





**4a Bridge End, Churchstoke, Montgomery, SY15 6AD
Offers Over £150,000**

This recently improved 2 double bedroom cottage benefits from solar panels and air source heat pump and has a paved patio entertainment area to the front and a useful outbuilding to the rear for storage.



ENTRANCE

Front door to:

LIVING ROOM

With uPVC double glazed window to the front aspect, radiator, exposed beam and door to:

KITCHEN/DINING ROOM

Fitted with a range of base cupboards and drawers with wood effect work surfaces over, matching eye level cupboards, white Belfast style ceramic sink with boil tap, a range of integrate appliances to include oven, hob with glass splash back, concealed extractor hood and washer/dryer. Breakfast bar, useful understairs storage cupboard, quarry tiled floor, space for tall fridge freezer, expose beams, radiator, uPVC double glazed window to the front aspect and door to the side. Staircase to the first floor.

FIRST FLOOR LANDING

Radiator and uPVC double glazed window to the rear aspect.

BEDROOM 1

Built in double cupboard and uPVC double glazed window to the front aspect.

BEDROOM 2

Wood panelling to one wall, hatch to loft and uPVC double glazed window to the front aspect.

SHOWER ROOM

With low level W.C., pedestal wash hand basin and corner shower cubicle, radiator, part tiled walls and uPVC double glazed window to the front aspect.

OUTSIDE**FRONT**

Having a paved patio entertainment area which is bounded by brick walling. Gate to the side.

REAR

Laid to concrete with an OUTBUILDING which provides useful storage space.

GENERAL NOTES**SERVICES**

We are advised that there is mains electric, water and drainage. Air source heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 20 Mbps & Superfast 80 Mbps.
Mobile Service: Ok

FLOOD RISK: Flooding from rivers: Risk between 1% and 3.3% chance each year. Flooding from the sea: Risk less than 0.1% chance each year. Flooding from surface water and small watercourses: Risk less than 0.1% chance each year.

COUNCIL TAX BANDING

We understand the council tax band is C. 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, surveys and financial services and we may receive fees from them.

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



Local Authority: Powys County Council

Council Tax Band: C

EPC Rating: C

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: What 3 Words: accompany.arrow.seaside

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.