

FOR SALE

40 Churchill Drive, Newtown, SY16 2LQ



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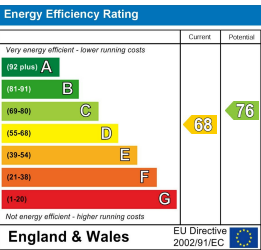
Offers in the region of £280,000

40 Churchill Drive, Newtown, SY16 2LQ

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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Situated in an elevated position, this extended bungalow has stunning views over Newtown to the surrounding countryside. The well proportioned accommodation comprises of a generous kitchen/dining room, lounge with great views and steps that lead down to a further sitting room. There are three double bedrooms, two of which have built in wardrobes, two shower rooms and office/ potential fourth bedroom. The property benefits from off road parking, single garage, pleasant rear garden with greenhouse, shed and patio area to the front to enjoy the views and is situated on a bus route, every hour into Newtown town centre (8am - 6pm)



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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3 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- Elevated bungalow with stunning views over Newtown and surrounding countryside
- Spacious and well-proportioned layout
- Large kitchen/dining room
- Lounge with great views and steps leading to an additional sitting room
- Off-road parking and single garage
- Rear garden with greenhouse and shed

UPVC double glazed entrance door leading into

Kitchen/ Dining Room

Extensive range of wall and base units with laminate work surfaces, space for range cooker, stainless steel extractor canopy, plumbing and space for dishwasher, washing machine and tumble dryer, wall mounted Worcester gas fired boiler, double glazed window to front and side elevations, tiled floor, space for fridge freezer, radiator, tiled splashbacks, panel glazed door to

Inner Hallway

Linen cupboard, double cloaks cupboard, loft access.

Lounge

Double glazed picture window to front elevation with views over Newtown, fireplace with marble hearth and backing and timber surround, radiator, two wall light points, steps down to

Sitting Room

Double glazed door and picture window to front elevation leading out to paved patio area, radiator.

Bedroom One

Double bedroom with double glazed window to rear elevation, radiator, extensive range of built in wardrobes.

Bedroom Two

Built in double wardrobes, double glazed window to rear elevation, radiator.

Bedroom Three

Double glazed window to rear elevation, radiator.

Shower Room

Walk in double shower, pedestal wash hand basin, low level W.C., tiled floor, frosted double glazed window to side elevation, extractor fan, heated chrome towel rail, radiator.

Office

Double glazed window to side elevation, radiator.

Shower Room

Walk in electric shower, low level W.C., wash hand basin set on vanity unit, tiled floor and walls, radiator, double glazed roof light.

Externally

To the front, the property has tarmac off road parking gated to further paved parking area, single garage with roller shutter door, lawn, paved patio area, access from the Sitting Room with views over Newtown, stocked borders and store room to side of property. To the rear there are steps up to lawned garden with stocked borders, greenhouse, shed, pond and vegetable bed.

Services

Mains electricity, water, drainage and gas heating are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'E'

Directions

Postcode for the property is SY16 2LQ

What3Words Reference is connected.upgrading.single

Viewings

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

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.