



—dreampad—

Mill House

The Street | Takeley | Bishops Stortford | Herts | CM22 6QR





Living Room



## **Takeley, Essex - The View From The Road Give No Clue As To The Size And Quality Of This Spacious 2400 Sq Ft Property On Offer.**

Mill House | The Street | Takeley | Bishops Stortford | Hertfordshire | CM22 6QR

Offers In The Region Of: £650,000

The property comprises 5 good size double bedrooms with 3 en suite and, if required, the downstairs lounge can make an extra bedroom with a full size shower and toilet in the very next room.

- Underfloor heating to all rooms each with individual thermostatic controls.
- Fire and Burglar Alarm Systems and Emergency Lighting.
- Fully Fitted Kitchen and Utility Room.
- External Lighting and Power Points.
- Large Single Garage with Power Points and Fitted Shelving (which could easily be converted into a seventh bedroom if required) plus ample parking on property.

All this comes with surprisingly low running costs of only about £200.00 per month for electricity, gas and water.

The property was completed in September 2005 and the present owners have run a modest and successful B & B always allowing for the fact that others may just prefer and large and luxurious Home.

As so many visitors have said "you have thought of everything!"

Should purchasers be interested in the B & B Business the price does include this and all Fixtures and Fittings necessary (crockery/cutlery/cooking utensils/sheets/duvets/pillow cases/towels etc). In addition and if required much of the furniture would be available at a reasonable price. Takings over the past 7 years vary but average £35,000 – always enough to cover consumables, 'phones, internet, advertising, repairs and renewals and up to 80% of allowable expenses on utilities, Council Tax, Insurance, Computer, Bank Charges and substantial Mortgage Interest. IN ADDITION the average profit plus take home pay is £12,000.

Audited figures are available – an ideal opportunity for a small business with great scope.





Living & Dining Rooms





Dining Room





Kitchen/Breakfast Room





Ground Floor Reception/Bedroom & Shower Room



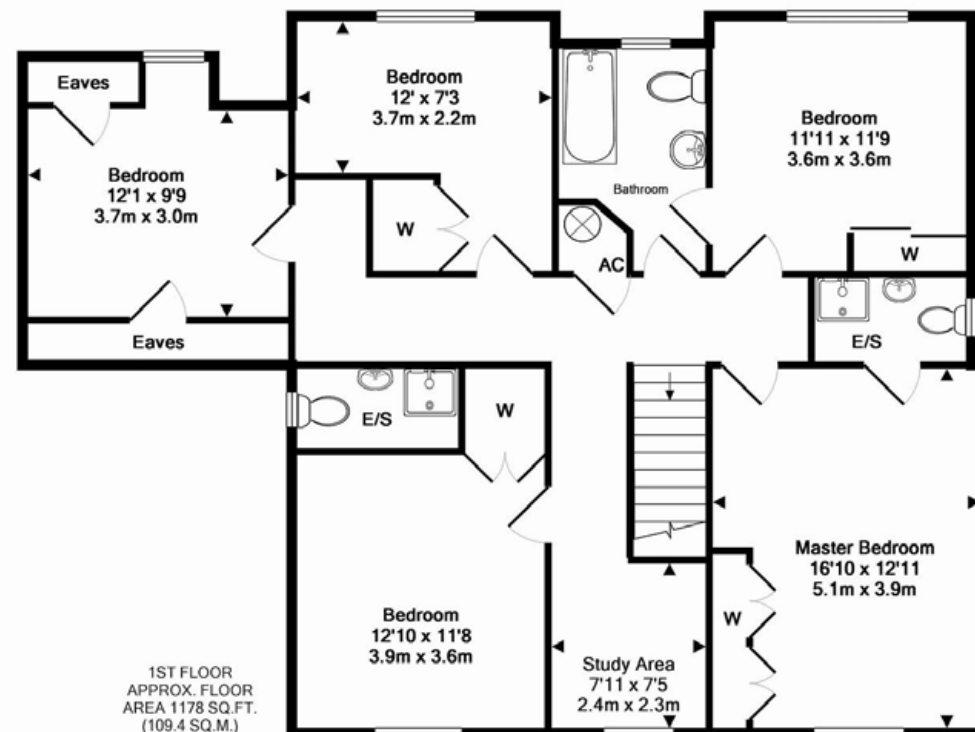
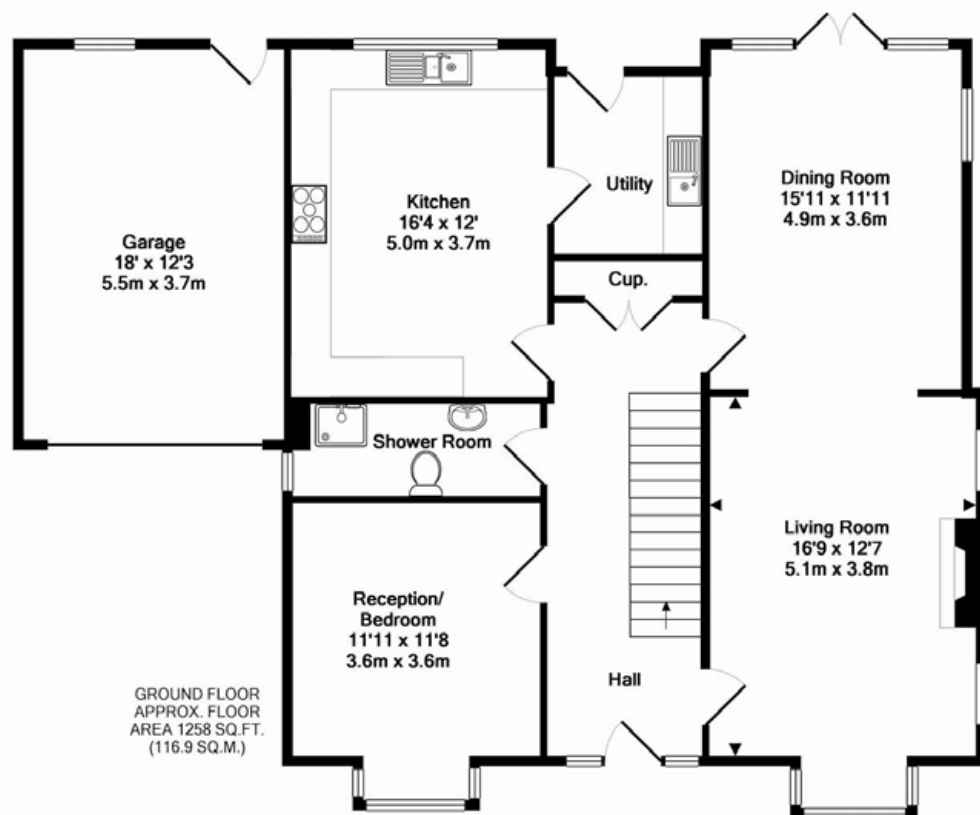
Bedroom





Bedrooms & Family Bathroom





TOTAL APPROX. FLOOR AREA 2436 SQ.FT. (226.3 SQ.M.)  
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**Transport:** Bishops Stortford Station (London Liverpool St) - 3.5 miles

M11 (J8) - 1.5 miles

London Stanstead Airport - 2.6 miles

**Services:** Mains Gas, Mains Water & Mains Drainage

**Council Tax:** Uttlesford District Council (Band G)

### Important Notice:

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part or any offer or contracts and must not be relied upon as statements of representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Further Information





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# Energy Performance Certificate



**Mill House, The Street, Takeley, BISHOP'S STORTFORD, CM22 6QR**

**Dwelling type:** Detached house **Reference number:** 9921-2892-7898-9694-1525  
**Date of assessment:** 12 November 2014 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 13 November 2014 **Total floor area:** 217 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:**

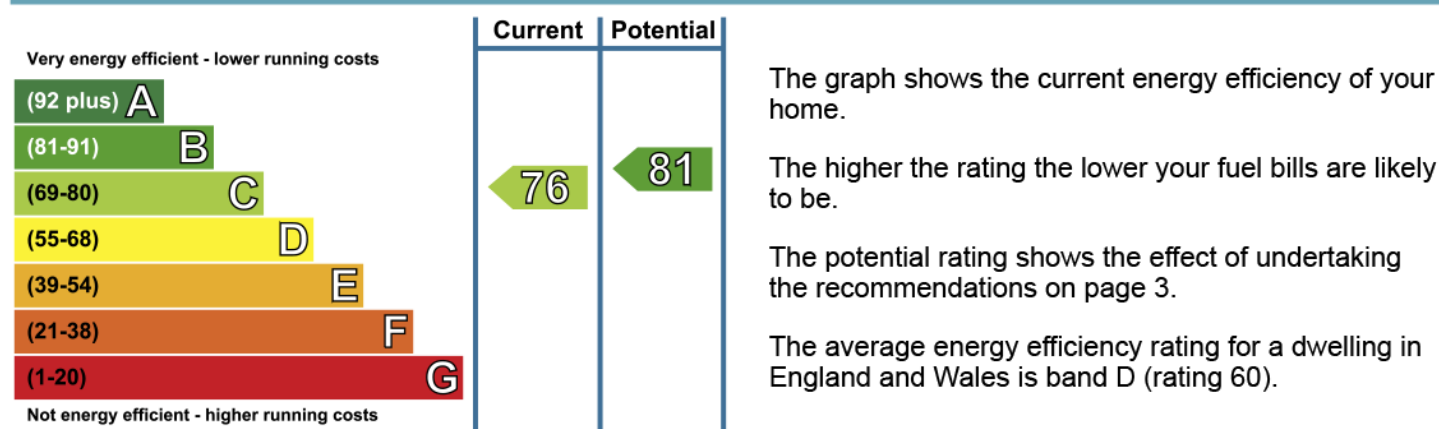
**£ 3,468**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 354 over 3 years	Not applicable
Heating	£ 2,706 over 3 years	£ 2,706 over 3 years	
Hot Water	£ 408 over 3 years	£ 411 over 3 years	
<b>Totals</b>	<b>£ 3,468</b>	<b>£ 3,471</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 775	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.