

Roger Parry & Partners

29 Middletown Residential Park, Middletown, Welshpool, SY21 8EX





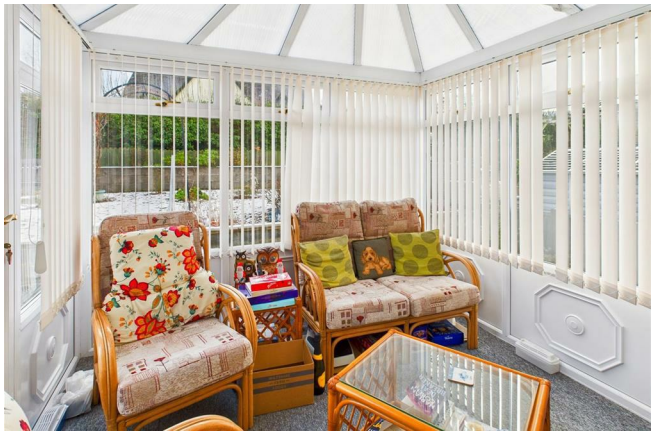
29 Middletown Residential Park, Middletown, Welshpool, SY21 8EX
£130,000

A well presented 2 double bedroom park home with a sitting/dining room, kitchen/breakfast room, sun room, shower room and en suite. There are gardens and an off road parking space. Situated within easy reach of both Welshpool and Shrewsbury. This property is for over 55's residence.













ENTRANCE PORCH
With steps up. Of uPVC double glazed construction with door and side screen to:

ENTRANCE HALLWAY
Radiator, coved ceiling, built in cloaks cupboard and hatch to loft with ladder.

SITTING/ DINING ROOM
Dual aspect with uPVC double glazed windows to the front with views towards countryside and to the side, 3 radiators, coved ceiling and wooden fireplace with inset electric fire. Door to:

KITCHEN/BREAKFAST ROOM
Fitted with a range of base cupboards and drawers with wood effect work surfaces over, matching eye level cupboards, glass fronted display cupboards, built in wine rack, one and a half bowl stainless steel sink with mixer tap under a uPVC double glazed window to the side, integrated cooker with 4 ring gas hob and extractor hood over, integrated fridge and freezer, breakfast bar, coved ceiling, wood effect flooring, built in airing cupboard with radiator and shelving, built in cupboard housing Worcester central heating boiler. Composite door to the side.

BEDROOM 1
Radiator, coved ceiling, built in dressing table and uPVC double glazed window to the side. Door to walk in wardrobe with light and door to:

EN SUITE SHOWER
White suite comprising low level; W.C., vanity wash hand basin with mixer tap and cupboards below, fully tiled shower cubicle, wood effect flooring, radiator, extractor fan, medicine cabinet with light and uPVC double glazed window to the rear.

BEDROOM 2
Built in wardrobes with central chest of drawers and cupboards above, radiator, cover ceiling and uPVC double glazed window to the side. Door to:

BATHROOM
White suite comprising low level; W.C., vanity wash hand basin with mixer tap and cupboards below, fully tiled shower cubicle, wood effect flooring, radiator, extractor fan, medicine cabinet with light and uPVC double glazed window to the rear.

SUN ROOM
Of uPVC double glazed construction with a door to the side and ceiling light/fan.

OUTSIDE

GARDENS
Gate and path to the porch. Path leading around to the rear garden with gravel and shrub border. To the rear the there is a patio entertainment area with gravel and shrub border and steps leading up to a higher level with gravel and shrubs and enjoying views towards countryside. There is a path leading to the other side of the property with a gate to the front. To the front of the property there is an area laid to lawn with a path.

GENERAL NOTES
TENURE
We understand the tenure is Leasehold. We would recommend this is verified during pre-contract enquiries. This property is for over 55's residence only.

SERVICES
We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 9 Mbps & Superfast 80 Mbps. Mobile Service: Good/ Likely. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

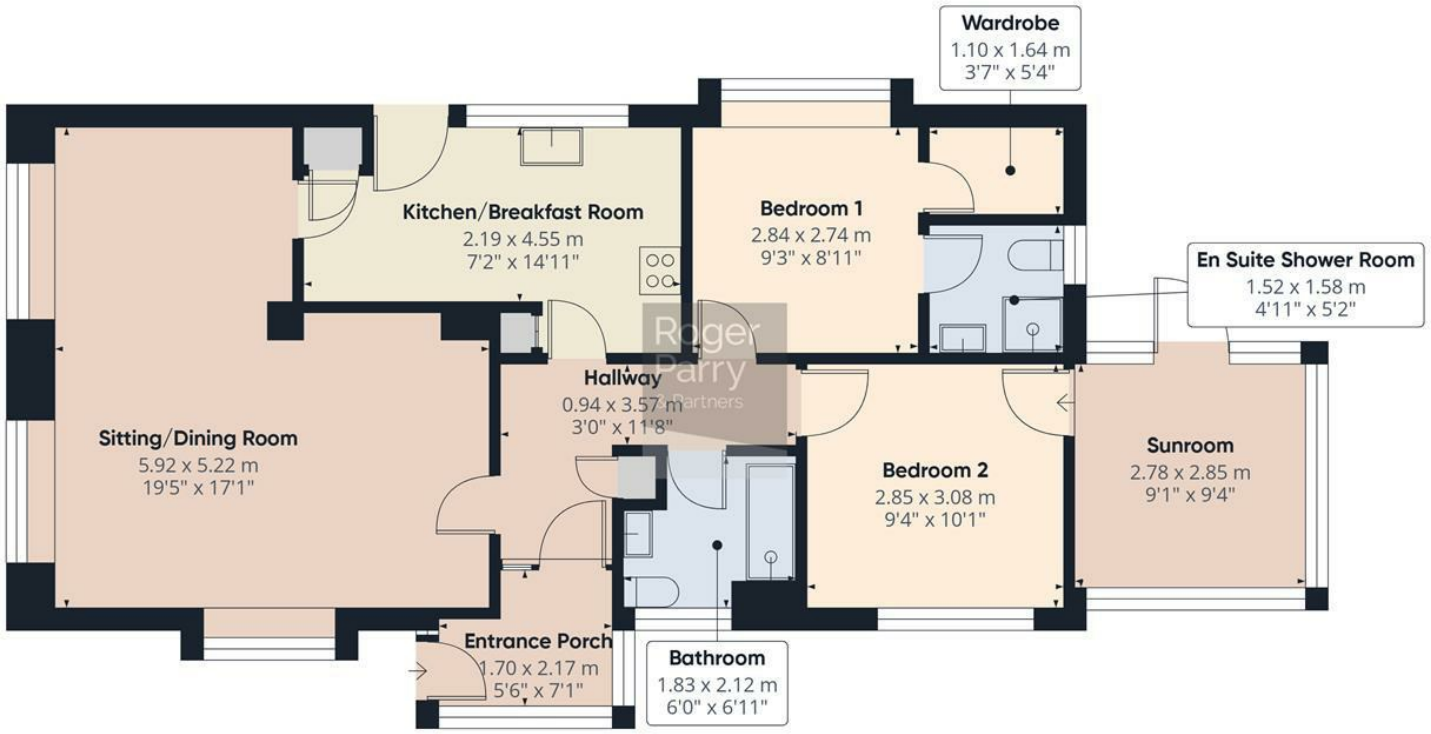
COUNCIL TAX BANDING
We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

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 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.

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



Approximate total area(1)

80.1 m²

861 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

General Services:

Local Authority: Powys County Council
Council Tax Band: B
EPC Rating:
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:

On the A458 Welshpool to Shrewsbury road, at the main crossroads in Middletown turn at The Breidden public house. After a short distance turn left again into Middletown Residential Park, take the first right turn and number 29 will be found in front of you. There is visitor parking 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.