





15 Mount Pleasant, Middletown, Welshpool, SY21 8DH
£180,000

This well presented 3 bedroom semi detached house enjoys views towards countryside to the front and has an enclosed rear garden. Having a cloakroom, sitting room, kitchen/diner, utility and bathroom. No onward chain.



ENTRANCE PORCH

Composite front door to:

ENTRANCE HALL

Tiled floor, electric heater, Upvc window to front with views towards countryside and staircase to first floor.

SITTING ROOM

Dual aspect with Upvc window to the front with views towards countryside and uPVC patio doors to the rear, electric heater and wood effect flooring.

CLOAKROOM

White Suite comprising low level W.C with wash hand basin with mixer tap and Upvc window to the front.

KITCHEN/DINING ROOM

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel circular sink with mixer tap under uPVC window to side, space for cooker with extractor hood over, plumbing and space for slimline dishwasher, wine rack, wood effect flooring and uPVC door to Utility. Opening to:

DINING AREA

Electric heater, Upvc window to rear and wood effect flooring.

REAR PORCH/UTILITY

Plumbing and space for washing machine, further appliance space, tiled floor and uPVC windows and door to rear.

FIRST FLOOR LANDING

Upvc window to front with views towards countryside, hatch to loft, built in airing cupboard with tank and slatted shelves.

BEDROOM 1

Dual aspect with Upvc window to rear and uPVC window to front with views towards countryside and electric heater.

BEDROOM 2

Upvc window to rear and electric heater.

BEDROOM 3

Upvc window to front with views towards countryside, electric heater. and built in cupboard with shelving.

BATHROOM

Pedestal wash hand basin , panel bath with shower over, fully tiled walls, heated towel rail and uPVC window to rear.

OUTSIDE**FRONT**

Gravel borders. Gate to side.

SIDE

Paved patio area with fence to boundary.

REAR

Patio entertainment area with raised flower beds and steps to the tiered lawn area with flowers and shrubs and hedge to boundary. Large garden shed with power and light.

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 are connected. Electric heaters. We understand the Broadband Download Speed is: Standard 9 Mbps & Superfast 80Mbps. Mobile Service: . Good outdoor, Variable in home. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. 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.

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)



Local Authority: Powys County Council

EPC Rating: F

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:

What3words ///elect.round.march

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.