



WOOLLIAMS
Property Services

Guide price £225,000
Broadfield Road, Barnstaple, EX32



 **3**
Bedrooms

 **1**
Bathroom

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

01271 328586



A mature end of terraced house situated in the popular area of Newport, having the distinct advantage of a good sized adjoining garage and additional off-road parking. Benefits from gas fired central heating and UPVC double glazing, yet is in need of general updating and modernisation. This will suit as an ideal first purchase for someone wishing to put their own stamp and identity into their home. The accommodation comprises of an entrance hall, lounge, dining room, kitchen, three first floor bedrooms and bathroom. There's a driveway leading to a good sized attached garage, behind, is a lean-to workshop/store. Next to the garage is an additional off-road car parking area, suitable for two vehicles. To the rear of the property is a good size enclosed garden predominantly lawn with mature shrubs and bushes.

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The Town offers a good selection of local and national retailers. The coastline of North Devon has glorious sandy beaches such as those found at Saunton, Croyde and Woolacombe with breathtaking clifftop scenery located around the Northern Devon coastline. Exmoor National Park is half an hour's drive and provides access to many miles of open and unspoiled countryside.

The house is highly recommended, we have keys at the office and viewings can be arranged at short notice, telephone us without delay to book your viewing

Entrance Hall

UPVC double glazed front door, staircase to 1st floor, two understair cupboards, radiator.

Lounge 3.65m x 3.41m (12' x 11' 2")

UPVC double glazed bay window, radiator, fitted carpet.

Dining Room 3.61m x 3.17m (11' 10" x 10' 5")

Fitted living flame coal effect gas fire with back boiler feeding domestic water and central heating system, fitted carpet.

Kitchen 4.09m x 1.67m (13' 5" x 5' 6")

Inset single drainer stainless steel sink unit with mixer tap, with drawers and cupboards below. Working surface with drawers and cupboards below, range of units, radiator, gas cooker point, UPVC double glazed rear door to;

Utility/Store 0.92m x 0.80m (3' x 2' 7")

Plumbing for washing machine.

First Floor Landing

Access to loft space

Bedroom 1 3.41m x 3.37m (11' 2" x 11' 1")

UPVC double glazed bay window, radiator.

Bedroom 2 3.23m x 3.18m (10' 7" x 10' 6")

Airing cupboard housing factory light cylinder, built-in wardrobe, radiator.

Bedroom 3 2.16m x 2.04m (7' 1" x 6' 8")

Built-in wardrobe, radiator.

Bathroom 1.91m x 1.81m (6' 3" x 5' 11")

A white suite with fully tiled walls, comprising panel bath, Mira Go shower unit, pedestal wash basin, low-level WC, radiator, cork tiled flooring.

Outside

The property stands on a good size mature plot with a pedestrian gate access at the front with a further entrance providing vehicle access to a good sized attached garage with up and over door. Double gates also provide an additional vehicular access with off-road parking for one to 2 cars. To the rear of the house is an enclosed wild garden with lawn, mature beds and borders as well as an aluminium framed greenhouse. Behind the garage is an old lean-to/storeroom and there is a pedestrian gate providing access onto the side parking area.

Attached Garage 5.15m x 3.09m (16' 11" x 10' 2")

Metal up and over door, personal door to

Workshop/Store 3.09m x 1.71m (10' 2" x 5' 7")

Door to garden.

Services

Mains water, electricity, gas and drainage connected.

EPC

Band D

Tenure

Freehold

Council Tax

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

Viewings

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

Useful Information

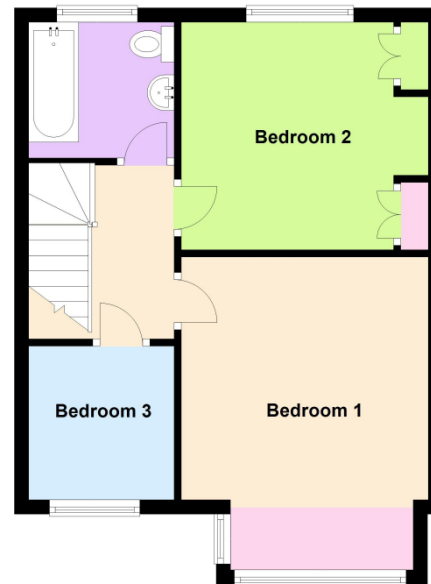
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood



Ground Floor



First Floor



Energy performance certificate (EPC)

30 Broadfield Road
BARNSTAPLE
EX32 9JW

Energy rating

D

Valid until: **28 January 2034**

Certificate number: **0400-4216-0622-3328-3943**

Property type: End-terrace house

Total floor area: 82 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 D. 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		89 B
69-80	C		
55-68	D	67 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, 300 mm loft insulation	Very good
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 78% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 218 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,299 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 £484 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:

- 4,080 kWh per year for heating
 - 3,499 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 3.2 tonnes of CO₂

This property's potential production 0.8 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. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£30
2. Hot water cylinder thermostat	£200 - £400	£50
3. Heating controls (room thermostat)	£350 - £450	£83
4. Condensing boiler	£2,200 - £3,000	£242
5. Solar water heating	£4,000 - £6,000	£80
6. Solar photovoltaic panels	£3,500 - £5,500	£600

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	29 January 2024
Date of certificate	29 January 2024
Type of assessment	RdSAP
