

## THE HEATING AND PV SYSTEMS

The house has an 8.5 Kw Mitsubishi Ecodan air source heat pump (a.s.h.p.) which provides all heating and hot water.

Central heating system - ground floor has underfloor water heating in 4 zones, individually controlled by room thermostats in the hall, front room, kitchen, shower room, lobby, sitting/dining room and utility room. First floor has radiators with individual thermostats in bedrooms 1, 2 and 3, the bathroom has a heated towel rail. Hot water system - hot water cylinder in the loft and a pumped circuit from the loft to the kitchen and shower room for instant hot water.

Central control pads for timing of heating and hot water requirements is located in bedroom 1. The manifold for underfloor heating circuits is located in the front room.

Costs to run all the heating, hot water, lighting, power and cooking £1,250.00 p.a.

Maintenance of the a.s.h.p. involves keeping leaves and debris away from the unit and giving it a clean on the outside once a year.

The Renewal Heat Incentive (RHI) provides an income of £ 800.00 p.a.

Photo voltaics system comprises 9nr panels generating in excess of 2,300 Kw p.a.. The current feed-in tariff provides an income of £ 460.00 p.a.



**CRIERS LANE, FIVE ASHES, MAYFIELD, TN20 6LE £549,950**



**Detached 1920's House**  
**3 Double Bedrooms**  
**Kitchen/Breakfast Room and Utility Room**  
**Sitting Room with multi-fuel stove**  
**Dining Room**  
**South-facing Garden (approx. 1/3 acre)**  
**Underfloor heating and income from PV electricity panels**  
**Driveway and Car Port**

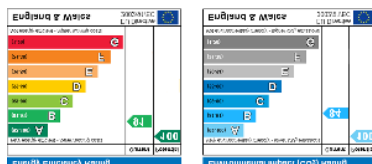


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Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.  
 Tel: 01435 868020. Fax: 01435 864441. [www.westwoodsestateagents.co.uk](http://www.westwoodsestateagents.co.uk)



A very attractive, extended and beautifully maintained detached house with accommodation comprising entrance hall, kitchen/breakfast room, utility room, sitting/dining room, further dining room/bedroom 4/study, inner lobby, cloakroom/shower room, 3 double bedrooms and a family bathroom. Outside is a large and private garden of approx. 1/3 acre with shed, greenhouse, summer house, polytunnel, large driveway with electric gate and heritage style 2 bay car port. The property also benefits from UPVC double glazing, air source heat pump underfloor heating to the ground floor and PV electricity panels.

In Criers Lane, tucked away from the main road, and yet within easy reach of the village. The area is well served with a range of excellent primary and secondary education in both the State and Independent sector. Mayfield is the closest larger village, being about 1 1/2 miles away, with a highly regarded pub, village hall, playing fields, farm shop and café. There are regularly bus services to the coast at Eastbourne to the South and Tunbridge Wells with its range of shopping and leisure facilities to the North. Tunbridge Wells has a mainline station with services to London in under an hour.

**ENTRANCE HALL** A spacious entrance hall with understairs storage cupboard, further storage area, stairs rising to the first floor.

**KITCHEN/BREAKFAST ROOM** 19'02" x 12'01" Range of attractive and modern wall and base units, with "Silestone" work surfaces, large island unit with further drawers and cupboards and "Silestone" surface, moulded single bowl and drainer with mixer tap, inset trivet/hot pan rests, integrated dishwasher, washing machine and tumble dryer, space for range cooker, extractor over, space for large fridge/freezer, French doors to the rear garden.

**UTILITY ROOM** 6'09" x 4'07" Work surfaces, sink unit with hot and cold taps, spaces for further washing machine and tumble dryer, door to rear storm porch and garden and Loggia/covered storage area.

**INNER LOBBY** Large storage cupboard with shelving.

**CLOAKROOM/SHOWER ROOM** White suite comprising pedestal wash hand basin, low level W.C., large walk-in shower cubicle with plumbed-in waterfall shower and further hand-held shower unit, heated ladder towel rail, obscure window to the front.

**SITTING ROOM** 22'02" x 13'0" A large and bright room with views over the gardens, feature stone fireplace and hearth with fitted multi-fuel stove, French doors and windows to the rear.

**DINING ROOM** 12'0" x 11'01" Feature stone fireplace with electric fire, bay window to the front.







FIRST FLOOR LANDING . Turned staircase to the first floor, window on half landing , eaves storage cupboard, hatch and ladder to loft.

BEDROOM 1 13'01" x 12'01" Windows to the side and rear overlooking the gardens, small cupboard housing the heating controls.

BEDROOM 2 12'01" x 11'01" Windows to the side and front built-in wardrobe with cupboard over .

BEDROOM 3 9'05" x 8'07" Window to the rear overlooking the garden.

FAMILY BATHROOM White suite comprising panelled P-bath with plumbed-in shower over, concealed cistern W.C., large vanity unit providing plenty of storage with inset basin and mixer tap, obscure window to the side.

DRIVEWAY AND PARKING Approached via an electric 5-bar gate the private and secure driveway provides parking for up to 6 vehicles, 'Heritage' cart lodge style double car port (18'05" x 17'01") with light and power, double gates to the rear garden, hedge and fence enclosed with flower border.

GARDEN Private, secure and south-facing with stock fence and hedging, large and attractive rear garden mainly laid to lawn and backing onto woodland, (deer fenced) summer house (10'07" x 10'), greenhouse, garden shed, polytunnel, fruit and vegetable beds, mature specimen fruit and ornamental trees including almond, apricot, apple and pear, flower borders, large paved patio seating area, hot and cold outside taps, undercover storage area and air source heat pump.





