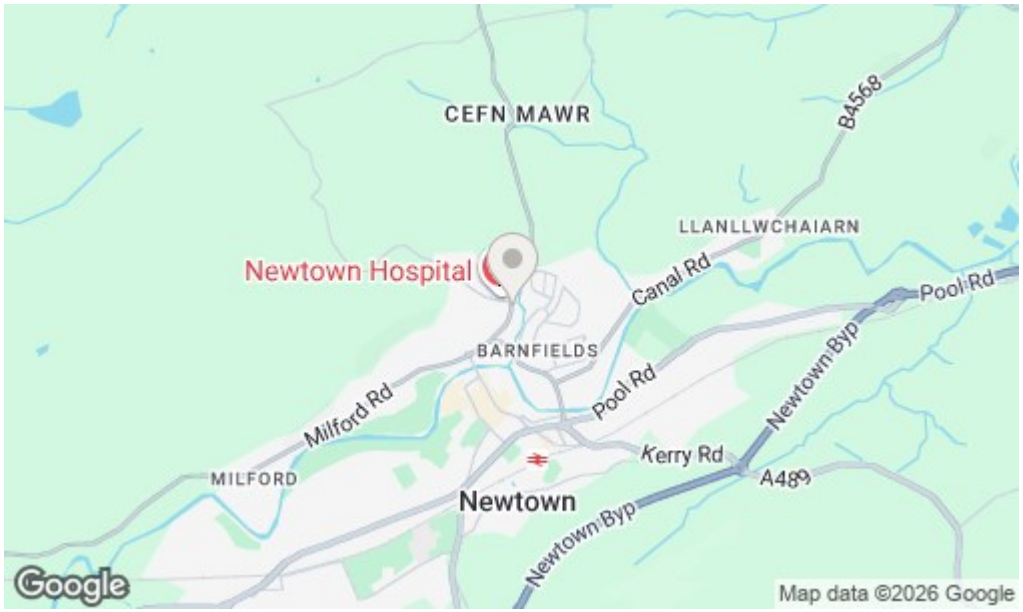


Roger Parry & Partners

Budleigh, Llanfair Road, Newtown, SY16 2DQ



Budleigh, Llanfair Road, Newtown, SY16 2DQ
£295,000

A rare opportunity to acquire a two-bedroom property with an exceptional amount of outside space, extensive driveway and hard standing, plus a substantial range of garages and outbuildings. The property requires some modernisation and offers excellent scope for improvement, with the extensive external space providing potential for a variety of uses, subject to the necessary consents. Viewing is essential to appreciate the space and potential on offer.

















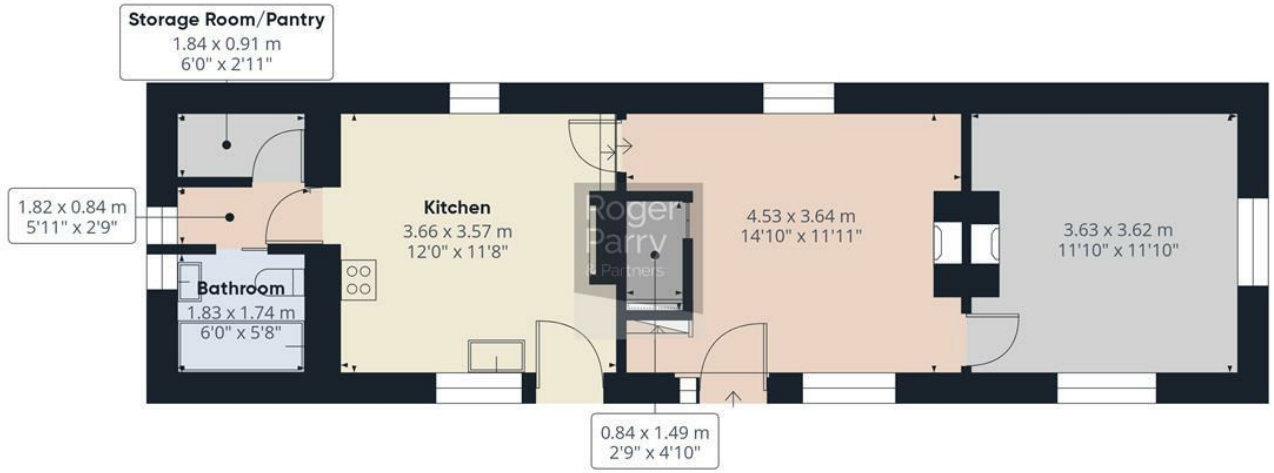








Floor Plan
(not to scale - for identification purposes only)







Approximate total area(1)

75.3 m²

811 ft²

Reduced headroom

1.3 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Description
The accommodation briefly comprises of two reception rooms, a kitchen, two bedrooms and a bathroom, providing a practical layout with scope for a new owner to modernize and make the property their own. Externally, the property really comes into its own, with an exceptionally large driveway and extensive area of hard standing providing ample parking and access to a substantial range of garages and useful outbuildings. The extent of the outside area offers considerable flexibility. For those looking for extensive garaging, vehicle storage, workshop space or simply a property with plenty of outdoor storage. The amount of land and existing structures may also provide an opportunity for a purchaser to explore potential future development or alternative use, subject to the necessary planning permissions and consents. Alternatively, the existing garages could potentially be removed or reconfigured to create a significantly larger garden area, subject to the purchaser's requirements and any necessary consents. Properties offering this amount of external space in a town location are rarely available and the potential here is something that needs to be seen to be fully appreciated.

Sitting Room
Dual-aspect with uPVC double-glazed windows, carpeted flooring, radiator beneath window, open fireplace with tiled surround and hearth, coving and door too:

Dining Room/Second Reception Room
Dual-aspect with uPVC double-glazed windows, carpeted flooring, radiator beneath window, tiled fireplace with electric fire, under-stairs storage, uPVC double-glazed external door and door too:

Kitchen
Dual-aspect with uPVC double-glazed windows, vinyl flooring, range of fitted base units with work surfaces over, stainless steel sink and drainer, wall mounted boiler, space and plumbing for washing machine, space for freestanding cooker, radiator, uPVC double-glazed external door.

Storage Cupboard/ Pantry
With power and light and wooden shelving.

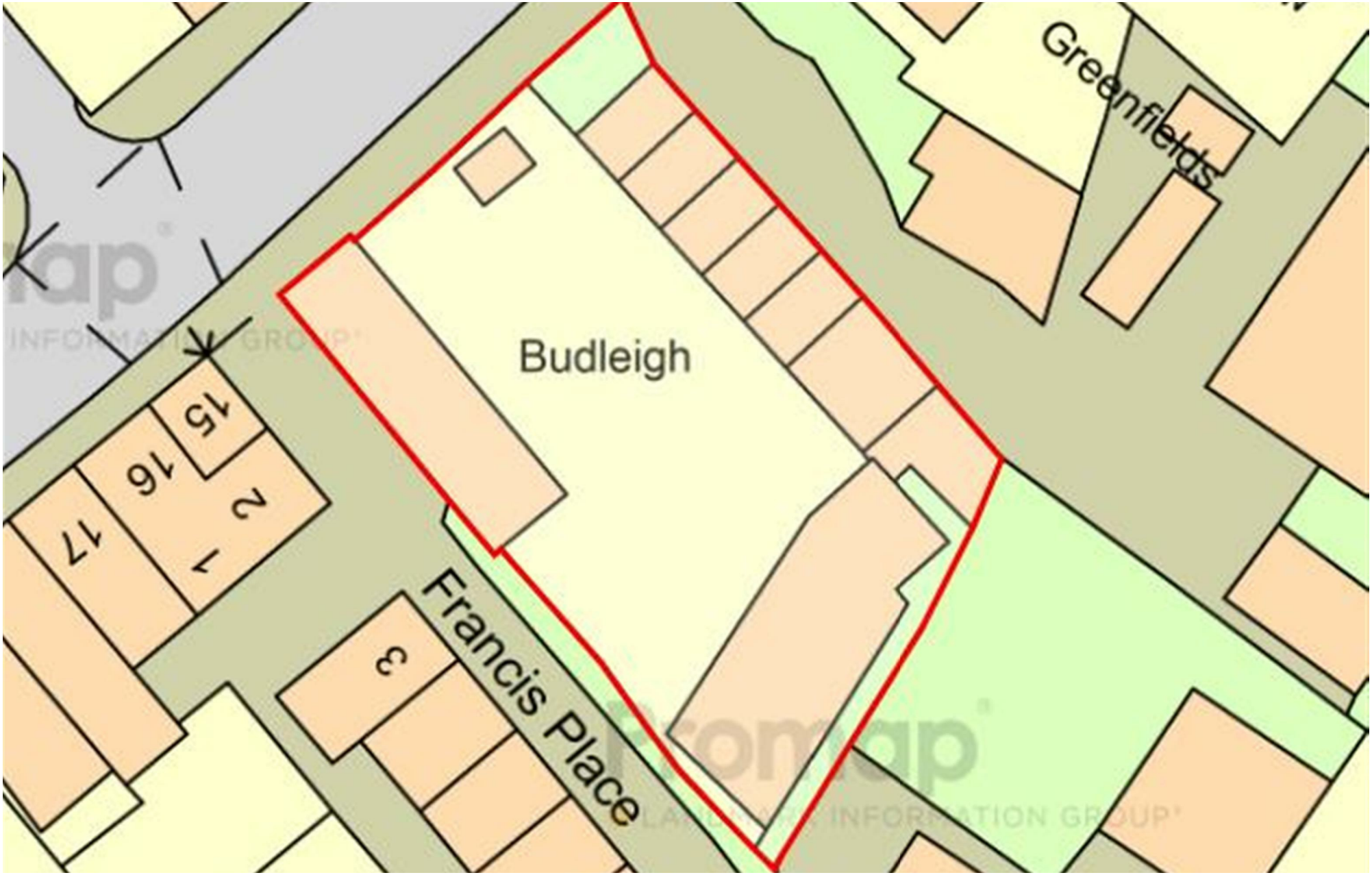
Bathroom
uPVC double-glazed obscured window, vinyl flooring, bath with shower over and shower screen, pedestal wash hand basin, low-level WC, tiled walls, chrome heated towel rail, wall-mounted mirror.

Bedroom 2
Dual-aspect with uPVC double-glazed windows, carpeted flooring, radiator, open aspect overlooking the staircase below with timber surround and wooden storage cupboards above.

Bedroom 1
Carpeted flooring, dual-aspect with uPVC double-glazed windows and radiator.

Outside
The property is approached via a particularly large driveway and extensive area of hardstanding, providing excellent parking provision and ample space for turning in front of the house. To one side of the driveway is a substantial row of four garages, together with an attached garage, providing an impressive amount of storage space. Opposite the house is a further row of five garages, with an attached carport and a small brick store adjoining. Positioned in front of these garages are a brick-built coal store and two further sheds.

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, drainage and water are connected. Gas central heating. We understand the Broadband Download Speed is: Standard 10 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract 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 AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.
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.


Greenfields
Budleigh
15
16
17
2
1
3
Francis Place

General Services:

Local Authority: Powys
Council Tax Band: E
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 Broad Street proceed over Longbridge turning right at the roundabout onto Commercial Street, take the second turning/fork left onto Llanfair Road. The property is a short distance 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

Roger Parry & Partners



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 t o 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 s hould 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 b een 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.