





20 Middletown Residential Park, Middletown, Welshpool, SY21 8EX
£115,000

A well presented 2 bedroom detached park home situated on an over 50's residential site with sun room, oil fired central heating, wide doorways, lovely well stocked gardens to the front, side and rear and off road parking. Conveniently located in Middletown with easy access to both Shrewsbury and Welshpool.



ENTRANCE PORCH

With composite front door and uPVC double glazed windows. Composite door to:

ENTRANCE HALL

Radiator and coved ceiling.

KITCHEN

Fitted with a range of base cupboards and drawers with wood effect work surfaces over, eye level cupboards and shelving, breakfast bar, built in oven and 4 ring gas hob with splash back and extractor hood over, stainless steel sink under a uPVC double glazed window to the rear, built in larder cupboard with shelving, boiler cupboard with shelving, plumbing and space for washing machine, space for tall fridge freezer, coved ceiling and radiator. Door to:

SITTING/DINING ROOM

With 2 uPVC double glazed windows to the front aspect, 2 radiators, wooden fire surround with inset coal effect electric fire, coved ceiling, dado rail, composite door to the rear and uPVC double glazed French doors and side screens to:

SUN ROOM

Of uPVC double glazed construction with views towards countryside.

BEDROOM 1

Two built in double wardrobes with chest of drawers and cupboards, radiator and a uPVC double glazed window to the front aspect.

BEDROOM 2

Built in wardrobe with cupboards over the bed space, radiator and uPVC double glazed window to the rear aspect.

SHOWER ROOM

Low level W.C., pedestal wash hand basin with mixer tap and tiled splashback, walk in shower cubicle, radiator and uPVC double glazed window.

OUTSIDE**GARDENS**

FRONT With flowers, shrubs and gravel, raised bed, gate and path leading to the side and gate, path and steps to the front door.

SIDE Well stocked with flowers and shrubs and enjoying views towards countryside, patio entertainment area, 3 fruit tress.

REAR Path leading along the rear of the property, flower and shrubs, steps up to the rear door, outside tap, 2 wooden sheds and a paved area to the side with a metal shed and oil tank (replaced October 2025) Gate leading to the driveway.

OFF ROAD PARKING

Off road parking for 1 vehicle.

EXCELLENT ACCESS TO AMENITIES

This park home is ideally positioned for easy access to local and wider amenities. A bus stop is located in Middletown village, providing regular services to both Welshpool and Shrewsbury. Middletown itself has a pub and village hall. Welshpool is just 6 miles away and offers supermarkets, shops, cafés, healthcare services, and a weekly market. For a broader range of amenities, Shrewsbury is approximately 12 miles away and features major retail outlets, dining, leisure facilities, and the Royal Shrewsbury Hospital. Both Welshpool & Shrewsbury have a train station. This location offers the ideal balance of peaceful residential living with convenient access to essential services and transport links.

GENERAL NOTES**TENURE**

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

SERVICES

We are advised that mains electric, water and drainage services are connected. Oil central heating. We understand the Broadband Download Speed is: Standard 10 Mbps & Superfast 80 Mbps. Mobile Service: Good outdoor and variable in -home. We understand the Flood risk from Rivers and Sea is: Very Low. Flooding from surface water and small watercourses is medium risk. We would recommend this is verified during pre-contract enquiries.

PITCH FEE

£130.63 per month. 10% exit fee.

COUNCIL TAX BANDING

We understand the council tax band is B. 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.

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



Local Authority: Powys County Council

Council Tax Band: B

EPC Rating: N/A

Tenure: Leasehold

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:

On the A458 Welshpool to Shrewsbury road, at the main crossroads in Middletown turn at The Breidden public house. After a short distance turn left again into Middletown Residential Park and number 20 is immediately located on the left hand side in a corner plot.

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.