



WOOLLIAMS
Property Services

Guide price £150,000
Silver Street, EX32 8HR



3

Bedrooms



1

Bathroom

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

01271 328586



Barum Cottage is situated within a very short walk of Barnstaple town centre. A very nicely presented 3 bedroom end of terrace house benefiting from gas fired central heating, UPVC replacement double glazed windows. The accommodation briefly comprises Entrance porch, Lounge, Inner lobby, Fitted kitchen with range of high gloss grey units with archway access to a separate dining room. There are 3 first floor bedrooms, newly fitted family bathroom with white colour suite. Outside there is a rear walled courtyard garden which is totally private and creates a lovely seating area. Available with no on going chain.

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ENTRANCE PORCH

Front door off

LOUNGE 4.64m x 3.60m (15.22ft x 11.81ft)

UPVC double glazed window, tv point, luxury vinyl tiled flooring.

INNER LOBBY

Staircase 1st floor wood laminate floor

KITCHEN 3.03m x 1.97m (9.94ft x 6.46ft)

Range of high gloss grey units with inset single drainer stainless steel top sink unit, mixer taps h&c, drawers, cupboards, working surface with space below, range of wall units, part tiles walls, tiled effect laminate, archway to dining room

DINING ROOM 4.47m x 4.41m (14.67ft x 14.47ft)

UPVC double glazed window to rear aspect. Radiator, tv point, wood laminate floor. Built in understairs storage.

FIRST FLOOR LANDING

Access to loft space, radiator, boiler cupboard housing wall mounted gas fired boiler feeding domestic hot water and the central heating system.

BEDROOM 1 4.00m x 2.74m (13.12ft x 8.99ft)

UPVC double glazed windows, radiator, fitted carpet.

BEDROOM 2 3.70m x 2.51m (12.14ft x 8.23ft)

UPVC double glazed window, radiator, fitted carpet

BEDROOM 3 3.35m x 2.10m (10.99ft x 6.89ft)

UPVC double glazed window, radiator, fitted carpet

BATHROOM 2.54m x 2.34m (8.33ft x 7.68ft)

White suite comprises panel bath with tiled wall area, Trident T80 shower unit, low level wc, pedestal wash hand basin, radiator, extensive tiling to walls, luxury vinyl floor covering.

OUTSIDE

To the rear of the property is an enclosed courtyard which is completely private.

IMPORTANT INFORMATION

This house is situated next to The Tavern in the Town a public house which has a late-night opening licence. If a buyer requires mortgage finance we recommend the

broker or mortgage lender be made aware of these points. Such things can potentially impact their decision to lend or the amount of mortgage they are willing to loan against the value of the property purchase. This should therefore be taken into account by a prospective purchaser.

SERVICES

Mains water, electricity, gas & drainage connected

COUNCIL TAX

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

EPC

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

TENURE

Freehold

VIEWINGS

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 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



Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| 26 Silver Street BARNSTAPLE EX32 8HR | Energy rating C | Valid until: 23 May 2032 |
| | | Certificate number: 2416-3012-5002-0225-4502 |

Property type End-terrace house

Total floor area 101 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 rating and score

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

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

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

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 |
|----------------------|---|-----------|
| Wall | Granite or whinstone, as built, no insulation (assumed) | Very poor |
| Wall | Cavity wall, as built, insulated (assumed) | Good |
| Roof | Pitched, 150 mm loft insulation | Good |
| Roof | Roof room(s), insulated (assumed) | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in all fixed outlets | Very 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 196 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£754 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 £188 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 10,850 kWh per year for heating
- 2,239 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

| | |
|---|-------------------|
| An average household produces | 6 tonnes of CO2 |
| This property produces | 3.5 tonnes of CO2 |
| This property's potential production | 1.4 tonnes of CO2 |

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

► [Do I need to follow these steps in order?](#)

Step 1: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £130

Potential rating after completing step 1

74 C

Step 2: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £29

Potential rating after completing steps 1 and 2

75 C

Step 3: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £30

Potential rating after completing steps 1 to 3

76 C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £369

Potential rating after completing steps 1 to 4

86 B

Help 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.

More ways to save energy

[Find ways to save energy in your home](#)

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 | Kevin Constantine |
| Telephone | 07791595601 |
| Email | kc.cfc@hotmail.co.uk |

Contacting the accreditation scheme

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

| | |
|-----------------------------|--|
| Accreditation scheme | Quidos Limited |
| Assessor's ID | QUID201760 |
| Telephone | 01225 667 570 |
| Email | info@quidos.co.uk |

About this assessment

| | |
|-------------------------------|-------------------------|
| Assessor's declaration | No related party |
| Date of assessment | 24 May 2022 |
| Date of certificate | 24 May 2022 |
| Type of assessment | ▶ RdSAP |

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

| | |
|---------------------------|---|
| Certificate number | 0180-2862-6351-9202-2315 (/energy-certificate/0180-2862-6351-9202-2315) |
| Expired on | 2 May 2022 |

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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