



**WOOLLIAMS**  
Property Services

**Guide price £525,000**  
**Bickington Road, Barnstaple, EX31 2JG**



 **4**  
Bedrooms

 **2**  
Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
[sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com)

**01271 328586**



This is a beautifully presented mature house which has undergone a complete programme of modernisation and improvement by the current owners over the past few years and now offers a lovely modern living space, all set within a large, mature walled garden offering privacy and seclusion. The house is screened from the road by a high natural stone wall and mature trees, therefore to fully appreciate what is on offer a full inspection is a must. An entrance porch opens into a wide reception hallway from which double doors lead into a large double aspect bay fronted lounge. The large kitchen/dining/family room has a double aspect along with high gloss units, white marble effect worktops and integrated appliances. There is a good sized utility room, ground floor cloakroom and study/bedroom four. On the first floor is a wide galleried landing with 3 bedrooms, one en-suite as well as a large bathroom with free standing bath, double width shower cubicle and twin wash basins.

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The property is approached via double gates boarded by natural stone walling with a wide parking and turning area for several vehicles. This leads to a double garage having loft space and further workshop behind, whilst to the rear is a large private walled garden with lawns, planted areas with mature bushes, plants and trees, paved patio area and recently constructed pergola.

The house is conveniently located on the outskirts of Bickington with easy access to local shops, amenities and a selection of schools. The area is renowned for its impressive coastline ranging from beautiful sandy beaches to rugged clifftop scenery. In all if you are looking for a modern, spacious property in an excellent location, Verdala could be for you! This property is being sold with no on-going chain.

**ENTRANCE PORCH** 1.36m x 1.88m (4.46ft x 6.17ft)

Composite front door off, marble tiled flooring, radiator, full width glazed opening doors to Hallway.

**HALLWAY** 5.57m x 1.88m (18.27ft x 6.17ft)

Staircase to first floor, under stairs cupboard, radiator, 2 wall lights, wood flooring. Double opening glazed doors to the Lounge.

**LOUNGE** 6.20m x 4.37m (20.34ft x 14.34ft)

Double aspect room with bay window and 2 feature triangle windows either side of chimney breast. Original Art Deco feature fireplace and hearth which is fitted with a log burner stove. 2 x radiator, 2 x wall lights, tv point, wood flooring.

**KITCHEN/DINING ROOM** 7.92m x 3.74m (25.98ft x 12.27ft)

Double aspect room with square bay windows to the front, Dining area with 2 radiators. The Kitchen is fitted with high gloss white units with marble effect worktops and concealed under unit lighting. Deep square stainless steel sink unit with mixer H&C tap. Range of cupboards with an integrated Kenwood dishwasher, further work surfaces with a Smeg induction ceramic hob and stainless steel Smeg cooker hood. Deep pan drawers with wine rack, double Smeg oven with Smeg microwave/oven above and cupboard below. L shaped work surface with combined Island breakfast bar with drawers and cupboards below. Part tiled walls, ceiling recessed spotlights, wood flooring, TV point. Access to Utility room.

**UTILITY ROOM** 2.40m x 2.14m (7.87ft x 7.02ft)

L shaped working surface with inset stainless steel single drainer with mixer H&C tap with cupboards below and space for washing machine. Part tiled walls, recessed spotlights, wood flooring, UPVC double glazed door to the rear garden.

**INNER LOBBY**

Radiator, access to loft, walk in storage cupboard, wood flooring.

**CLOAKROOM** 1.47m x 1.93m (4.82ft x 6.33ft)

White pedestal hand basin with mixer H&C tap, low level W.C. extractor, radiator, wood flooring.

**STUDY/BEDROOM 4** 2.47m x 2.16m (8.10ft x 7.09ft)

Radiator, wood flooring.

### **FIRST FLOOR LANDING**

Staircase off, radiator, wood flooring.

**BEDROOM 1** 5.51m x 4.11m (18.08ft x 13.48ft)

Square bay window, large walk in wardrobe with shelving and 2 recessed spotlights. Further 2 storage cupboards , TV point, 2 recessed spotlights, large radiator.

**BEDROOM 2** 3.69m x 4.24m (12.11ft x 13.91ft)

L shaped bedroom, affording south facing views towards the countryside, radiator, wood flooring.

**EN-SUITE** 1.93m x 1.47m (6.33ft x 4.82ft)

White suite with corner shower cubicle with side opening door and large rainfall shower head. Low level W.C. pedestal hand wash basin with mixer H&C tap. Recessed spotlights, extractor unit, radiator.

**BEDROOM 3** 3.08m x 1.67m (10.10ft x 5.48ft)

Radiator, wood flooring. Loft access.

**BATHROOM** 3.69m x 4.24m (12.11ft x 13.91ft)

White suite with a stand alone bath and stand alone tap and hand held shower. Low level W.C. Two pedestal wash hand basins with mixer H&C tap. Large double walk in shower with rainfall shower head with porcelain wall tiles. A Television in the bathroom provides you with complete relaxation in the bath while watching your favourite shows!

### **OUTSIDE**

Double opening timber gates provide vehicular access onto a sloping driveway which leads to a parking and turning area for several vehicles. The driveway is boarded either side by original natural stone walls, a nice variety of trees and bushes in addition to a small front garden. To the rear is a delightful and very private garden boarded on 2 sides by high natural stone walls, a gravel pathway extends to the rear of the property with a nice size mature lawn garden with palm tress, bushes, shrubs and a variety of trees. A terrace seating area and 2 further areas of lawns, with a recently constructed pergola from which extends to a terrace area. Directly behind the house in a lean too garden store for logs, bins and lawn mower.

**DOUBLE GARAGE** 5.46m x 4.50m (17.91ft x 14.76ft)

Metal up and over door with light and power connected, boarded ceiling with storage above. Behind the garage is a timber built workshop/office (2.48 x 3.7m)

### **SERVICES**

Mains water, electricity, gas & drainage connected.

### **COUNCIL TAX**

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

### **EPC**

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](http://www.northdevon.gov.uk/my-neighbourhood)

**DIRECTIONS**

[www.what3words.com](http://www.what3words.com) /// inflict.storerom.interest

**AGENTS NOTE**

Under Section 21 of the Estate Agents Act 1979 it is hereby disclosed that the Vendor of this property works for Woolliams Property Services.



Ground Floor



First Floor



# Energy performance certificate (EPC)

Verdala  
Bickington  
BARNSTAPLE  
EX31 2JG

Energy rating

**D**

Valid until: **13 December 2032**

Certificate number: **2737-5861-7418-1352-1171**

Property type

Detached house

Total floor area

153 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D	57   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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Roof	Pitched, no insulation	Very poor
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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
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 CO<sub>2</sub>. 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

### Primary energy use

The primary energy use for this property per year is 257 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 6.3 tonnes of CO<sub>2</sub>

This property's potential production 2.9 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 3.4 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.

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## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (57) to C (78).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£197
2. Cavity wall insulation	£500 - £1,500	£117
3. Floor insulation (suspended floor)	£800 - £1,200	£72
4. Heating controls (room thermostat)	£350 - £450	£47
5. Solar water heating	£4,000 - £6,000	£44
6. Solar photovoltaic panels	£3,500 - £5,500	£396

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

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## Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1466
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Potential saving	£478
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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.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.gov.uk/improve-energy-efficiency>).

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## 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
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Space heating	22169 kWh per year
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Water heating	2978 kWh per year
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## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	4806 kWh per year
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Cavity wall insulation	1984 kWh per year
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## 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	<a href="mailto:stuart@fdea.co.uk">stuart@fdea.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK301950
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	14 December 2022
Date of certificate	14 December 2022
Type of assessment	<a href="#">RdSAP</a>

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