





Plot 3, Oak Maple Walk, Pont Robert, Welshpool, SY22 6JB

Fixed Asking Price £295,000

Open Days: Saturday 15th & Saturday 29th November, 10am–2pm — viewings by appointment only.

An opportunity to purchase a newly built spacious bungalow which can accommodate both growing families and those who require assisted living. The Oak is one of our most versatile properties, packing so much living space into a single floor. PLEASE NOTE PHOTOS ARE OF A SIMILAR PLOT ON ANOOTHER DEVELOPMENT. Anticipated completion date: December 2025.



Maple Walk is a small development of just 9 detached bungalows offering a choice of sizes, with all having three bedrooms and a single or double garage. The development is located on the edge of this popular rural community surrounded by farmland, rivers and miles of walking opportunities with diverse wildlife, from red kites to otters.

The lounge is the centerpiece of The Oak, an open, spacious area which is perfect for sitting back, relaxing, and taking in the ambience of your rear garden, which you'll be able to see and have access to via the double patio doors. So, if the weather outside is just too nice to miss, you can open your doors and let in the gentle breeze. Open spaces are a key feature of the Oak, with the well-sized kitchen / dining room giving ample space for keen cooks.

Bedroom 1 offers complete ease of access, including an ensuite shower room with a toilet and shower. Bedroom 1 also comes with fitted wardrobes, with additional wardrobe space included in bedroom 2. A family bathroom completes the home.

Off-plan buyers will have the privilege of customizing their home to their liking, being given the power to personalize their worktops and kitchens if they wish. Please note: All personal choices are subject to the build stage.

INTERNAL

Decoration: Walls and ceilings finished in Rock Salt Matt Emulsion, doors and woodwork finished in Rock Salt Silk Gloss.

Interior doors: Painted with vertical plank finish. Contemporary brushed chrome door furniture.

Light switches and sockets: White plastic finish.

TV Points: Lounge and bedroom 1.

Broadband: Fibre to house.

Kitchen: Choice from the available Konzept range by Symphony Kitchens (Urban, Hacienda, Plaza, Medford or Virginia). Choice of tiled splash backs. 40mm laminate worktops.

Appliances: Built in under counter oven / grill, 4 ring electric hob, cooker hood. Built in fridge / freezer. Space for washing machine. (Appliance brands determined by availability at supply).

Main bathroom: Bath with mains pressure shower above and shower screen. Hand basin, WC, shaver socket, white wall tiles to splash backs, chrome electric heated towel rail.

En-suite: Tiled shower cubicle with mains pressure shower and shower screen. Hand basin, WC, shaver socket, white wall tiles to splash backs, chrome electric heated towel rail.

Wardrobes: Built-in cupboards in bedrooms 1 & 2.

Central Heating: Daikin Altherma monobloc air source heat pump with pre-plumbed hot water cylinder and triple core central heating radiators. Individual radiator thermostats and dual zone heating control. Please note alternative heating systems are not available.

Lighting: 2 pendant fittings in kitchen and hall. Single pendant fittings in remaining rooms.

Warranty: 10-year Build-Zone insurance backed New Build Warranty.

EXTERNAL

Bricks, Elevation Treatments and Roof Tiles: As specified in the approved planning permission.

Entrance and exit doors: Security doors with locks to current standards, colour as specified in the approved planning permission.

Windows: Double glazed with low maintenance frames to current standards, colour, materials, design and location will be specified in the approved planning permission.

Outside lights: One by entrance door.

Pathways & Patios: Paved.

Front Garden: Turf.

Rear Garden: Topsoil.

Fencing: Variable, depending on plot.

Garage: Up and over vehicle door, exit door to rear, light and power socket.

OPTIONAL EXTRAS

We will quote for optional extra on request. Please note we cannot make structural alterations, remove or move internal walls, amend kitchen or bathroom layouts, add extensions / conservatories, change window positions or sizes, or change the external appearance of the property, as these matters have already been determined within the approved detailed planning permission and agreed with Building Control.

Optional extras are subject to the build stage and to the availability of materials and workforce. Full pre-payment is required. Optional extras are considered a separate consumer contract sitting outside the legal contract to purchase. Refunds are not made if you decide not to complete the purchase or if a reservation is terminated by either party. This information was correct at the time of publication and we reserve the right to amend prices and specifications as required. Issued March 2024. V1.

AGENT NOTES

Anticipated completion date: December 2025

Postal address: These are not allocated yet

Council tax: Not assessed, the following bands are estimates for guidance only: Oak E

EPC: Not assessed, anticipated band B.

New build warranty provider: Build-Zone

Planning permission: Powys County Council P/2016/1337

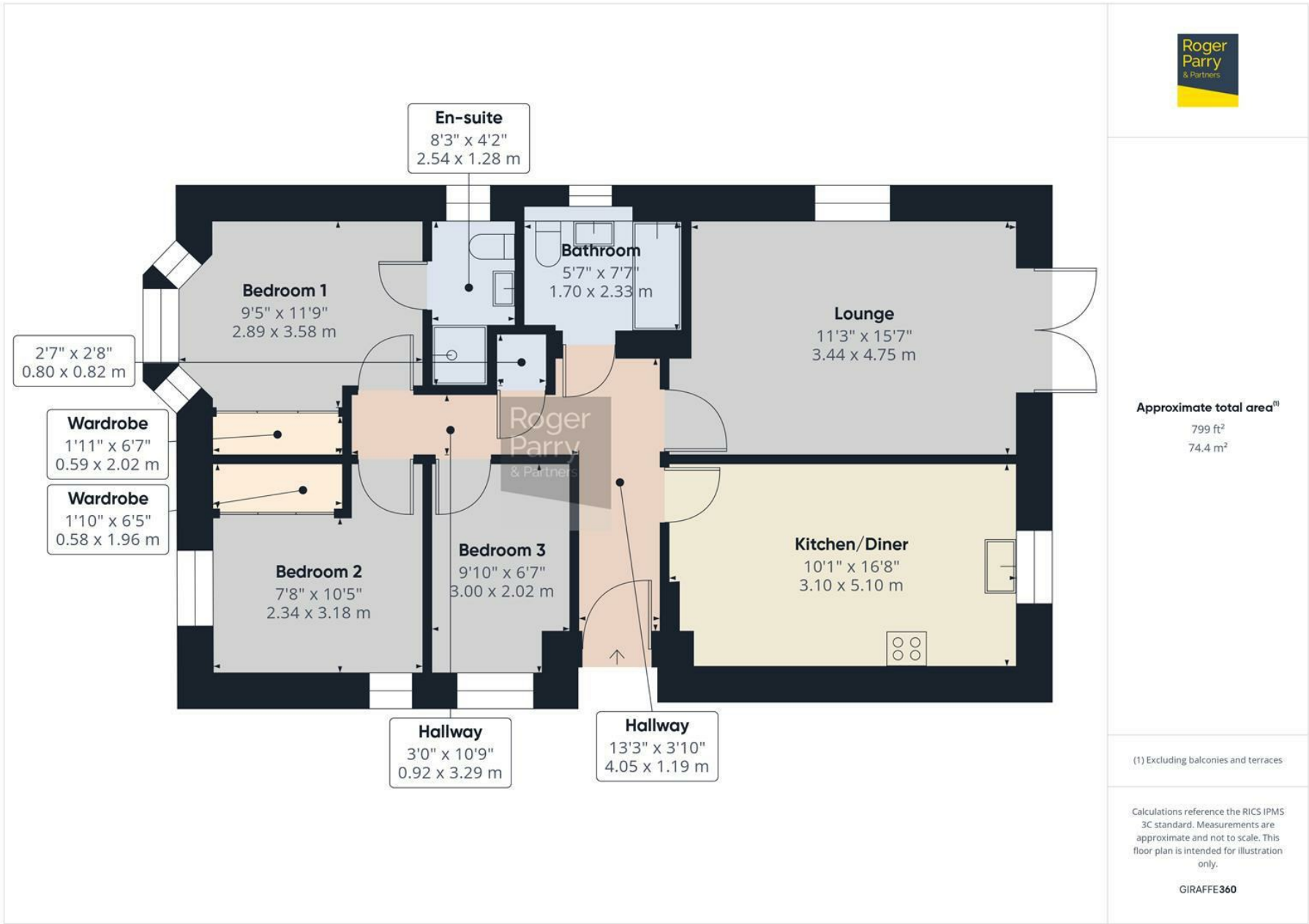
Please note carpets are no longer included in the purchase price.

Specifications may be amended at any time and without notice and are subject to availability at the time of delivery. All buyer's choices are subject to build stage and availability.

Early bird reservations will be offered to those in a proceedable position only.
Reservation Fee: £1,000.

PLEASE NOTE INTERNAL PHOTOS ARE OF A SIMILAR PLOT

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



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.

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 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.