



WOOLLIAMS

Property Services

Guide price £350,000
Rooks Close, Roundswell, EX31 3SW



3

Bedrooms



2

Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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An impressive 3 bedroom detached house situated in a quiet cul-de-sac position in the very popular area of Roundswell. This property has been beautifully extended and now benefits from a family room with a large pitched glazed skylight and modern Opus log burner.

The accommodation briefly comprises of a Lounge, kitchen/diner, family room, 3 bedrooms, 2 bathrooms and a delightful enclosed rear garden. There is an attached single garage and parking for 2 cars.

Roundswell has a fantastic amount of amenities including supermarkets, vets, school, chemist, takeaways and coffee shops. The North Devon link road is convenient and there is a bus service that operates in the area.

This property is being sold with no on-going chain.

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HALL

Door off, double radiator, staircase to first floor, fitted carpet.

CLOAKROOM

White suite, low level W.C. vanity wash hand basin with mixer H&C, radiator, fitted carpet.

LOUNGE *4.35m x 3.27m (14.27ft x 10.73ft)*

Half glazed door off, radiator, tv point, 2 wall lights, double half glazed doors to

KITCHEN/DINER *5.34m x 2.97m (17.52ft x 9.74ft)*

A range of cream coloured units with brushed steel handles, comprising of inset single stainless steel sink unit. Cupboards and space below for a dishwasher. Inset gas hob and built in double oven with cupboard above and drawers below. Island unit/breakfast bar with drawers and cupboards below. part tiled walls, 12 recessed ceiling spotlights, radiator, vinyl floor covering.

LOBBY AREA

Under stairs cupboard with wall mounted Glow worm gas fired combi boiler feeding the heating system and water. Radiator, vinyl floor covering, door to hallway.

FAMILY ROOM *5.46m x 3.21m (17.91ft x 10.53ft)*

Large pitched glazed skylight, sliding patio to garden, Opus log burner standing on a circular glass base. Radiator, laminated flooring.

LANDING

Fitted carpet to stairs, access to loft, linen cupboard.

BEDROOM 1 *3.39m x 3.19m (11.12ft x 10.47ft)*

UPVC double glazed window, radiator, double mirror fronted wardrobes, fitted carpet.

EN-SUITE

Re-fitted white suite with walk in shower with smoked glass shower door. Vanity hand basin with mixer H&C tap and drawers below. Low level W.C. half tiled walls, heated towel rail, ceramic tiled floor with under floor heating.

BEDROOM 2 *3.97m x 3.18m (13.02ft x 10.43ft)*

UPVC Double glazed window, radiator, fitted carpet.

BEDROOM 3 *3.01m x 2.09m (9.88ft x 6.86ft)*

UPVC Double glazed window, fitted carpet.

BATHROOM *2.09m x 1.87m (6.86ft x 6.14ft)*

White curved bath with Triton Bezique II shower and curved glass shower screen. Vanity hand basin with mixer H&C tap with cupboards below. W.C. with concealed cistern, radiator, vinyl tiled flooring.

GARAGE 5.11m x 2.75m (16.76ft x 9.02ft)

Up and over door, half glazed door. to rear garden. Loft storage.

OUTSIDE

Fully enclosed rear garden with lawn and large patio area. Outside lighting and a pedestrian gate either side of the property for access.

FRONT

Tarmacadam driveway with parking for one car with an additional gravel hardstanding car parking space. Good size level lawned garden.

SERVICES

Mains water, electric, gas, drainage connected.

COUNCIL TAX

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

EPC

C

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

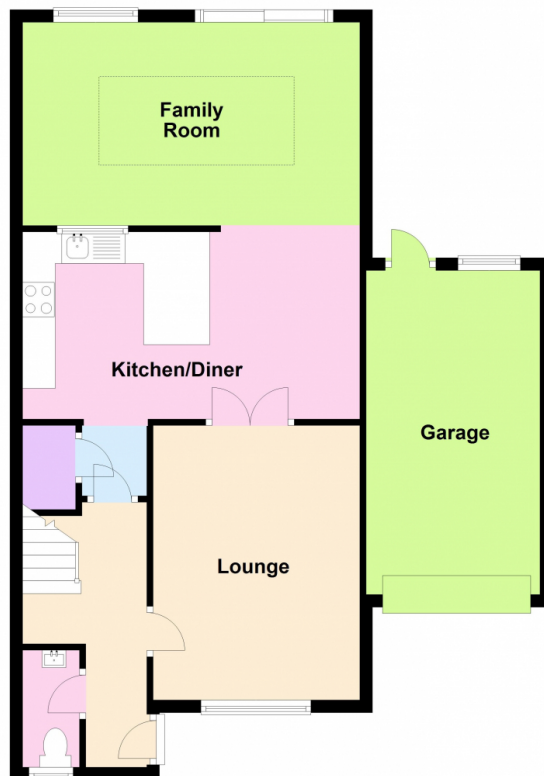
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

DIRECTIONS

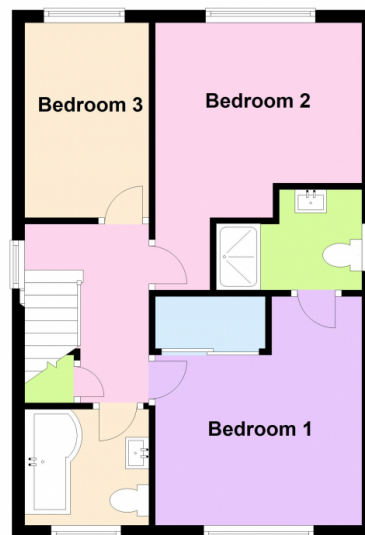
engrossed.exhales.midwinter



Ground Floor



First Floor



Energy performance certificate (EPC)

25, Rooks Close
Roundswell
BARNSTAPLE
EX31 3SW

Energy rating

C

Valid until: 23 April 2024

Certificate number: 8203-8572-5229-6027-4443

Property type

Detached house

Total floor area

85 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 C. 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		84 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 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, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	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 77% of fixed outlets	Very good
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 170 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 CO ₂
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This property produces	2.8 tonnes of CO ₂
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This property's potential production	1.2 tonnes of CO ₂
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By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.6 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 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 C (69) to B (84).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation	£800 - £1,200	£30
2. Condensing boiler	£2,200 - £3,000	£45
3. Solar water heating	£4,000 - £6,000	£39
4. Solar photovoltaic panels	£9,000 - £14,000	£262

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£678
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Potential saving	£113
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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](#).

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

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	6737 kWh per year
Water heating	2630 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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	Raymond Saunders
Telephone	0741 2676627
Email	raysaunderssurveyor8@gmail.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/008429
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	23 April 2014
Date of certificate	24 April 2014
Type of assessment	RdSAP
