



MORRIS
MARSHALL
POOLE

1 Roundton Place

Churchstoke, Montgomery, Powys, SY15 6EN

Asking Price: £650,000

The property comprises of Entrance Hallway with under stairs storage cupboard, staircase to the first floor and Cloakroom featuring washbasin and WC.

Doorway through to an extensive Kitchen/Dining Room (Kitchen 4.49m x 3.22m) (Dining 4.7m x 3.22m) with triple bi-fold doors opening onto the rear garden, perfect for entertaining throughout the summer months, complete with breakfast bar, the fitted shaker style kitchen boasts quartz worktops and a number of integrated appliances including electric oven and hob, dishwasher, fridge freezer and wine cooler.

The home benefits from a traditional Sitting Room (5.7m x 4.1m) with triple bi-fold doors opening through to the rear garden and window to the side elevation. The spacious room features a wood burning stove set on slate hearth.

The ground floor is complete with Utility Room (2.86m x 2.23m) with doorway to the side of the property and a number of fitted units with inset sink, Recess for washing machine and dishwasher and two built in storage cupboards.

Study (2.29m x 1.69m) with fibre broadband connections throughout the property offering excellent home working capabilities.

The first floor comprises of a spacious Main Bedroom (4.23m x 4.09m) with Juliet balcony looking towards Roundton Hill and the unspoilt countryside, two fitted double wardrobes and adjacent Ensuite Shower Room comprising double headed shower, dual fuel towel rail, vanity washbasin and WC.

Bedroom Two (3.79m x 3.54m) with double built-in wardrobes takes full advantage of the countryside views. Ensuite shower room, including large shower unit, vanity basin, WC and heated towel radiator.

The property benefits from an extensive Family Bathroom (3.14m x 2.22m) comprising panelled bath and large walk-in shower, dual fuel towel rail, vanity basin and WC.

The first floor is complete with two Double Bedrooms, each with built-in wardrobes, located to the front elevation. (Bedroom 3 - 3.66m x 3.22m) (Bedroom 4 - 3.23m x 3.09m).



- Under floor heating to the Ground Floor
- Electric Vehicle charging point
- Fitted Shaker style Kitchen with quartz worktops
- Brushed Chrome electrical sockets & switches
- Engineered oak doors throughout
- Fibre Broadband (FTTP) & Home networking points throughout
- Wired for security alarm and CCTV
- Spacious rear garden enclosed by 1.8m fencing
- Tarmacadam Driveway
- Spacious Double Garage with electric garage door
- 5kW wood burning stove
- Air source heat pumps
- High level of thermal insulation





OUTSIDE The property benefits from an enclosed front tarmac driveway, with parking for multiple vehicles. Detached double garage (5.5m x 5.5m) with electric roller shutter doors, personnel doorway to the rear garden and EV charging point. The front elevation is bordered with a range of shrubs and plants.

The rear of the property benefits from extensive countryside views towards Roundton Hill. Grey riven natural stone slabs footpath extend to a spacious patio, leading from the triple bi-fold doors. Onward garden laid to grass, enclosed by 1.8m high boundary fence supported by concrete posts. Outside tap, electrical socket and lighting.

N.B. A section of the rear garden falls outside the town boundary and remains amenity land. Contact the office for further information.

SERVICES Mains electricity, water and drainage. Air source heating.

N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

COUNCIL TAX Band to be assessed.

TENURE Freehold.

DIRECTIONS

From Newtown proceed on the A489 signposted Craven Arms passing through the villages of Kerry and Sarn and on to Churchstoke. On entering the village proceed over the river bridge and take the first left turning onto Hall Bank and proceed for a short distance to the development.

VIEWING By prior arrangement with the selling agent.

NEGOTIATIONS All interested parties are respectfully requested to negotiate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

MORTGAGE SERVICES If you require a Mortgage, (whether buying through MMP or any other agent), then please get in touch. We have an in-house Independent mortgage adviser (Mortgage Advice Bureau) who has access to a wealth of mortgage products. Appointments can be arranged to suit your individual requirements. Should you decide to use the services of MAB you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

SURVEY DEPARTMENT If you are not buying through MMP then why not let our qualified surveyors inspect and report on the home you are buying before you complete the purchase. We can undertake RICS Home Surveys Level 1, Level 2 (survey only), and Level 2 (survey and valuation) these will provide a comment on any significant defects and items requiring repair. For further information contact any of our offices.

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