



FOR SALE



16 Selborne Road, Douglas, Isle Of Man, Iom, IM1 4BU

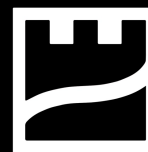
£550,000

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THE PROPERTY

No.16 Selborne Road is a unique town house conveniently located to Douglas town centre, local shops and schools. The house has been converted into an eco house having undergone a full renovation, rebuilt from the original shell with the addition of a 2 storey rear extension, and filled with renewable energy tech. On the ground floor there are 2 reception rooms, open plan kitchen/diner with feature Velux windows, and separate WC. Upstairs there are 5 bedrooms (2 en suite) utility room and shower room. The house runs solely on electric, sourced from an air source heat exchange, solar panels and photovoltaic tubes. Hot water is stored in a 500L divided pressure buffer vessel that distributes to radiators and underfloor heating. The smart system draws energy from these 3 sources and distributes it cleverly throughout the house to the heating, hot water, and electric sockets, including an electric car charging point. Residual electric is sold into the grid. The vendors are experiencing monthly bills for all running costs of circa £30 per week. A central data hub has also been installed running internet and satellite throughout the property. Outside there is a small paved front garden and a 3 car covered carport / garage and sitting area at the rear, accessed via a double roller door.

- Unique opportunity to purchase perhaps the only eco town house in Douglas
- Fully renovated home and new rear extension and garage
- Fully integrated smart energy system
- Extremely energy efficient. Vendors experience average running cost of £30/week
- Spacious family accommodation over 3 floors
- 2 reception rooms and open plan kitchen/diner
- 5 Bedrooms (2 en suite) and separate shower room
- Separate WC and utility room
- Off road parking and garaging provided at the rear
- Walking distance to town centre

