



Holters

Local Agent, National Exposure

**16 Underhill Crescent, Knighton, Powys, LD7 1DG**

**Offers in the region of £275,000**



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## 16 Underhill Crescent, Knighton, Powys, LD7 1DG

Undecided what to buy? Uninspired with what is currently available? Look no further! Introducing 16 Underhill Crescent, which is a 3 bedroom, detached bungalow positioned at the head of a popular cul-de-sac, just a short distance from the town centre, with no upward chain and enjoying distant views, front & rear gardens and off road parking.

### Key Features

- Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Well Maintained Accommodation
- Front & Rear Gardens
- Ample Off Road Parking
- Integral Garage
- Distant Views to Front & Rear
- Available with No Upward Chain
- Approx. 450 Yards from Town Centre

### The Property

Introducing 16 Underhill Crescent, which is a detached bungalow located in the heart of the market town of Knighton (Tref-Y-Clawdd) directly on the Welsh/English border within the picturesque Teme Valley. The property offers beautiful front and rear views across the town and surrounding countryside beyond and is located at the head of the popular close of Underhill Crescent, which conveniently lies less than 400 yards from the town centre and its many independently owned shops and facilities.

Built circa mid-1970's and available with no upward chain, 16 Underhill Crescent is a spacious, well maintained property offering 3 bedrooms, 2 reception rooms and 1 bathroom. Additionally, there is plenty of storage, ample off road parking, an integral garage and front and rear gardens. The bungalow also has the benefit of UPVC double glazed windows, external doors, soffit fascia and barge boards.

The accommodation is made up of an entrance porch, L-shaped hallway,

lounge/diner, breakfast kitchen, 3 bedrooms, the bathroom and an airing cupboard housing the boiler. Accessed from the rear garden, a door leads into a useful utility room, which is located at the back of the garage and underneath the lounge/diner. From the utility a further door opens to a large storage space.

Outside, a brick paved driveway provides off road parking for up to 4 cars to the left side of the property and in front of the garage. The front garden is paved and laid to lawn and a path leads from the entrance gate to the front porch. The terraced rear garden has both lawned and paved sections as well as a useful garden shed. Overall, there are well-defined fenced, hedged and brick-walled boundaries and both the front and rear gardens enjoy distant views.

### The Location

Underhill Crescent as previously mentioned is found approximately 400 yards from the main street, which hosts a variety of local groceries, retail shops and family run businesses. Knighton offers a good amount of facilities and services including a butchers and a supermarket, a bakery, a nursery/primary school, a railway station, a post office, a builders merchants, regular bus routes, a selection of public houses, cafés and restaurants, a leisure centre/swimming pool, a livestock market and a variety of sports clubs including a golf course, rugby club and football club.

The town features a fortnightly 'farmers market' at the local community centre and also benefits from having a thriving artistic community including The Writers Group, a number of painters, art galleries, potters, craftsmen and a light entertainment society. Still a thriving market town spearheaded by local organisations, Knighton is a peaceful town offering breath taking, picturesque scenery and fully accommodates the laid back, relaxed lifestyle that many potential purchasers will be looking for. Described as the 'The Gateway to Wales' this market town is situated on the English/Welsh border. Mostly in Powys, partly in Shropshire it lies on the River Teme and is surrounded by hills giving the traveller a glimpse of the more remote areas accessible nearby.

The town's Welsh name is Tref-y-Clawdd meaning "Town on the Dyke". This is a reference to Offa's Dyke, which runs through the town, built by the Saxon King of Mercia to define his border with Wales. Every year hundreds of tourists and walkers visit the Dyke (which in its entirety runs from Prestatyn to Chepstow) and the Offa's Dyke Centre adding a real vibe to the town during the Spring, Summer and Autumn months. While here, other attractions that visitors to the town often call upon is the famous Space Guard Centre, which offers people the chance to view the wonders of the universe in a fun and understandable way while also raising public awareness of the threat of asteroid and comet impacts and the ways in which they can predict and prevent



them. Larger towns near to Knighton are the medieval market town of Ludlow, 16 miles East, and the Victorian Spa town Llandrindod Wells, 19 Miles South West. Both are easily accessible via road or rail links and offer further recreational, educational and leisure facilities.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Powys County Council - Band E. Charge for 2024/25 is £2,506.19

**Services**

We are informed the property is connected to all mains services.

**Heating**

The property has the benefit of gas fired central heating.

**Broadband**

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 73MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

**Nearest Towns/Cities**

- Presteigne – Approximately 7 miles
- Kington - Approximately 12 miles
- Bishops Castle - Approximately 13 miles
- Llandrindod Wells - Approximately 19 miles
- Ludlow - Approximately 19 miles
- Newtown - Approximately 21 miles
- Builth Wells - Approximately 26 miles
- Hereford - Approximately 31 miles
- Shrewsbury - Approximately 38 miles

**What3words**

perfected.emulating.crowned

**Wayleaves, Easements and Rights of Way**

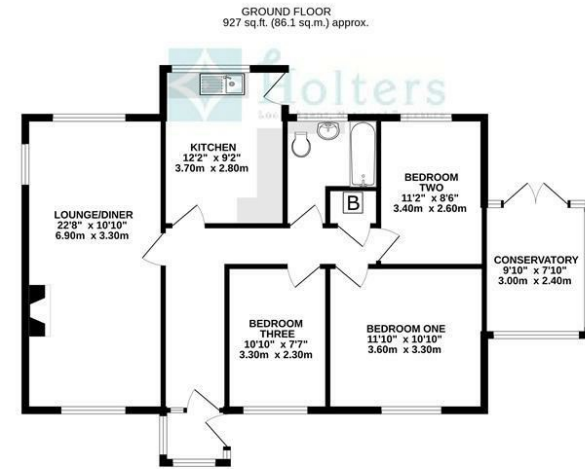
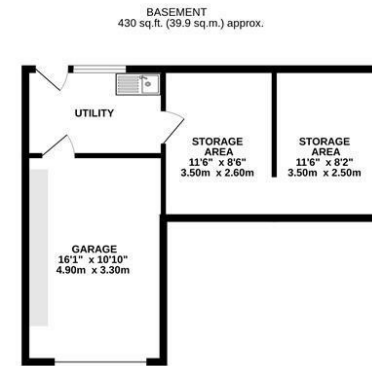
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

**Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

**Consumer Protection**

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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