Roger Parry & Partners

Plot 5, Somerford Reach, Arddleen

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£300,000

Somerford Reach Phase 2 presents an exceptional opportunity to acquire a new home in the desirable rural community of Arddleen. This extension of the highly successful Cae Haulog development comprises 14 thoughtfully designed residences, situated conveniently between Welshpool and Oswestry, with easy access to the A483. The development offers a diverse selection of properties, including three-bedroom houses and bungalows, four-bedroom houses, and two smaller homes specifically designated for local first-time buyers at an affordable price point. Anticipated for completion in April 2026.

Description
A spacious bungalow which can accommodate both growing families and those who require assisted living. The Oak is one of our most versatile properties, packing so much living space into a single floor. The lounge is the centerpiece of the Oak, an open, spacious area which is perfect for sitting back, relaxing, and taking in the ambience of your rear garden, which you'll be able to see and have access to via the double patio doors. So, if the weather outside is just too nice to miss, you can open your doors and let in the gentle breeze. Open spaces are a key feature of the Oak, with the well-sized kitchen / dining room giving ample space for keen cooks.
Bedroom 1 offers complete ease of access, including an ensuite shower room with a toilet and shower. Bedroom 1 also comes with fitted wardrobes, with additional wardrobe space included in bedroom 2. A family bathroom completes the home. These energy efficient homes have high performance insulation built into the floor, walls and loft space. Heating is provided by an electric air source heat pump and solar panels are fitted to the roof. Off-plan buyers will have the privilege of customizing their home to their liking, being given the power to personalize their worktops, kitchens and flooring if they wish. Please note: All personal choices are subject to the build stage.

Internal
Decoration: Walls and ceilings finished in Rock Salt Matt Emulsion, doors and woodwork finished in White Silk Gloss.
Interior doors: Painted with vertical plank finish. Traditional chrome door furniture.
Light switches and sockets: White plastic finish.
TV Points: Lounge and bedroom 1.
Broadband: Fibre to house.
Kitchen: Choice from the available Koncept range by Symphony Kitchens (Urban, Hacienda, Plaza, Medford, Melrose, Turin or Virginia). Choice of Metro tiled splash backs. 1.5 bowl stainless steel sink with mixer tap. Choice of 40mm laminate worktops.
Appliances: Built in under counter oven / grill, 4 ring electric hob, cooker hood. Built in fridge / freezer and dishwasher. Space for washing machine. (Appliance brands determined by availability at supply).
Main bathroom: Bath with mains pressure shower above and shower screen. Hand basin, WC, shaver socket, white wall tiles to splash backs, heated towel rail.
En-suite: Tiled shower cubicle with mains pressure shower and shower screen. Hand basin, WC, shaver socket, white wall tiles to splash backs, heated towel rail.
Wardrobes: Built-in cupboards in bedrooms 1 & 2.
Central Heating: Daikin Altherma monobloc air source heat pump with pre-plumbed hot water cylinder and central heating radiators. Individual radiator thermostats. Please note alternative heating systems are not available.
Lighting: 2 pendant fittings in kitchen and hall. Single pendant fittings in remaining rooms.
Warranty: 10-year Build-Zone insurance backed New Build Warranty.
Note: Floor coverings are not included.

External
Bricks, Elevation Treatments and Roof Tiles: As specified in the approved planning permission.
Entrance and exit doors: Security doors with locks to current standards, colour as specified in the approved planning permission.
Windows: Double glazed with low maintenance frames to current standards, colour, materials, design and location will be specified in the approved planning permission.
Outside lights: One by entrance door.
Pathways & Patios: Paved.
Front Garden: Turf.
Rear Garden: Topsoil.
Fencing: Variable, depending on plot.
Garage: Up and over vehicle door, exit door to rear, light and power socket.

Optional Extras
Primesave will quote for optional extra on request. Please note they cannot make structural alterations, remove or move internal walls, amend kitchen or bathroom layouts, add extensions / conservatories, change window positions or sizes, or change the external appearance of the property, as these matters have already been determined within the approved detailed planning permission and agreed with Building Control. Optional extras are subject to the build stage and to the availability of materials and workforce. Full prepayment is required. Optional extras are considered a separate consumer contract sitting outside the legal contract to purchase. Refunds are not made if you decide not to complete the purchase or if a reservation is terminated by either party. This information was correct at the time of publication and we reserve the right to amend prices and specifications as required. Issued March 2025. V1.

Additional Information
• Predicted EPC rating: Band B
• Predicted council tax band E
• Tenure: Freehold
• Management fee: An annual management charge, currently estimated at £250, will be payable to the resident's management company to cover the maintenance cost of common areas not adopted by the local Community Council, County Council or manis service providers
• Mains services connected: Water, drainage, electricity. Full fibre high speed broadband.
• Anticipated completion date: Please message us using the Enquire Now tab for details

Agent Notes
Please note the images show completed properties of the same type on previous developments. NOTE: Elevation colours, such as brick work and window frames will vary and some images may show alterations or extras arranged at additional cost.
Specifications may be amended at any time and without notice and are subject to availability at the time of delivery. All buyer's choices are subject to build stage and availability.

Directions:

From Oswestry take the A483 towards Welshpool and pass through Pant. On entering Llanymynech go ahead at the crossroads, follow the main road through Four Crosses. Shortly after turn right at the main junction for Arddleen then, turn second right towards the village school, pass the school and the development will be seen on the right, before the new development of Badgers Field.

Viewing arrangements

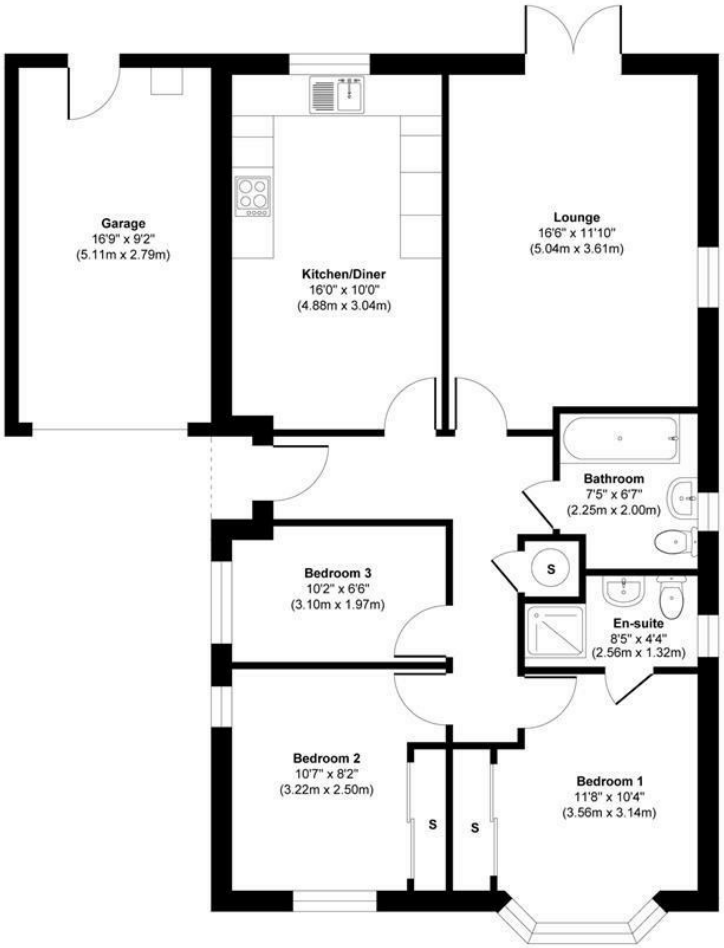
Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Welshpool Office:
1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499

Roger Parry & Partners

Oak - Primesave Properties Limited



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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.