PLOT 6 BREIDDEN FIELDS

MIDDLETOWN | WELSHPOOL | POWYS | SY21 8EN

Newly constructed spacious 3 bedroomed detached bungalow with private driveway, double garage and a garden, situated in the sought-after village of Middletown. Breidden Fields combines modern family living with a picturesque countryside setting and offers thoughtfully designed homes finished to a high standard.

Price £400,000

1 3 2 B (predicted rating)

- **3 Bedroom Spacious Bungalow**
- **Choice of Fitted Kitchens**
- **Double Garage and Private Driveway**
- **Solar Panels & EV Charging Point**
- **Exclusive Rural Development**
- **10 Year Warranty**

DESCRIPTION

Halls are delighted with instructions to offer this beautifully situated residential development for sale by private treaty. The homes have been carefully designed and offer a choice of two, three and four bedroom properties.

Plot 6 is a three bedroomed detached bungalow with a double garage, generously sized driveway, parking and garden, situated in the most delightful semi-rural community of Middletown. This plot is one of the largest bungalows available from Primesave.

The architect designed internal accommodation will provide a spacious lounge, dining room, kitchen, utility room, 3 good sized bedrooms with fitted wardrobes (one with ensuite) and a family bathroom.

Outside, the property will be complemented by a garden, double garage and a generously sized driveway.

All new Primesave homes are traditionally built incorporating the latest high-performance insulation to the floors, walls, windows and roof. Solar panels are included as standard together with an EV charging point. For your safety there are mains powered smoke alarms and a fire suppression sprinkler system. The property will further benefit from double glazed windows and doors throughout, low maintenance uPVC window frames and soffit boards, and will be presented for sale with the benefit of a 10 year structural guarantee.

The sale of Plot 6 Breidden Fields does, therefore, provide an extremely rare opportunity for purchasers to acquire a newly constructed property which will be completed to a high standard, situated in a desirable and sought-after development.

SITUATION

Breidden Fields is situated in the picturesque village of Middletown, which offers a welcoming rural community with local amenities including a village hall, church, and popular pub restaurant. Nearby Welshpool, approximately five miles away, provides a wide range of everyday facilities including supermarkets, independent shops, cafés, restaurants, healthcare services, leisure amenities, and a railway station with connections to Shrewsbury and the wider network. The surrounding countryside offers superb opportunities for walking, cycling, and outdoor pursuits, with the scenic Breidden Hills and Montgomery Canal close by, making this an ideal location for those seeking a peaceful countryside lifestyle with convenient access to amenities.

LOCATION

w3w - ///stages.trickling,staples
From the centre of Middletown, proceed on the A458 in the direction of Shrewsbury and Breidden Fields will be found on your left hand side immediately after passing All Saints Church.

THE ACCOMMODATION WILL COMPRISE:

LOUNGE

With patio doors to the garden.

DINING ROOM

With patio doors to the garden.

KITCHEN

The purchaser will have the choice of a range of kitchens which will include Quartz worktops and built-in appliances to include a double oven/grill, microwave, hob, cooker hood, dishwasher and fridge/freezer.

UTILITY ROOM

With sink and dedicated space for appliances.

BEDROOM 1

With fitted wardrobes.

ENSUITE SHOWER ROOM
Fitted with a suite comprising a basin, WC, heated towel rail and a good-sized shower cubicle with rainfall head shower. Choice of wall and floor tiles.

BEDROOM 2
With fitted wardrobes.

BEDROOM 3
With fitted wardrobes.

FAMILY BATHROOM
Fitted bathroom furniture with basin, WC, heated towel rail and bath with shower over and a shower screen. Choice of floor tiles.

OUTSIDE
The property is approached over a shared private drive with block paved parking for 3 cars in front of the:

DOUBLE GARAGE

The rear garden will include a paved patio area.

PLEASE NOTE
All measurements are approximate measurements ONLY and should not be relied upon. All images are artist's impressions or show completed properties of the same type on previous developments. Elevation colours, such as brickwork and window frames, will vary, and some images may show alterations or extras arranged at additional cost.

OCCUPATION & RESERVATION
This property is under construction, and we are informed by the developer that it should be ready for occupation by Spring 2027. To secure the property, the developer will require a £1000 reservation fee and exchange of contracts within 28 days of receipt of the full sales pack by your solicitor.

SERVICES
We understand that the property will have the benefit of mains water, mains electricity, and a low-carbon heating system with an air source heat pump and a pressurised hot water system. Drainage will be to a private system. Full Fibre broadband connection.

MANAGEMENT FEE
An annual management charge, currently estimated at £350, will be payable to the resident's management company to cover the maintenance cost of common areas not adopted by the local Community Council, County Council or mains service providers.

LOCAL AUTHORITY
Powys County Council. Tel: 01597 826000

COUNCIL TAX
To be assessed once constructed. Predicted Band E.

EPC RATING
To be assessed once constructed. Predicted EPC Rating B.

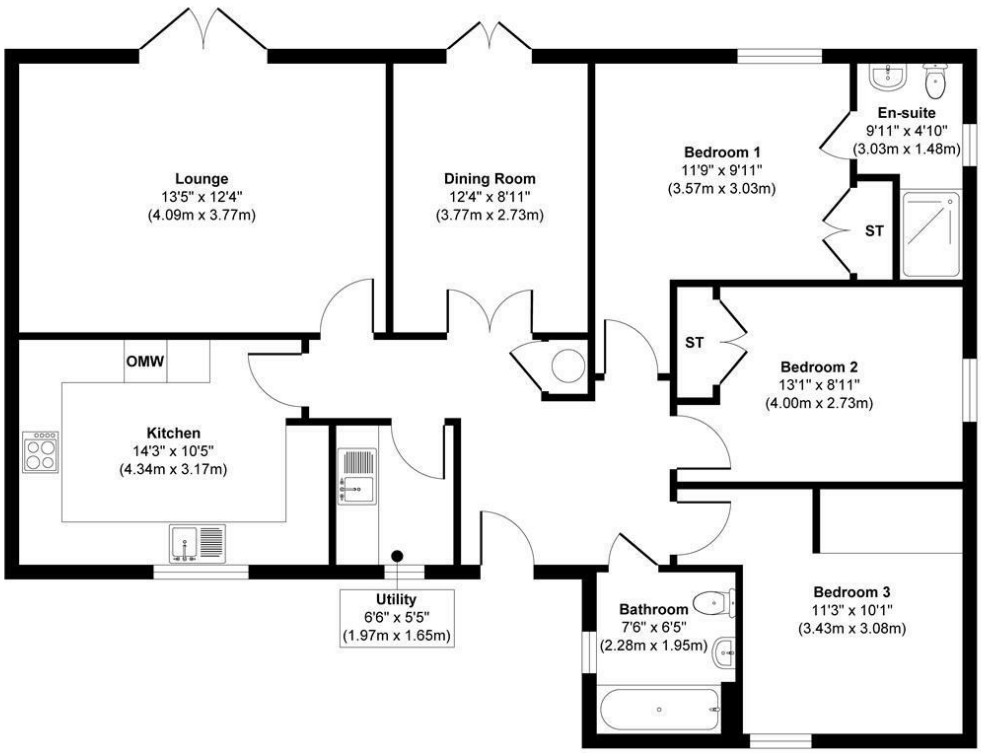
TENURE
The property will be of Freehold tenure.

VIEWINGS
Please note that this property is yet to be constructed. Prospective purchasers may have the opportunity to visit a site by the same developer, providing a chance to meet the team and appreciate the build quality and specification. Please contact us to arrange a site visit.

ANTI-MONEY LAUNDERING CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

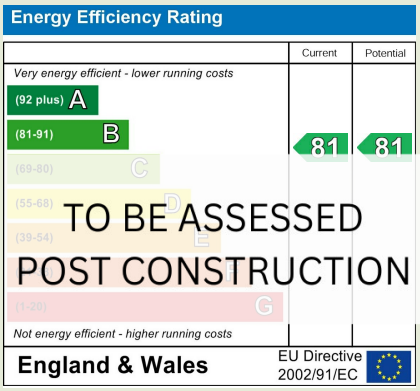
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Primesave - Rowan detached bungalow - Kitchen to left



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

Halls 1845

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.