



WOOLLIAMS
Property Services

Guide price £215,000
Charles Dart Crescent, Barnstaple, EX32



3

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
sales@woolliamspropertyservices.com

01271 328586



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The property is in a convenient location and is only a short walk away from Barnstaple Town Centre. This is a well presented semi detached, three bedroom property and would be perfect for an investment, first time buyer or make a great family home. The property has gas central heating, double glazing and the accommodation comprises of a Entrance hall, Lounge, Kitchen/Diner, 3 bedrooms and a bathroom. To the rear is a lawned garden which leads to a patio area and a block bricked workshop/store with light and power.

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Barnstaple is the regional and historic centre of North Devon and is surrounded by fantastic countryside and beaches. The Town Centre offers a variety of schooling, banking and facilities including a Leisure Centre, Cinema, Theatre and numerous restaurants and bars.

ENTRANCE HALL

UPVC Double glazed door off, stairs up to first floor, understairs cupboard, radiator and fitted carpet.

LOUNGE *3.73m x 3.76m (146' 10" x 148' 0")*

UPVC Double glazed window, radiator, TV Point, fitted carpet.

KITCHEN/DINER *5.79m x 2.69m (227' 11" x 105' 11")*

UPVC Double glazed window, range of units with 2 round bowl stainless steel sink unit and drainer with mixer H&C. Drawers and cupboards below, intergrated dishwasher, inset gas hob with extractor unit above. Working surface with drawers and cupboards below, intergrated double oven, intergrated fridge/freezer double upright unit, ceramic tiled floor. UPVC door to garden.

FIRST FLOOR LANDING

Loft access

BEDROOM 1 *3.72m x 2.91m (146' 5" x 114' 7")*

UPVC Double glazed window, radiator,

BEDROOM 2 *3.30m x 2.67m (129' 11" x 105' 1")*

UPVC Double glazed window, radiator and fitted carpet.

BEDROOM 3 *2.83m x 2.71m (111' 5" x 106' 8")*

UPVC Double glazed window, built in cupboard, radiator and fitted carpet.

BATHROOM *2.35m x 1.72m (92' 6" x 67' 9")*

UPVC Double glazed window, soft cream suite with corner bath. Shower unit, pedestal wash basin, low level W.C. heated towel rail, vinyl floor covering.

OUTSIDE

Steps up to path with astro turf front garden. Pedestrain side gate which takes you to an enclosed rear garden with steps up to a paved area. Block brick workshop/store (2.44m x 1.54m)

SERVICES

Mains water, gas, electricity and drainage connected.

COUNCIL TAX

Band B Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

EPC

Band D

TENURE

Freehold

VIEWING

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 Email: sales@woolliamspropertyservices.com or www.woolliamspropertyservices.com

USEFUL INFORMATION

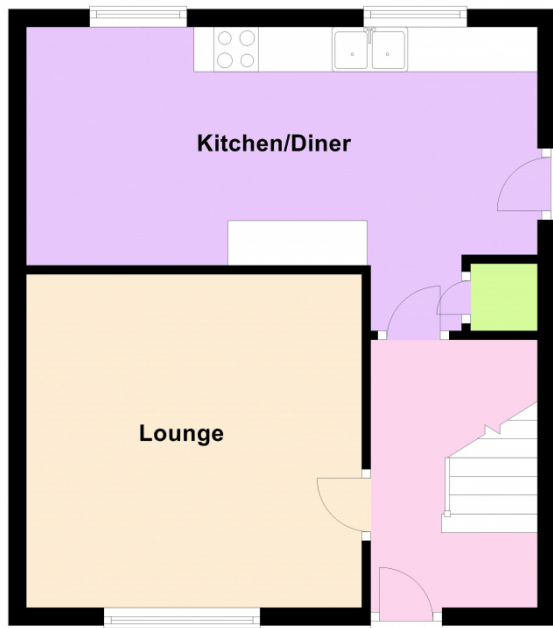
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

DIRECTIONS

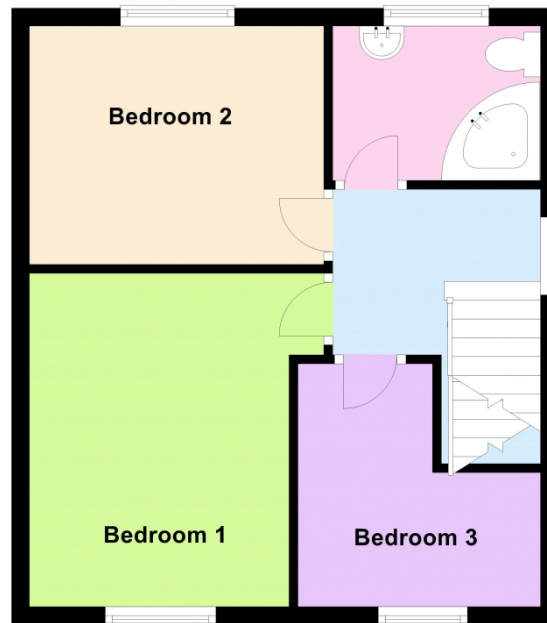
www.what3words.com ///stops.boost.shared



Ground Floor



First Floor



Energy performance certificate (EPC)

22 Charles Dart Crescent
BARNSTAPLE
EX32 7EB

Energy rating

D

Valid until: 27 February 2033

Certificate number: 2512-0828-4119-1351-0012

Property type

Semi-detached house

Total floor area

73 square metres

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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 234 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces 6 tonnes of CO₂

This property produces 3.0 tonnes of CO₂

This property's potential production 1.0 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£233
2. Floor insulation (solid floor)	£4,000 - £6,000	£75
3. Low energy lighting	£25	£51
4. Heating controls (room thermostat)	£350 - £450	£50
5. Solar water heating	£4,000 - £6,000	£80
6. Solar photovoltaic panels	£3,500 - £5,500	£712

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1549
Potential saving if you complete every step in order	£489

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	8384 kWh per year
Water heating	2035 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	327 kWh per year
Cavity wall insulation	2064 kWh per year

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Stuart Moles
Telephone	07967507099
Email	stuart@fdea.co.uk

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK301950
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	27 February 2023
Date of certificate	28 February 2023
Type of assessment	RdSAP
