Roger Parry & Partners

Plot 2 Rowan Court, Caerhowel, Montgomery, SY15 6HF

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£375,000

An impressive well designed brand new 4 bedroom detached house with double garage, family bathroom and 2 en suites, utility and cloakroom, study and fitted kitchen/breakfast room. Enjoying countryside views towards the River Severn in a village location.

ENTRANCE
Composite door to:

ENTRANCE HALLWAY
Engineered oak flooring and staircase to the first floor with oak ancillaries.

STUDY
Engineered oak flooring and window to the front aspect.

CLOAKROOM
Low level W.C., pedestal wash hand basin with mixer tap and tiled floor.

KITCHEN/BREAKFAST ROOM
Fitted with a range of base cupboards and drawers with granite work surfaces over, matching eye level cupboards, one and a half bowl stainless steel sink with mixer tap under a window overlooking the rear gardens, inset ceiling lights, tiled floor, a range of integrated appliances to include: fridge freezer, dishwasher, Range style cooker with stainless steel extractor hood over and microwave. Doors to the utility room and:

LIVING ROOM
Dual aspect with a window to the side aspect and French doors leading out to the rear gardens with views towards open countryside.

UTILITY ROOM
Fitted with base cupboards with work surface over, matching eye level cupboards, stainless steel sink with mixer tap, tiled floor, plumbing and space for washing machine, central heating boiler and doors to the garage and rear garden.

FIRST FLOOR LANDING
Hatch to the loft and airing cupboard housing tank and slatted shelving.

BEDROOM 1
Window to the front aspect, 2 radiators and door to:

EN SUITE SHOWER ROOM
Vanity unit with wash hand basin with mixer tap and cupboards below and concealed cistern W.C., shower cubicle with twin heads, heated towel rail, tiled floor and window to the rear.

BEDROOM 2
Window to the front, radiator and door to:

EN SUITE SHOWER ROOM
Pedestal wash hand basin with mixer tap, low level W.C. and shower cubicle with twin heads, radiator, built in shelving and window to the front.

BEDROOM 3
Radiator and a window to the rear enjoying countryside views towards the River Severn.

BEDROOM 4
Radiator and a window to the rear enjoying countryside views towards the River Severn.

FAMILY BATHROOM
Vanity wash hand basin with mixer tap and cupboards, W.C., panel bath with mixer tap, separate shower cubicle with glazed screen, heated towel rail, tiled floor and window to the side.

OUTSIDE

FRONT
Block paved driveway and gate and path to both sides of the property to the rear.

SIDE
Both sides of the property will be laid to gravel.

REAR
Patio entertainment area with the remainder being laid to lawn and bounded by panel fencing. Oil tank.

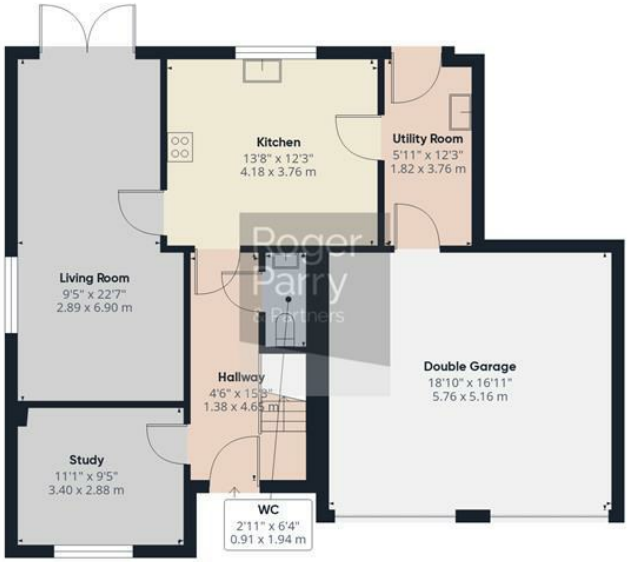
DOUBLE GARAGE
Twin electric doors, power and light and door to the utility room.

FURTHER INFORMATION
Oak internal doors, underfloor heating to the ground floor, radiators to the first floor.
An 6 year insurance backed architects warranty is provided on completion.

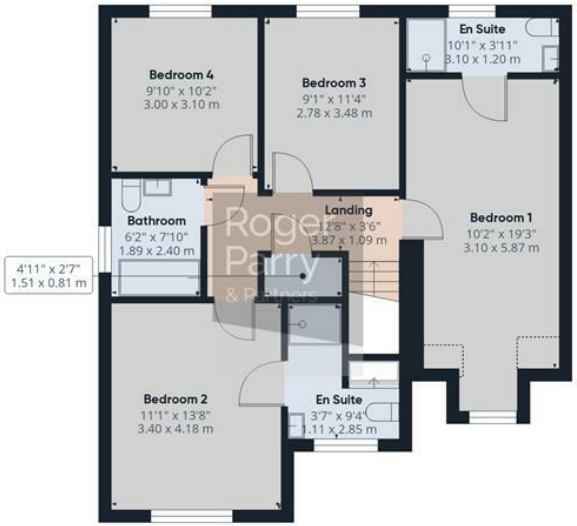
RESERVATION PROCESS
A non-refundable deposit of £1000 will be required on agreement of an offer to reserve the property. At this point the vendor's solicitor will be instructed to issue the contract documentation. An exchange of contracts will need to take place within 8 weeks of the issue of a draft contract with a completion date to be confirmed. However, should the Purchasers fail to proceed to an exchange of contracts within in the required timescale, the deposit will be retained by the vendor to cover abortive costs.

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 and water. Drainage is to a private treatment plant - any purchaser will become a member of the management company. Oil central heating. We would recommend this is verified during pre-contract enquiries.
BROADBAND: TBC 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 E (TBC). We would recommend this is confirmed during pre-contact enquires.
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.

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



Ground floor



Floor 1

Approximate total area(1)

1787 ft²

166.2 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

General Services:

Local Authority: Powys County Council
Council Tax Band:
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:

From the Welshpool take the A483 south for 6 miles, turning left opposite the Nags Head pub towards Montgomery. Continue for about 1 mile turning left immediately before the railway bridge, take the first left after the Lion Hotel and continue a short distance where the property will be found in the cul de sac on the left hand side. What3words: haggis.conned.breakfast

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 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.