



WOOLLIAMS
Property Services

Guide price £310,000
Kilwood Park, Roundswell, EX31 3UR



 **3**

Bedrooms

 **2**

Bathrooms

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

01271 328586



A fantastic opportunity to acquire a modern brick built detached family home occupying a touch away cul-de-sac position with the benefit of a lovely sunny south facing rear garden. The house is available with no ongoing chain and will require some general updating and improvement. The accommodation briefly comprises of an entrance hall, cloakroom, lounge, with archway to separate dining room, conservatory, kitchen. On the first floor are three good size bedrooms with bedroom 1 having an ensuite shower area and a family bathroom. There is off-road parking and an attached garage with gardens to both front and rear.

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Roundswell is a popular residential development on the southern outskirts of Barnstable, nearby is Sainsbury's and a variety of other retailers. Barnstaple offers a good variety of National and local retailers, Theatre, Leisure Centre and Cinema. What this area of North Devon is renowned for is its glorious beaches, rugged cliff top scenes and the open wilds of Exmoor.

Entrance Hall

Front door off, staircase to 1st floor, under stairs cupboard, radiator, wood laminate floor.

Cloakroom

Fully tiled walls, white suite with low-level WC, pedestal wash handbasin, radiator.

Kitchen *3.57m x 2.74m (11' 9" x 9')*

A range of units with inset single stainless steel drainer sink unit, with drawers and cupboard space below with plumbing for a washing machine. Working surface with drawers and cupboards below, inset ceramic hob and built-in electric oven with concealed cooker hood above. Working service with drawers cupboards and space below. Range of wall units, glass display cabinet, parts tiled walls, wall mounted gas fired boiler feeding domestic hot water and central heating system, radiator, ceramic tiled floor, part glazed door to rear garden.

Lounge *4.00m x 3.44m (13' 1" x 11' 3")*

Feature fire surround with fitted living flame gas fire, double radiator, fitted carpet, archway to

Dining Room *2.78m x 2.77m (9' 1" x 9' 1")*

Double radiator, double glazed French doors to

Conservatory *2.96m x 2.27m (9' 9" x 7' 5")*

Sliding double glazed patio door to rear garden, wood laminate floor.

First Floor Landing

Access to loft space, airing cupboard housing factory lagged cylinder, radiator.

Bedroom 1 *3.91m x 3.40m (12' 10" x 11' 2")*

Built-in double wardrobes, radiator, fitted carpet archway to

En-suite

Fully tiled walls, corner wash handbasin, shower cubicle with opening glazed door and Mira shower unit.

Bedroom 2 *3.02m x 2.34m (9' 11" x 7' 8")*

Range of fitted wardrobes to one wall with shelves and hanging space, radiator, fitted carpet.

Bedroom 3 2.76m x 2.43m (9' 1" x 8')

Radiator, fitted carpet.

Bathroom 1.84m x 1.84m (6' x 6')

A white suite with fully tiled walls, comprising of a panelled bath, Triton shower unit, pedestal wash hand basin, low-level WC, radiator, fitted carpet.

Outside

To the front of the house is a tarmac drive providing a hard standing for one car and leading to the attached garage. The front garden has been paved for ease of maintenance, there is also a side path and pedestrian gate providing access to the rear garden. The rear garden enjoys a delightful sunny southerly aspect and is set onto predominant levels. A brick paved pathway and sitting area extends to the side of the conservatory and runs behind the garage There's a first tier garden with mature side beds whilst at the rear of the garden is a timber decked sitting area.

Attached Garage 5.16m x 2.63m (16' 11" x 8' 8")

Metal up and over door, personal door to rear, light and power connected, loft storage area.

Services

Mains water, electricity, gas and drainage connected.

EPC

Band C

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.

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

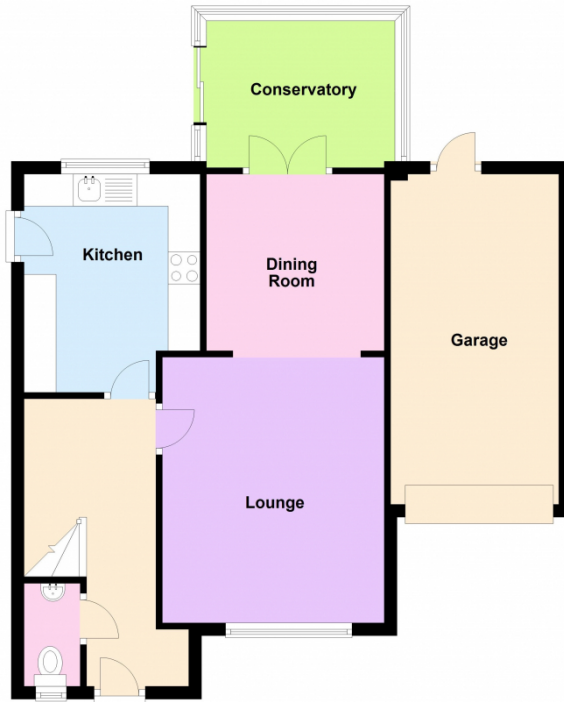
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

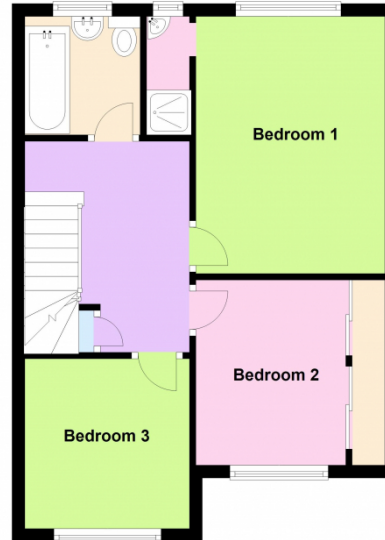
What 3 Words /// vest.fury.offerings



Ground Floor



First Floor



Energy performance certificate (EPC)

6 Kilnwood Park
Roundswell
BARNSTAPLE
EX31 3UR

Energy rating

C

Valid until: 7 January 2034

Certificate number: 0300-2268-4390-2504-2385

Property type: Detached house

Total floor area: 80 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
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 55% of fixed outlets	Good
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 179 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,389 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 £163 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 6,355 kWh per year for heating
 - 2,592 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is C. 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 2.5 tonnes of CO₂

This property's potential production 1.2 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

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£25	£54
2. Solar water heating	£4,000 - £6,000	£109
3. Solar photovoltaic panels	£3,500 - £5,500	£711

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 by visiting www.gov.uk/improve-energy-efficiency.

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	Stuart Moles
Telephone	07967 507 099
Email	stuart@fdea.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015528
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 January 2024
Date of certificate	8 January 2024
Type of assessment	RdSAP
