





**53 Tavern Park, Forden, Welshpool, SY21 8FA
Offers In The Region Of £168,950**

A modern 2 bedroom park home situated on an over 50's, pet friendly site in a semi rural location but within easy reach of Montgomery and Welshpool. Offering a dual aspect sitting room, kitchen/dining room, utility room, master bedroom with en suite and walk in wardrobe, 2nd bedroom and bathroom. There is larger than average outside space with 2 patio entertainment areas and off road parking. **NO ONWARD CHAIN.**



ENTRANCE

Composite front door to:

ENTRANCE HALLWAY

Built in cupboard, coved ceiling, hatch to loft with ladder and boarded, radiator.

SITTING ROOM

19'01" x 10'06"

Dual aspect with two uPVC double glazed windows to the front and one to the side, two radiators, lit display recess, coved ceiling, wall mounted electric remote control fire and glazed double doors to:

KITCHEN/DINING ROOM

16'08" x 7'05"

KITCHEN AREA

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards with lighting under, one and a half bowl stainless steel sink with mixer tap under a uPVC double glazed window to the rear aspect, part tiled walls, integrated four ring gas hob, electric oven with cupboards above and below, integrated fridge freezer and dishwasher, coved ceiling, tiled floor, door to utility room and opening to:

DINING AREA

Radiator, coved ceiling, lit display shelving and a uPVC double glazed bay window to the side aspect.

UTILITY ROOM

5'09" x 5'04"

Measurement excludes a built in storage cupboard. Fitted with a base cupboard with work surface over, matching eye level cupboards, cupboard housing the central heating boiler, integrated washing machine and tumble dryer, stainless steel sink with mixer tap, part tiled walls, tiled floor and composite door to the rear.

BEDROOM ONE

8'12" x 11'08"

Measurement excludes walk in wardrobe with light and shelving. Fitted furniture comprising bedside tables and cupboards over the bed space. Radiator, coved ceiling, uPVC double glazed window to the rear aspect and door to:

EN SUITE SHOWER ROOM

Suite comprising low level W.C., corner shower cubicle, vanity wash hand basin with mixer tap and cupboard below, fully tiled walls, radiator, light/shaver socket, tiled floor and a uPVC double glazed window to the rear aspect.

BEDROOM TWO

8'11" x 8'11"

Built in double wardrobe, radiator and a uPVC double glazed window to the front aspect.

BATHROOM

Suite comprising low level W.C., vanity wash hand basin with mixer tap and cupboard under, panel bath, fully tiled walls and floor, radiator and a uPVC double glazed window to the front aspect.

OUTSIDE

The generous plot surrounds the property, with a paved path to the front door. To the rear of the property it is paved with gravel and bounded by fencing, raised flower and shrub bed. Outside tap and socket. There are two patio entertainment areas on two levels. Garden shed.

PARKING

Block paved parking.

GENERAL NOTES**TENURE**

We understand the tenure is Non traditional- when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. LPG site central heating. We would recommend this is verified during pre-contract enquiries. Site fee £214.80 per month to include water. Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually.

BROADBAND: Download Speed: Basic 6 Mbps & Ultrafast 1000 Mbps. Mobile Service: Good.

FLOOD RISK: Flooding from rivers- Very Low. Flooding from the sea - Very Low. Flooding from surface water and small watercourses - High Risk

COUNCIL TAX BANDING

We understand the council tax band is A. We would recommend this is confirmed during pre-contact enquiries.

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.

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

GROUND FLOOR



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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General Services: Mains electric, water and drainage services are connected. LPG site central heating.

Local Authority: Powys County Council

Council Tax Band: A

EPC Rating:

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:

WHAT THREE WORDS: directly.permit.hurray

From Welshpool, proceed on the A490 towards Montgomery. Continue for approximately 4 miles to Forden, after the Cock Hotel join the B4388 turning right for the Community Centre. Continue past the school and turn left into Tavern Park after the Railway Inn.

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.