



Roger
Parry
& Partners

Plot 11 Maes Neuadd, Churchstoke,
Montgomery, SY15 6DW



**Plot 11 Maes Neuadd, Churchstoke, Montgomery, SY15 6DW
Offers In The Region Of £250,000**

Well designed two bedroom bungalows with a modern layout, located in the popular village of Churchstoke, which has a extensive range of amenities including a large supermarket. The village is surrounded by beautiful countryside and it is only a short drive from the market town of Welshpool.



1 SIDE ELEVATION
scale nts



2 FRONT ELEVATION
scale nts



1 SIDE ELEVATION
scale nts



2 FRONT ELEVATION
scale nts



1 SIDE ELEVATION



2 REAR ELEVATION



A development of 14 homes comprising of 13 two-bedroom bungalows and a three-bedroom house, situated in a quiet cul de sac, offering a lifestyle and unique opportunity to live in the popular location of Churchstoke. Churchstoke benefits from a multitude of amenities while retaining its peaceful rural charm. The vibrant market town of Bishops Castle, approximately 7 miles away, provides a range of essential amenities too. For those seeking unique finds, the town boasts quirky vintage stores, while a selection of charming public houses, restaurants, and bars cater to diverse tastes. Known for its thriving music scene, festivals, and a strong sense of community, Bishops Castle offers a delightful blend of culture and rural living.

Early reservations will have the option to amend the layout of the living area, presently they will be fully open plan but there is the potential to have the kitchen separated off the rest of the living space. Entrance hall to two good size bedrooms and bathroom complete the accommodation. All properties come with a garage some of which are attached, some detached, together with good sized gardens. Purchase prices vary slightly relating to the size and location of the individual plots. Each property will come with air source underfloor heating, double glazing, fitted kitchen with range of built-in appliances. Full list of specifications available from agents. Superior energy performance - forecast EPC rating A.

ENTRANCE HALL

12'6 x 4'8 (3.81m x 1.42m)

Bright hallway with LED lights and a switch. Includes a socket. Vinyl flooring.

OPEN LIVING SPACE

19'5" x 16'0" approx (5.94m x 4.90m approx)

Incorporating kitchen, dining and living area.

KITCHEN

(Kitchen area can be separated off if required) Modern fitted kitchen with a range of wall and base units, work surfaces, and an inset sink with mixer tap and drainer. Integrated appliances include a fridge/freezer, oven with hob and extractor hood, washer/dryer, and dishwasher. Ceiling lighting with LED downlights. Vinyl flooring.

LOUNGE/DINING ROOM

Spacious lounge/dining room with modern lighting, including LED downlights and a pendant light. Equipped with multiple double sockets, some with USB ports. Vinyl flooring.

BATHROOM

Contemporary bathroom featuring LED lights, a shower bath, vanity unit with basin, and a free-standing toilet. Additional features include an extractor fan and dual fuel towel rail. Vinyl flooring.

MAIN BEDROOM

11'2" x 11'0" (3.40m x 3.35m)

Comfortable bedroom with a pendant light and switch. Includes multiple double sockets, some with USB ports. Vinyl flooring.

GUEST BEDROOM

12'3" x 8'2" (3.73m x 2.49m)

Inviting guest bedroom with a pendant light and switch. Equipped with multiple double sockets, some with USB ports. Vinyl flooring.

EXTERNAL DESCRIPTION

The property features a turfed garden to the rear and a partially turfed area to the front, providing ample outdoor space for relaxation and activities. **SINGLE GARAGE** Additionally, there is a single garage for secure parking and storage. Please note most garages are attached, however some plots have detached garages.

ADDITIONAL SPECIFICATIONS

The property benefits from central heating via an air source heat pump, underfloor heating throughout, and solar panels. Connected to mains sewage. All works comply with NHBC standards and come with an NHBC warranty.

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. We understand the Broadband Download Speed is: Basic 20 Mbps & Superfast 80 Mbps. Mobile Service: Limited/ Likely. 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 has not been set yet. We would recommend this is confirmed during pre-contact 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: 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)



5 GROUND FLOOR
scale nts

General Services:

Local Authority: Powys Council

Council Tax Band: New Build

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:

What3Words- ///stewing.committed.gentle

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



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.