



WOOLLIAMS
Property Services

Asking Price £220,000
Little Field Close, Barnstaple, EX32 8NZ



 **2**
Bedrooms

 **1**
Bathroom

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

01271 328586



The most beautiful turnkey extended 2 bedroom end terrace in the popular residential area of Whiddon Valley, with UPVC double glazing and gas central heating. The property comprises of an Entrance lobby, Lounge/Diner, Kitchen/Breakfast room, 2 bedrooms and a bathroom. To the rear of the property is a fully enclosed garden extensively paved with a side pedestrian access gate and a useful storage area with parking available in the communal area to the front of the property.

The local educational facilities are within easy reach whilst a variety of supermarkets are also a short distance away. 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.

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Entrance Lobby

UPVC double glazed entrance door, cupboard housing a new Worcester combi Greenstar 4000 gas fired boiler feeding the domestic hot water and central heating system. Open access to:

Lounge/Diner *5.72m x 4.27m (18' 9" x 14')*

A beautiful and spacious dual aspect room with UPVC double glazed window to the front and side elevations, radiator, laminate flooring, staircase to the first floor.

Kitchen/Breakfast room *3.89m x 2.67m (12' 9" x 8' 9")*

UPVC double glazed window to the rear, a fitted kitchen with a range of units comprising of an inset sink with mixer tap and cupboards below. A range of matching wall units with space and plumbing below for washing machine and tumble dryer. Fitted double oven with fitted gas hob and canopy style cooker hood over. Fitted breakfast bar, laminate flooring. UPVC double glazed door to the rear garden.

First floor landing

Access to loft that is boarded with pull down ladder, fitted carpet.

Bedroom 1 *3.23m x 2.49m (10' 7" x 8' 2")*

UPVC double glazed window, built-in wardrobe, radiator, fitted carpet.

Bedroom 2 *3.18m x 2.08m (10' 5" x 6' 10")*

UPVC double glazed window, radiator, fitted carpet.

Bathroom *2.18m x 2.06m (7' 2" x 6' 9")*

A white suite comprising of a panelled bath with mixer shower attachment. Glazed corner shower cubicle with shower attachment, low level W.C. with concealed cistern and wash basin. Tiled splashbacking, ladder style radiator, tiled floor.

Outside

To the rear of the property is a fully enclosed garden extensively paved with a side pedestrian access gate with a useful storage area. Parking is available in the communal area to the front of the property.

Services

Mains water, electricity, gas and drainage connected.

Council Tax

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

EPC

Band 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

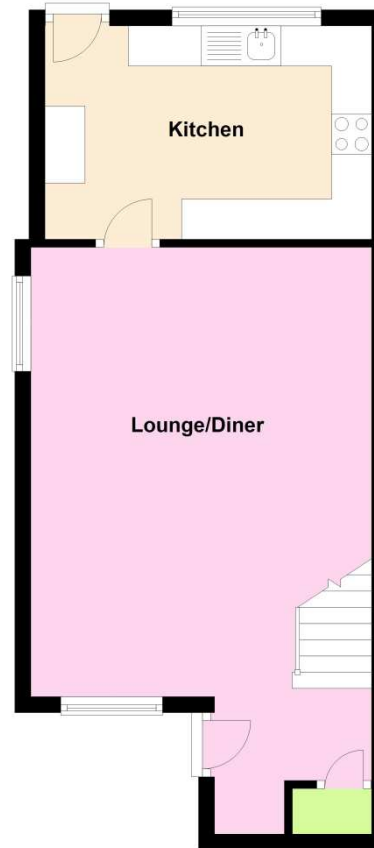
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

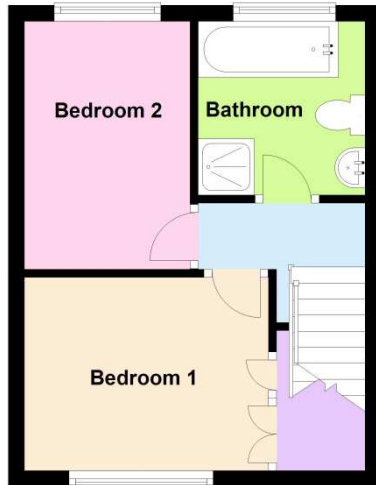
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Ground Floor



First Floor



Energy performance certificate (EPC)

| | | |
|---|---------------------------|--|
| 6, Little Field Close BARNSTAPLE EX32 8NZ | Energy rating C | Valid until: 4 May 2025 |
| | | Certificate number: 8007-6450-4529-7507-1553 |

Property type End-terrace house

Total floor area 59 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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 86 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 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, as built, insulated (assumed) | Good |
| Roof | Pitched, 200 mm loft insulation | Good |
| Window | Fully double glazed | Good |
| 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 50% of fixed outlets | 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 215 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£565 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 £86 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 6,153 kWh per year for heating
- 1,699 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 CO ₂ |
| This property produces | 2.2 tonnes of CO ₂ |
| This property's potential production | 0.8 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 (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £38

Potential rating after completing step 1 **71 C**

Step 2: Low energy lighting

Typical installation cost £30

Typical yearly saving £17

Potential rating after completing steps 1 and 2 **72 C**

Step 3: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £30

Potential rating after completing steps 1 to 3 **73 C**

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £5,000 - £8,000

Typical yearly saving £286

Potential rating after completing steps 1 to 4 **86 B**

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 | Michael Insley |
| Telephone | 01271 379314 |
| Email | michequers@aol.com |

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

| | |
|-----------------------------|--|
| Accreditation scheme | Sterling Accreditation Ltd |
| Assessor's ID | STER400101 |
| Telephone | 0161 727 4303 |
| Email | info@sterlingaccreditation.com |

About this assessment

| | |
|-------------------------------|---|
| Assessor's declaration | Owner or Director of the organisation dealing with the property transaction |
| Date of assessment | 5 May 2015 |
| Date of certificate | 5 May 2015 |
| 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 | 0107-2854-7524-9427-6025 (/energy-certificate/0107-2854-7524-9427-6025) |
| Expired on | 23 February 2023 |

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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