



1 Coppice Cottage, Sweeps Lane, Belan, Welshpool, Powys, SY21 8SQ

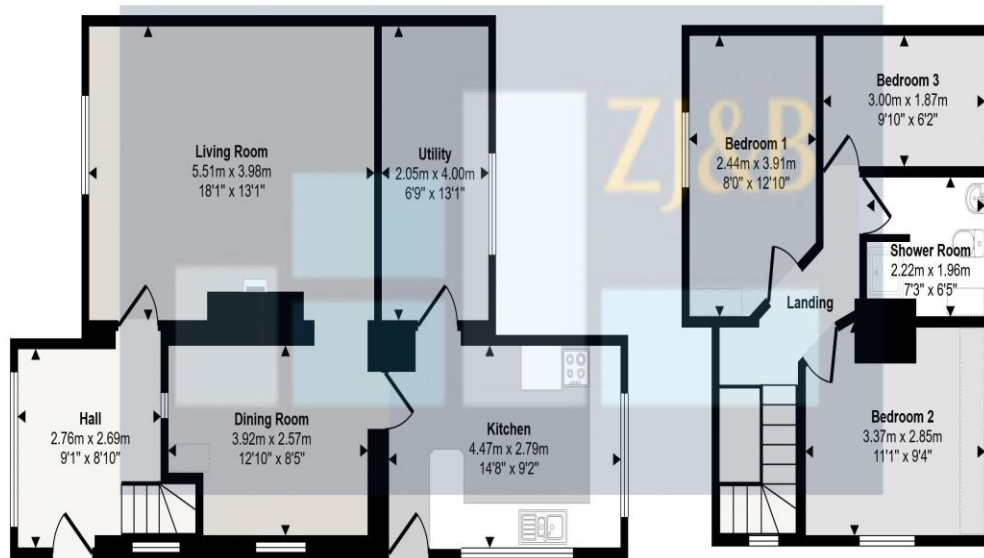
Offers Over £250,000

**A 3-bedroom semi-detached cottage in an idyllic setting,
with close to 2 acres of grounds bordering the Montgomery Canal.**



This 3-bedroom semi-detached cottage enjoys an idyllic setting, standing in close to 2 acres of grounds which border the Montgomery Canal. Requiring modernisation but offering tremendous potential to create a perfect rural retreat, accommodation provides: Hall, Living Room, Dining Room, Kitchen, Utility Room, 3 Bedrooms, Shower Room. The accommodation is approached through a generous Entrance Hall with exposed brickwork to one wall, the Hall leads to a good-sized Living Room with a brick-built fireplace and a glass-fronted cast iron stove inset. The Dining Room has a brick-paved floor, there is a good-sized kitchen and a large Utility Room with an oil-fired central heating boiler. Upstairs there are 3 decent bedrooms and a Shower Room. The property enjoys stunning views from all sides, over grounds, the canal and across toward Long Mountain. Naturally, the extensive grounds add to the overall appeal with lawns and pasture land, a selection of ornamental trees and woodland, a useful timber shed and ample parking.

Approx Gross Internal Area
102 sq m / 1102 sq ft



Ground Floor
Approx 66 sq m / 706 sq ft

First Floor
Approx 37 sq m / 396 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)			
1 Coppice Cottage Bates WELSHPOOL SY21 8SQ	Energy rating	Valid until:	22 April 2036
	E	Certificate number:	5736-9434-9600-0982-1222
Property type		Semi-detached house	
Total floor area		98 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).			
Energy rating and score			
This property's energy rating is E. It has the potential to be D.		The graph shows this property's current and potential energy rating.	
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.	
		For properties in England and Wales: the average energy rating is D the average energy score is 60	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		48 D
39-54	E	48 E	
21-38	F		
1-20	G		



**We understand that mains Water and Electricity are connected to the property.
Septic tank drainage. Oil fired central heating.**

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage