



WOOLLIAMS
Property Services

Guide price £400,000
Moreton Park Road, Bideford, EX39



 **4**
Bedrooms

 **2**
Bathrooms

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

01271 328586



This beautiful property sits on a large plot with generous accommodation and a lovely rear garden. The house offers a large Sitting room, a gorgeous Dining room, a stylish "Zen" room with an adjoining contemporary wet room. The first floor has 3 Bedrooms with a 4th Bedroom/Study downstairs and a family Bathroom. There are great views from the first floor and the property is well presented throughout. The location of the property is brilliant for the local secondary school, Bideford Town Centre and the Affinity Devon Shopping Centre. Other amenities nearby are the coastal towns of Appledore, Westward Ho! and Northam, which are all fantastic places if you love the outdoor lifestyle!

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Porch 5' 7" x 4' 4" (1.70m x 1.32m)

UPVC Double glazed door, tiled floor.

Entrance hall

Glass panelled entrance door, stairs to first floor, large understairs cupboard. Radiator, wood effect laminate flooring.

Lounge 16' 8" x 11' 10" (5.08m x 3.61m)

UPVC Double glazed window with beautiful views over the garden. marble fireplace with coal effect gas fire. Radiator, archway through to the sitting room.

Sitting Room 12' 7" x 9' 0" (3.84m x 2.74m)

UPVC Double glazed bay window, radiator.

Dining Room 15' 6" x 12' 0" (4.72m x 3.66m)

UPVC Double glazed window overlooking the garden. Radiator, wooden flooring with French doors leading through to the Sun Room.

Sun Room 10' 6" x 6' 3" (3.20m x 1.91m)

A beautiful relaxing space that the owner likes to call her "Zen Room" UPVC double glazed French doors to the garden. A roof light that allows plenty of natural light. Radiator, tiled flooring and sliding door to the Wet Room.

Wet Room 5' 11" x 3' 7" (1.80m x 1.09m)

UPVC obscure double glazed window. Wall mounted shower with rainforest head and hand shower attachment. Vanity wash hand basin and W.C. Heated towel rail, extractor fan.

Kitchen/Breakfast Room 11' 10" x 10' 0" (3.61m x 3.05m)

UPVC Double glazed window which overlooks the front garden. A range of maple effect wall units with a stainless steel sink unit, granite effect worktop with drawers and cupboards below. Built in 4 ring hob with extractor hood, built in electric double oven. Integrated dishwasher, integrated fridge. Matching granite effect breakfast bar with wall cupboards above. Glass panelled door to side porch.

Side Porch

A cupboard housing the gas boiler which feeds the central heating and hot water. Shelving, tiled flooring. UPVC double glazed door to the side of the property. Opening to Utility

Utility room

UPVC Double glazed window. Wooden worktop with inset sink and mixer tap. Storage cupboards above, with space below for washing machine. Tiled flooring.

Study/Bedroom 4 12' 7" x 9' 0" (3.84m x 2.74m)

UPVC Double glazed bay window with views to the front garden. Radiator, fitted carpet.

First floor landing

Access to loft space, fitted carpet.

Bedroom 1 *15' 0" x 12' 3" (4.57m x 3.73m)*

UPVC Double glazed window. It has the potential to incorporate an En-suite shower room. Two large eaves storage cupboards. Vanity wash hand basin with cupboards below. Radiator, fitted carpet.

Bedroom 2 *15' 0" x 10' 3" (4.57m x 3.12m)*

UPVC Double glazed window, eaves storage cupboard, radiator and fitted carpet.

Bedroom 3 *11' 7" x 9' 0" (3.53m x 2.74m)*

UPVC Double glazed window overlooking the rear garden. Radiator, fitted carpet.

Bathroom *8' x 6' (2.44m x 1.83m)*

UPVC obscure double glazed window. White suite comprising of a panelled bath with an electric shower, pedestal wash hand basin and W.C. Fully tiled walls, wall mounted electric heater, radiator.

Outside

Gates open to a large private driveway that leads to a detached double garage and adjoining workshop, there is also a beautiful patio area to the side. The rear garden is a great space with a contemporary patio to sit out and relax and look over the lawned garden. The garden has a variety of mature hedges and shrub borders with an additional decking area that would be perfect for a Hot Tub.

Detached Double Garage *17' 0" x 16' 0" (5.18m x 4.88m)*

With an electric roller door. Power and light connected.

Adjoining Workshop *8' 0" x 6' 0" (2.44m x 1.83m)*

UPVC Double glazed window. Power and light connected.

Services

Mains water, electricity, gas and drainage connected.

EPC

Band D

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



Ground Floor



First Floor



Energy performance certificate (EPC)

2, Moreton Park Road BIDEFORD EX39 3AU	Energy rating D	Valid until: 10 August 2024
		Certificate number: 0888-1059-7298-0494-0944

Property type	Detached house
Total floor area	117 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 current energy rating is D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 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	Cavity wall, filled cavity	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Mostly double glazing	Poor
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 9% of fixed outlets	Very poor
Floor	Suspended, no 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 171 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£937 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 £127 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** 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:

- 11,057 kWh per year for heating
- 2,751 kWh per year for hot water

Impact on the environment

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

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 CO ₂
This property produces	3.8 tonnes of CO ₂
This property's potential production	2.3 tonnes of CO ₂

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: Floor insulation

Typical installation cost £800 - £1,200

Typical yearly saving £77

Potential rating after completing step 1 **69 C**

Step 2: Low energy lighting

Typical installation cost £50

Typical yearly saving £50

Potential rating after completing steps 1 and 2 **71 C**

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £9,000 - £14,000

Typical yearly saving £271

Potential rating after completing steps 1 to 3 **79 C**

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 Stephen Lloyd

Telephone 01237452377

Email convert-epc@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	BRE
Assessor's ID	BREC201694
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 August 2014
Date of certificate	11 August 2014
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	8417-7025-0590-4993-9992 (/energy-certificate/8417-7025-0590-4993-9992)
Expired on	30 May 2023

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