



WOOLLIAMS
Property Services

£160,000

22A Trinity Street, Barnstaple, EX32 8HX



 **0**
Bedroom

 **0**
Bathroom

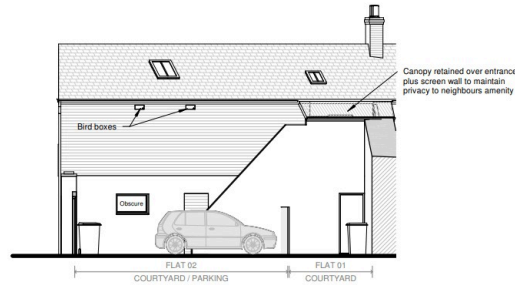
2 Queens House, House Queen Street, Barnstaple, EX32 8HJ |
sales@woolliamspropertyservices.com

01271 328586



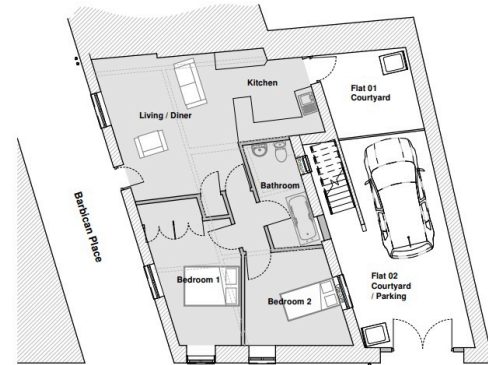
North Elevation

1 : 100



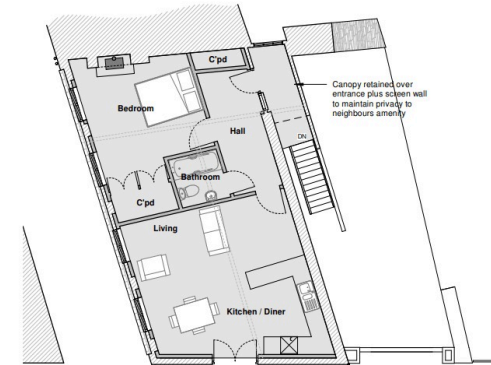
South Courtyard Elevation

1 : 100



Ground Floor Plan

1 : 100



First Floor Plan

1 : 100



Block Plan

1 : 500



Site Location

1 : 1250

Mr K Reay
Proposed Change of Use from A1 to C3
22a Trinity Street
Barnstaple
North Devon
EX32 8HX
Drawing number R2004 S1
Drafter name A3

.A substantial mature building situated in a convenient and level location within easy reach of the Town centre. The property is ripe for development and benefits from planning consent under planning application number 72424 to create 2 self contained flats, this is an ideal development opportunity. The building currently consists of a shop area, L shaped store room and W.C. with further store room and kitchen on the ground floor, with the 1st floor having 3 separate rooms. Large double wooden gates provide vehicle access into a car parking area beyond which is a further covered area for parking.

The proposal will provide the following:

Ground Floor Flat -

Kitchen/Lounge/Diner, 2x Bedrooms, Bathroom, Courtyard, Parking

First Floor Flat -

Kitchen/Diner/Living area, Bedroom, Bathroom

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SHOP AREA 5.62m x 2.92m (18.44ft x 9.58ft)

STORE ROOM 3.50m x 3.20m (11.48ft x 10.50ft)
Door to courtyard,

W/C

STORE ROOM 6.79m x 2.42m (22.28ft x 7.94ft)
Door from shop

LOBBY
Door off

FIRST FLOOR

ROOM 1 5.97m x 2.57m (19.59ft x 8.43ft)

ROOM 2 7.41m x 3.72m (24.31ft x 12.20ft)

ROOM 3 8.70m x 2.40m (28.54ft x 7.87ft)

OUTSIDE 3.78m x 5.18m (12.40ft x 16.99ft)

Double gates to Trinity Street. It has a yard/parking area which leads to an covered area which is 6.01m x 2.78m

SERVICES

Mains water, electricity, 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

C

TENURE

Freehold

VIEWING

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 Email: sales@woolliamspropertyservices.com 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

www.what3words.com ///stamp.petal.caring



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Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- Improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

Share this certificate

- Email
- Copy link to clipboard
- Print

22 Trinity Street
BARNSTAPLE
EX32 8HX

Energy rating

C

Valid until
7 December 2031

Certificate number
2150-6721-4090-9004-8425

Property type Mid-terrace house

Total floor area 111 square metres

Rules on letting this property

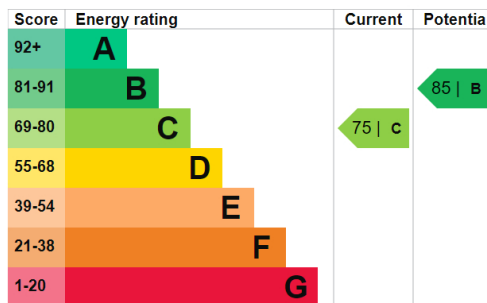
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

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.](#)



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	Granite or whinstone, with internal	Good

	insulation	
Wall	Timber frame, with additional insulation	Good
Roof	Pitched, 270 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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 141 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

This property's current environmental impact rating is C. 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
This property produces	2.8 tonnes of CO ₂
This property's potential production	1.5 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.3 tonnes per year. This will help to protect the environment.

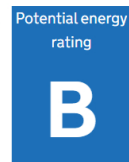
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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 (75) to B (85).

► [Do I need to follow these steps in order?](#)



Step 1: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£30
Potential rating after completing step 1	77 C

Step 2: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£369
Potential rating after completing steps 1 and 2	85 B

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](#). This will help you have more efficient low carbon heating system for this property.

help you buy a more efficient, low carbon heating system for this property.

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£633
Potential saving	£30

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](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#).

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	7841 kWh per year
Water heating	2273 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	Kevin Constantine
Telephone	07791595601
Email	kc.cfc@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID201760
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	28 September 2021
Date of certificate	8 December 2021
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	8770-7222-6400-5911-4296
Valid until	19 February 2030

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