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Peter Oliver



Mallard Drive, Ridgewood, TN22 5PW

- ▼ Solar Panels offering electricity savings 'and' a TAX FREE income stream of up to £30k over a twelve year period
- ▼ 99% 'A' rated EPC!
- ▼ NEW Air Source Heat Pump and radiators
- ▼ Balcony off Bedroom 1
- ▼ Outbuilding In Garden
- ▼ NO CHAIN



EPC RATING

Current:

99 A

Potential:

100 A

**Offers Over
£400,000**



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"This is not your average semi-detached property!" It's hard to describe how much space is available until you see it, but suffice to say, this is a family home that will provide for children and parents (or even in-laws or grandparents) all to live independently if required. Multiple energy efficiency improvements have been made to this property; some of which allow for the potential of an income stream. The property is offered in superb decorative order and as such is ready to move into. Located on the quiet, popular 'Bird Estate' in Ridgewood it provides two double bedrooms on the top floor (including a master with French double-glazed doors to a 'huge' roof terrace) offering some lovely views across Uckfield. On the ground floor is a double bedroom off the kitchen/diner with its own en-suite shower room...perfect for parents, guests or teenagers! The property has a porch, a large bright lounge, and a wonderful open plan kitchen/diner- a fantastic space which lends itself perfectly to entertaining with family and friends. There is a large kitchen worktop area with plenty of storage from the full height white gloss kitchen cabinets and an American Fridge Freezer. To the front of the property is a large lawn area benefitting from a range of evergreen and specimen plants with a driveway leading to the garage which offers off road parking. The very 'secluded' rear garden with grey sandstone paving and garden shed are very low maintenance and benefit from the addition of a fabulous detached 'bespoke' built' home office with power. Like the main house it has been extremely well insulated. An important and extremely desirable aspect of this property is in the extensive array of energy saving improvements which have been made to it. Having its own solar panels, the property benefits from the 'highest' transferable government 'FIT' tariff with the potential of netting any buyer with an annual tax-free income of circa £2500 per year for the next 11-12 years giving a potential income of £30000 over that time!" A newly installed Samsung Air Source Heat Pump with new designer radiators throughout were fitted in October 2022 which comes with a manufacturer's 8 year warranty. As a result of these and other energy saving improvements such as double glazing, wall insulation and premium loft insulation this property has an 'extremely' high 99% 'A' rated EPC making this one of the most energy efficient houses we have ever seen. It is located conveniently for a short walk to town with its shops, restaurants, parks, railway station and the well-renowned Harlands Primary School. Easy road access to the A22 and routes to the coast make this a well-positioned house for commuters and families alike. This is a unique and fantastic family home which has been really well presented that will appeal to a wide range of potential buyers looking for a low-cost energy efficient house in a 'prime' quiet location.

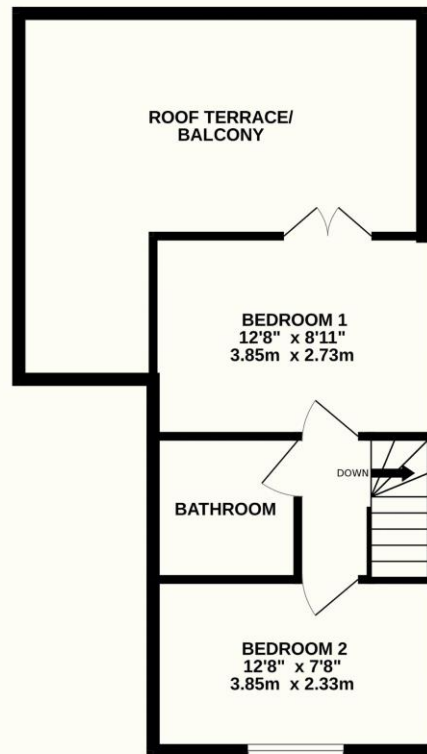
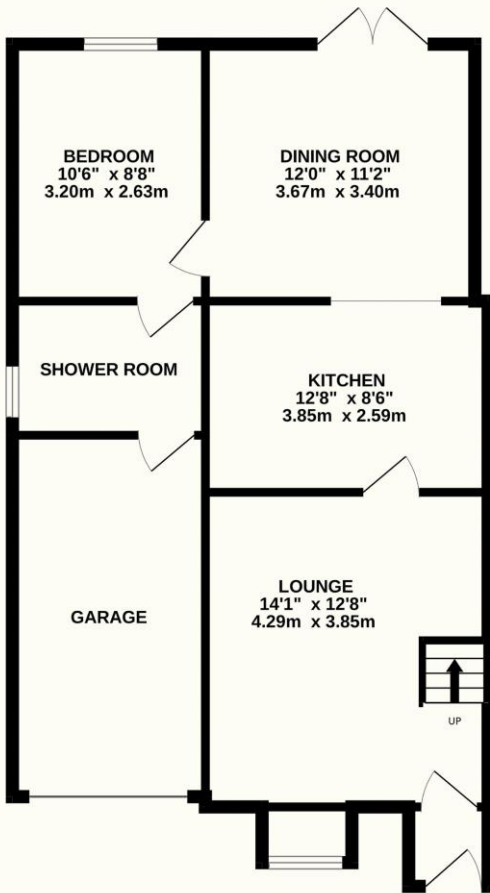
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The Property
Ombudsman

The Property
Ombudsman
LETTINGS





TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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