





Tree Tops Churchstoke, Powys, SY15 6AE
£379,950

A well appointed 4 bedroom detached dormer bungalow which is set in a generous plot and provides ideal family accommodation. Lounge with log burner, spacious fitted kitchen / dining room, rear lobby, two ground floor double bedrooms, re-fitted bathroom, through bedroom/ study with en-suite shower room and two further bedrooms, ample off-road parking, garage and attached store, landscaped gardens extend to the front, side and rear of the property. EPC rating E.



ENTRANCE PORCH

Approached via steps, wood effect flooring, ladder style radiator, double glazed side screens and opening to:

ENTRANCE HALL

With stairs to the first floor, wood effect flooring, part wood panelled walls, built in storage cupboard and radiator.

LIVING ROOM

16'2" x 12'3"

Dual aspect with UPVC double glazed windows to front and sides, ladder style radiator, exposed timber floor, feature brick fireplace with flagged hearth, solid wood mantel over and log burner, coved ceiling.

KITCHEN/DINER

20'8" x 9'3"

Dual aspect with UPVC double glazed windows to front and sides, range of wood fronted fitted base and eye level units, work surfaces, stainless steel 1 ½ bowl sink and drainer with mixer tap, splash back, integrated oven, 4 ring ceramic hob, stainless steel extractor hood over, integrated fridge/freezer, space for dishwasher, coved ceiling, ladder style radiator, tiled floor, feature brickwork with recess with tiled heart and shelved recess with cupboard under.

UTILITY CUPBOARD

With plumbing and space for washing machine with work surfaces over and further appliance space above, tiled floor and shelving.

REAR LOBBY

With tiled floor, built in shelving to recess and a UPVC opaque double glazed exterior door.

GROUND FLOOR BEDROOM 2

12'9" x 9'4"

UPVC double glazed window to side overlooking garden, wood effect flooring, radiator, coved ceiling.

GROUND FLOOR BEDROOM 1

12'11" x 10'9"

Dual aspect with UPVC double glazed window to front and side with pleasant outlook, radiator, wood effect flooring and coved ceiling.

BATHROOM

8'5" x 5'8"

(Measurement includes fitted suite) White suite comprising: 'P' shaped bath with central mixer tap, separate Triton electric shower and glazed screen, low level W.C., pedestal wash hand basin, wood effect floor, two UPV double glazed windows to rear, extractor fan and heated towel rail.

FIRST FLOOR LANDING

Part wood panelling, door to bedroom and open to

LANDING/STUDY AREA

12'7" x 11'1" max

Double glazed Velux window, door to eaves storage and door to eaves area which has the following

planning - roof extension to form additional second storey bedroom. Ref: 19/0029/FUL. Door to shower room and bedroom.

BEDROOM 3

12'11" x 10'2"

UPVC double glazed window to side, radiator, laminate flooring, built in wardrobe

EN SUITE

White suite comprising: low level WC, wash hand basin, shower cubicle, tiled walls and floor, extractor.

BEDROOM 4

10'7" x 7'4"

access to eaves storage, radiator, UPVC double glazed window to side, built in wardrobe, recessed spotlighting, loft hatch.

OUTSIDE

A driveway provides ample off-street parking with access to Garage with Attached Store. A wrought iron style gate leads into the front garden with vegetable garden and surrounding lawn. Steps lead up to the front entrance. A metal gate leads through to the side generous lawn garden with a variety of trees and shrubs inset.

To the rear there is further lawn and an extensive decoratively graveled area suitable for outside seating or potted garden area. There is an enclosed area to the side and an outside tap. A further metal gate leads back to the driveway

GENERAL NOTES**TENURE**

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

BROADBAND: Download Speed: Standard 19 Mbps & Superfast 80 Mbps. Mobile Service: Likely

FLOOD RISK: Flooding from Rivers- medium risk- Risk between 1% and 3.3% chance each year.

Flooding from the sae- low risk. Flooding from surface water and small watercourses - high risk- Risk greater than 3.3% chance each year

COUNCIL TAX BANDING

We understand the council tax band is A. 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.

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

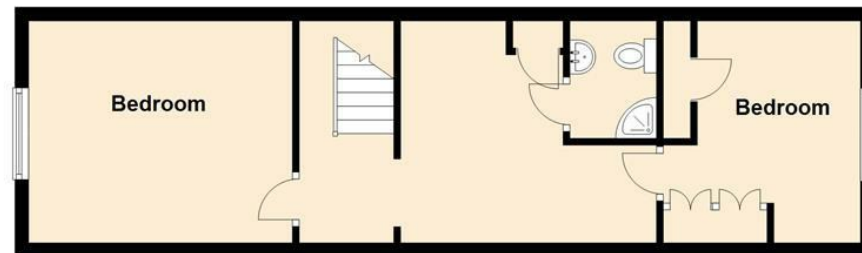
Ground Floor

Approx. 90.3 sq. metres (972.0 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 130.6 sq. metres (1405.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Local Authority: Powys County Council

Council Tax Band: F

EPC Rating: E

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:

From Welshpool take the A483 Newtown Road and at the Sarnybryn Caled roundabout take the first exit signed for Churchstoke/Montgomery (A490). Proceed through the village of Forden, passing The Cock hotel on the right and after leaving the village take the first left, signposted Chirbury/Churchstoke (A490). In the village of Chirbury go straight ahead towards Churchstoke. At the T Junction, as you enter the village the property can be found on the right hand side.

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 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.