, recess with brick hearth, hatch to kitchen and double glazed window to the front with far reaching views.

KITCHEN/BREAKFAST ROOM

Fitted with a range of shaker style base cupboards and drawers with granite work surfaces over, matching eye level cupboards with lighting under, glass fronted display cupboards, built in wine rack and plate rack, white Villeroy Boch sink with mixer tap and hot water tap, integrated appliances to include: Neff double oven with cupboards above and below, Neff combination oven/microwave, 4 ring Neff LPG gas hob with stainless steel extractor hood over, fridge and freezer, washing machine and dishwasher. Breakfast bar and corner cupboards, radiator, tiled floor, inset ceiling lights, double doors to the hallway and French doors to the patio. Door to:

REAR HALLWAY

Tiled floor, composite door to the side and door to:

SHOWER ROOM

Concealed cistern W.C. and vanity wash hand basin with mixer tap and cupboards under, eye level cupboards, fully tiled shower cubicle with rain head, tiled floor, heated towel rail and double glazed windows to the rear and side.

FIRST FLOOR LANDING

Split level landing with radiator, airing cupboard with slatted shelving and window to the side aspect.

BEDROOM 1

Radiator and window to the front with far reaching views.

BEDROOM 2

Radiator and French doors to the balcony enjoying far reaching views.

BEDROOM 3

Radiator and windows to the front with far reaching views and side aspect.

BEDROOM 4

Radiator, built in storage cupboard and window to the front with far reaching views.

BATHROOM

Recently fitted suite with spa bath with mixer tap, vanity wash hand basin with mixer tap and cupboard under, low level W.C., shower cubicle with electric shower, heated towel rail, extractor fan, waterproof wall panels and ceiling and window to the rear.

OUTSIDE

The property is approached via a gated tarmac driveway providing off road parking and turning for approximately 10 cars. Stone built store with power and light at the start of the drive.

GARDENS

The plot is approximately 1/2 an acre and the front is South facing. There is a lawned garden as you approach the property with flowers and shrubs and stone walls. Calor Gas tank and an area that has been used for a greenhouse. A path leads around to the far side of the property where there is a covered seating area. Here there is an open fronted storage shed, UTILITY ROOM with quarry tiled floor, windows to the front and side and power and light. STORE- with power and light and window to the front. WOOD SHED. All of which are connected by a covered passageway with a door to the side patio. Leading from the kitchen/breakfast room there is a large paved patio entertainment area with electric awning which enjoys far reaching views. In front of the house there are steps down to a gravel seating area and an area of lawn with brick built bbq and well stocked flower and shrub borders. A path leads to a number of raised vegetable/fruit beds and onto a sloping area left to be a wild garden with a selection of fruit trees.

GARAGE

A pre fab garage with electric up and over door and power and light.

GENERAL NOTES**TENURE**

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

SERVICES

We are advised that there is mains electric, water and drainage. The central heating is run from a well. LPG central heating. We would recommend this is verified during pre-contract enquiries. BROADBAND: Download Speed: Standard 9 Mbps & Superfast 80 Mbps. Mobile Service: Likely FLOOD RISK: Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Very Low Risk.

COUNCIL TAX BANDING

We understand the council tax band is G. We would recommend this is confirmed during pre-contact enquiries.

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.

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.



Local Authority: Powys County Council

Council Tax Band: G

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:

Leave Welshpool on the A458 towards Shrewsbury. Continue through Trewen and onto Middletown, turn left up the hill opposite the Breidden Public House and the property can be found a short distance on the right hand side as indicated by our For Sale board.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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 to a 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 should 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 been 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.