





Sunnyside, Forden, Welshpool, SY21 8LX £

This 2 bedroom detached house is in need of updating. With 2 receptions and a small overgrown garden. There is no off road parking. NO ONWARD CHAIN.



ENTRANCE

Wood and glazed door to:

ENTRANCE PORCH

Glazed with wood and glazed door to:

KITCHEN

Base cupboards and drawers with work surfaces over, eye level cupboards, one and a half bowl stainless steel sink with mixer tap, part tiled walls, radiator, window to front, doorway and staircase to the first floor, steps down to the sitting room and doorway to:

LEAN TO

Non standard construction, understairs cupboard, sink with tap over and door and window to the front.

SITTING ROOM

Stone fireplace with hearth and mantle, window to front, beams and door to:

LIVING ROOM

Feature fireplace with stone surround, radiator and window and door to the front.

FIRST FLOOR

From the kitchen, there is a radiator and window to side with a steep staircase leading to the first floor.

LANDING

Velux style window, door to the bathroom and door to INNER LANDING with radiator and Velux style window.

BATHROOM

Low level W.C., pedestal wash hand basin, panel bath, separate walk in shower, window to front, airing cupboard with tank and slatted shelving.

BEDROOM 2

Fireplace, radiator and window to the front.

BEDROOM 1

Radiator and window to the front with distant views towards countryside..

OUTSIDE

Gate from the council pavement with a path to the front door. The gardens are very overgrown and sturdy shoes/boots should be worn in order to attempt to walk the gardens.

AGENTS NOTE

There is no off road parking. The Cock Inn have very kindly allowed viewers to park in their car park for the viewing.
Probate has been applied for.

GENERAL NOTES**SERVICES**

We are advised that there is mains electric, water and drainage. central heating. We would recommend this is verified during pre-contract enquiries.
BROADBAND: Download Speed: Standard 20 Mbps & Superfast 80 Mbps.
Mobile Service: Good
FLOOD RISK: Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Very Low Risk.

COUNCIL TAX BANDING

We understand the council tax band is D. 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 and financial services.

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



General Services:

Local Authority: Powys County Council

Council Tax Band: D

EPC Rating: G

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:

Proceed from Welshpool South on the A483 turning left at the Coed Y Dinas round about. Follow the A490 into Forden and the property can be found opposite the Cock Inn on your left hand side as indicated by our For Sale board. There is no off road parking but The Cock Inn have very kindly given permission for viewers to park in their car park for the viewing.

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.