

MORRIS MARSHALL POOLE

Autumn Brook, 3 Church Farm Close

Forden, Welshpool, Powys, SY21 8FD

Asking Price: £425,000

An opportunity to acquire a recently constructed superior detached family house with spacious and well laid out accommodation which has the benefit of UPVC Double Glazing, LPG Heating and is offered to the market with No Forward Chain.

On the ground floor from the Entrance Portico, access leads into a spacious Reception Hall with Oak flooring and ground floor Cloakroom complete with a 2 flight Oak staircase leading to the first floor. There is a spacious through Lounge with feature brick fireplace, having a bay window to the front and French doors leading out to the rear garden with continuation of the Oak flooring. There is a separate Study/Family Room. A particular feature of merit is the large Open Plan Kitchen/Dining Room with central island, well fitted with a range of shaker units, integrated oven, dishwasher and fridge freezer and a separate Utility Room with external access. From the Kitchen and Dining Area there is a large opening through into the adjacent Garden Room with French doors leading out to the side.

On the first floor level the landing has double doors to an airing cupboard and a further double cloaks cupboard. There are 4 generous Double Bedrooms, 2 of which have En-Suite Showers and a Main Bathroom with a 3 piece suite.









- A Superior Detached Family Home
- 4 Bedroom Accommodation, 2 with En-Suite, Family Bathroom, Large Reception Hall with Cloakroom, Delightful through Lounge with feature brick fireplace, Study/Family Room, Superb Open Plan Kitchen/Dining Area with Central Island, Integrated fridge/freezer, dishwasher, oven and hob which opens through to Garden Room, Utility Room
- Generous Parking and wrap around Lawn Gardens to front side and rear
- Energy Efficiency Rating: 66 (D) (Expires: 15/01/2029)









OUTSIDE

Externally the property is approached over a gravelled parking area with a perimeter pathway and lawned gardens wrap around from the front, side and rear of the property with views to the rear over open countryside.

SERVICES

Mains electricity, water, shared private drainage. **N.B.** The services, appliances and flues have not been tested and no warranty is provided with regards to their condition.

COUNCIL TAX

Band 'G' (Powys County Council).

TENURE

Freehold.

DIRECTIONS

From Welshpool proceed South to the Sarn-Y-Bryn-Caled Roundabout, taking the exit for Montgomery (A490). Proceed for approximately 2.5 miles, taking the right hand turn for Caerhowel. Travel past the School and the Church and the property is located a short distance along on the right hand side.

What3words://broached.releasing.butter

LAND REGISTRY NUMBER

CYM806107

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate 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 and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

FLOOD RISK (PER NRW)

Flooding from Rivers – very low risk - risk less than 0.1% chance each year.
Flooding from Sea – very low risk - risk less than 0.1% chance each year.
Flooding from Surface Water and small watercourses – very low risk - risk less than 0.1% chance each year.

BROADBAND AND MOBILE SIGNAL

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker







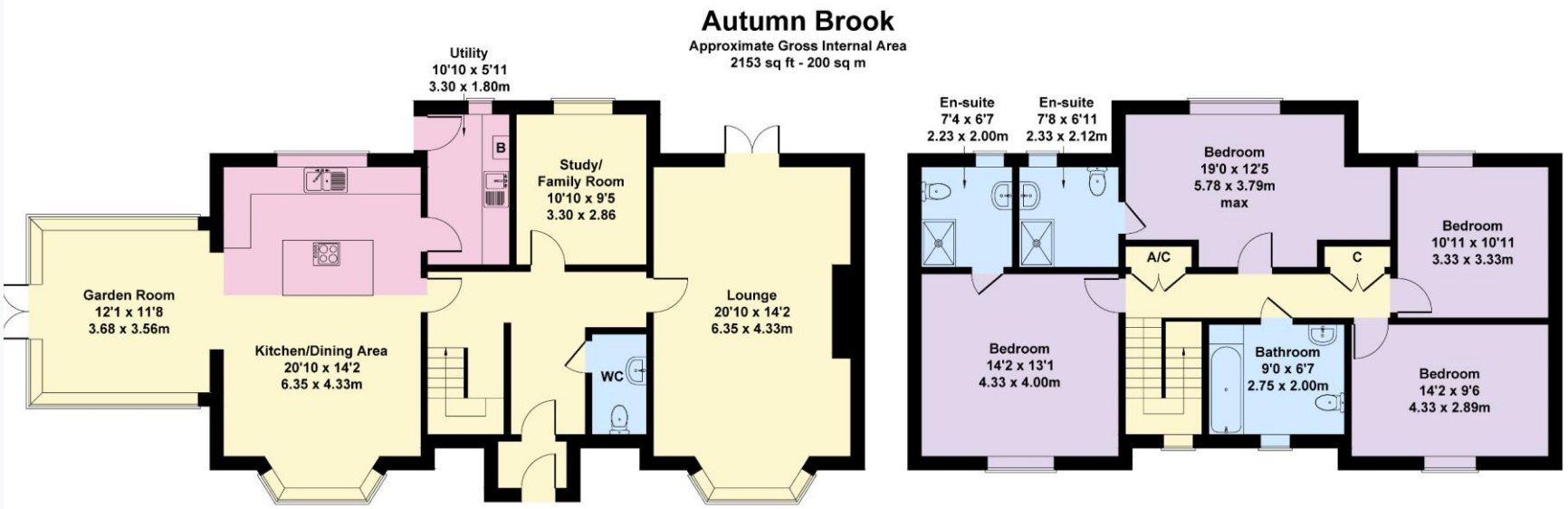








FLOORPLAN



For Illustrative Purposes Only.
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