





Offers in the region of £599,950

Windmill View

Bedrooms: 4 Bathrooms: 3 Reception Rooms: 1

Built in 2024 by a local reputable builder

property split over three floors

Large kitchen/breakfast room and lounge to the ground floor

TENURE: FREEHOLD

Master bedroom

with walk in wardrobe and en suite

Three good sized bedrooms

Stentons Property
58 High Street, Much Wenlock, Shropshire
info@stentonsproperty.co.uk | 01952 728200
Website: www.stentonsproperty.co.uk



Welcome to Windmill View, a magnificent recently built property in the heart of the historic town of Much Wenlock. This stunning property has been built by a local builder to a high specification with accommodation spread over three levels. This property boasts, gas fired central heating, energy efficient solar panels, fully double glazed, state-of-the-art kitchen breakfast room and a light-filled living room with a cosy fireplace. To the first floor there is a generously sized master bedroom, including a walk-in wardrobe and en-suite. The basement level has three good sized bedrooms, with en suite to one of the rooms, family bathroom and utility room. Outside there is a private garden /patio area and parking for 2 /3 vehicles.

The spacious and well-designed interiors, combined with excellent community amenities, make this property an exceptional family home. Whether you're hosting gatherings in the elegant living room, cooking in the gourmet kitchen, or relaxing in the beautiful garden, this home provides everything you need for an elevated lifestyle. Viewing is highly recommended









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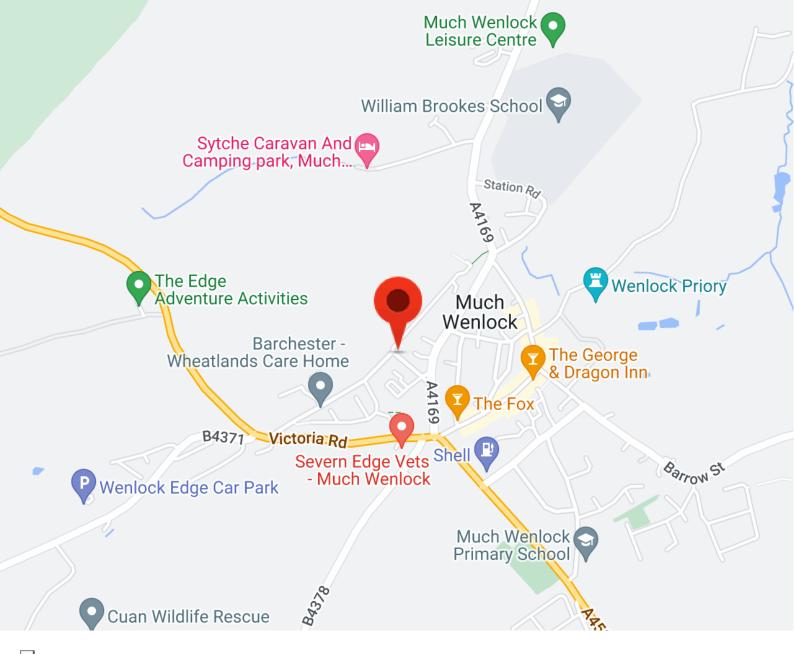






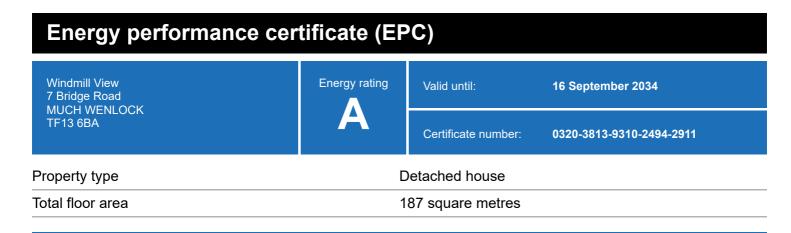


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Rules on letting this property

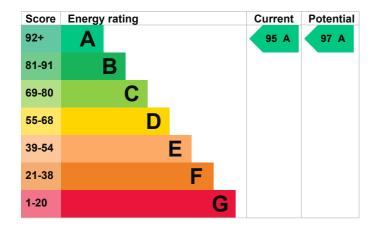
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is A. It has the potential to be A.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.18 W/m²K	Very good
Roof	Average thermal transmittance 0.14 W/m²K	Very good
Floor	Average thermal transmittance 0.12 W/m²K	Very good
Windows	High performance glazing	Good
Main heating	Boiler with radiators and underfloor heating, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Good lighting efficiency	Good
Air tightness	Air permeability [AP50] = 4.1 m³/h.m² (as tested)	Good
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating
- · Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 47 kilowatt hours per square metre (kWh/m2).

Smart meters

This property had a smart meter for electricity when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend £783 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £-112 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment	This property produces	1.6 tonnes of CO2
This property's environmental impact rating is B. It has the potential to be B.	This property's potential production	1.6 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.	You could improve this prope making the suggested chang protect the environment.	
Carbon emissions	These ratings are based on a average occupancy and ene	•

the property may use different amounts of energy.

Steps you could take to save energy

An average household

produces

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4.000 - £6.000	£61

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

6 tonnes of CO2

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Karl Webb-Thomas
Telephone	07910 303578
Email	karl@mayfieldmorrison.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/004078
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	
Assessor's declaration	No related party
Date of assessment	17 Sentember 2024

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Type of assessment	SAP	