Roger Parry & Partners

The Orchards, Cardeston, Ford, Shrewsbury, SY5 9NN

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£290,000

A spacious detached bungalow occupying a delightful rural position with far-reaching countryside views. The property benefits from generous gardens to both the front and rear, together with access around the entire property. An integral garage and substantial driveway provide ample off-road parking for several vehicles. The property is subject to an Agricultural Occupancy Condition (Agricultural Tie). In addition, approximately 1.86 acres of adjoining paddock land is available by separate negotiation, offering further potential for those seeking additional outdoor space.

ENTRANCE HALL
5'1" x 10'2" (1.55 x 3.12)
A part-glazed front door lets lots of natural light into the entrance hall, which leads through to the main hallway. Both benefit from a wooden parquet floor. There is a radiator in the entrance hall.

MAIN HALLWAY
22'8" x 6'1" (6.93 x 1.86)
The main hallway provides access to the dining room, kitchen, living room, all three bedrooms and the family bathroom.

DINING ROOM
10'9" x 11'10" (3.30 x 3.61)
A good sized dining area which links directly to the kitchen via a wide opening to allow easy movement between the two when preparing meals or entertaining. A radiator sits below a large bay window providing plenty of natural light, with views across the front lawned garden and onwards to open countryside.

KITCHEN
11'9" x 11'10" (3.60 x 3.62)
A well-equipped kitchen with windows on two sides which, together with a part-glazed door through to the side porch, let in lots of natural light. The kitchen benefits from a low-level double electric oven with an electric induction hob set into the worktop above, ample preparation space on the wraparound laminate worktop, a single stainless steel sink, space for a free-standing washing machine and storage cupboards both below the worktop and wall mounted above. There is a radiator and a door to a pantry/storage cupboard too.

UTILITY ROOM
5'3" x 6'0" (1.61 x 1.84)
Located at the end of the main hallway, the utility room provides a separate space for additional storage and possibly the location of a tumble dyer and/or fridge freezer.

WC
2'10" x 6'0" (0.88 x 1.85)
Through a sliding door from the utility room there is a WC, a pedestal handwash basin, a wall mounted medicine cabinet and a window with privacy glass.

SIDE PORCH
5'8" x 4'11" (1.74 x 1.50)
Located at the side of the kitchen, this porch has glazing on three sides, letting in lots of natural light. There are views towards the front an rear of the bungalow. A greenhouse and shed are also visible from the porch at this side of the bungalow. There is also a part-glazed door allowing access to this side of the bungalow.

LIVING ROOM
15'11" x 11'10" (4.87 x 3.61)
The living room is another room flooded with natural light from a picture window looking out over the rear garden and fully glazed twin doors leading out to the side of the bungalow. This room benefits from a marble effect fireplace with an electric fire in situ and shelving to the side for storage/display. There is a radiator under the window.

BEDROOM 1
11'1" x 11'10" (3.39 x 3.61)
This bright and airy bedroom has a widow looking out over the rear garden and has a radiator situated beneath this window.

BEDROOM 2
11'1" x 11'10" (3.38 x 3.62)
Similar to bedroom 1, bedroom has a widow looking out over the rear garden and has a radiator situated beneath this window. The widow allows plenty of natural light in.

BEDROOM 3
10'0" x 11'0" (3.06 x 3.36)
Situated at the front of the bungalow, this bedroom has a window overlooking the driveway and front gardens, with onward views of the open countryside. Another bright room with a radiator situated beneath the window.

FAMILY BATHROOM
6'8" x 6'10" (2.05 x 2.09)
The family bathroom has fully tiled walls and benefits from a bath with an electric shower above, with additional space at the end of the bath for placing bathroom essentials. There is a WC and pedestal handwash basin. There are grab rails fitted by the side of the WC and around the bath/shower area. There is a radiator and the bathroom has a window with privacy glass.

GARAGE
10'9" x 16'1" (3.30 x 4.91)
The single garage is connected to the side of the bungalow and can be accessed either from the up-and-over door at the front, or via a single door towards the rear of the garage.

OUTSIDE
There is a large lawned garden to both front and rear, with established hedges providing plenty of privacy. The rural location means that the bungalow has open fields on three sides beyond it's boundary.

GENERAL NOTES
TENURE
We understand the tenure is Freehold. ** Subject to an Agricultural Tie** We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water are connected and that there is an oil central heating system. Septic tank drainage. We understand the Broadband Download Speed is: Standard 17 Mbps & Ultrafast 1800Mbps. Mobile Service: . Good outdoor. 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 band is D. 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.

AGENTS NOTE
The property is subject to an Agricultural Tie- Occupation of the dwelling shall be limited to a person employed or last employed locally in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person). We would recommend that potential buyers make their own enquiries.

LAND AVALIBLE BY SEPERATE NEGOTIATION
Additional Land Available by Separate Negotiation

Approximately 1.86 acres of adjoining paddock land is available by separate negotiation. The land will not be sold separately prior to the sale of the bungalow but will be available to purchase in conjunction with the property or separately following completion of the house sale.

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

Approximate total area(1)

124.9 m²

1345 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.

GIRAFFE360

Local Authority: Shropshire Council
Council Tax Band: D
EPC Rating:
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: ///described.slips.treaties

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.