



WOOLLIAMS
Property Services

Guide price £250,000
Chambercombe Road, Ilfracombe EX34 9PH



3

Bedrooms



1

Bathroom

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

01271 328586



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This is a rather deceptive and spacious mature terraced house situated in a quiet level location, enjoying view to the rear across the town and out towards the Bristol Channel. Available with no on-going chain, this double glazed and centrally heated property will suit as a lovely family home and we cannot stress highly enough the merits of taking a look inside. The accommodation comprises, Pitched Entrance Porch, Entrance Hall, Rear Lobby, Lounge with exposed floorboards and Kitchen with an extensive range of units. On the first floor are 2 bedrooms, Bedroom 1 enjoys far reaching views across the Bristol Channel as well as a Bathroom with raised corner bath and shower. There is a lower floor which has been split to create 2 rooms, one currently used as a Bedroom, There is a former Shower room, Rear Porch and a nice enclosed rear garden with areas of lawn and an elevated Decking Area from which views of the Bristol Channel can be enjoyed.

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ENTRANCE HALL

UPVC door off, radiator, staircase to 1st floor, laminated flooring, UPVC door to rear.

LOUNGE *4.76m x 3.84m (15.62ft x 12.60ft)*

UPVC double glazed bay window, feature fireplace with ceramic tile hearth. Tall radiator, TV point, exposed floor boards.

KITCHEN/BREAKFAST ROOM *4.24m x 3.57m (13.91ft x 11.71ft)*

UPVC bay window enjoying views of the Bristol Channel and the South West Coastline. Refitted cream colour units, composite inset 1 1/2 bowl single drainer with mixer H&C tap. Cupboard and space below for washing machine, range of cupboards with working surface with inset gas hob with drawer and cupboard below. Integrated Beko double oven with cupboard below. Part tiled walls, wood laminated floor. Tall radiator. Door to lobby, staircase to lower floor.

FIRST FLOOR LANDING

Exposed floorboards, shelved storage cupboard.

BEDROOM 1 *3.71m x 4.84m (12.17ft x 15.88ft)*

UPVC double glazed window enjoying views of the Bristol Channel and beyond to the South West Coastline. Radiator, exposed floorboards, and feature fireplace.

BEDROOM 2 *3.30m x 2.78m (10.83ft x 9.12ft)*

UPVC double glazed window, affording country views. Feature fireplace, double radiator and vinyl tiled floor.

BATHROOM *3.30m x 2.00m (10.83ft x 6.56ft)*

White suite with raised corner bath, low level W.C. pedestal wash hand basin. Tiled shower cubicle with opening glazed door with Mira sport shower unit. Heated towel rail.

LOWER FLOOR LOBBY

Stair case off

BEDROOM 3 *4.21m x 2.70m (13.81ft x 8.86ft)*

UPVC double glazed arched top full height window. Fitted carpet, part glazed door to

REAR PORCH

Part glazed door to garden.

STORE ROOM/OCCASIONAL ROOM *4.12m x 3.65m (13.52ft x 11.97ft)*

Double radiator, fitted carpet.

FORMER SHOWER ROOM

OUTSIDE

Timber decked sitting area from the rear hallway which has delightful views towards the Bristol Channel and the Bay. Steps to the rear enclosed garden, 3 areas of lawn and 2 raised timber decked areas with brick framed bases. To the front of the property is a level enclosed terraced area with pedestrian gate.

SERVICES

Mains water, electricity, gas & drainage connected.

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.

EPC

TBC

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 ///POUND.FLOCK.GETS



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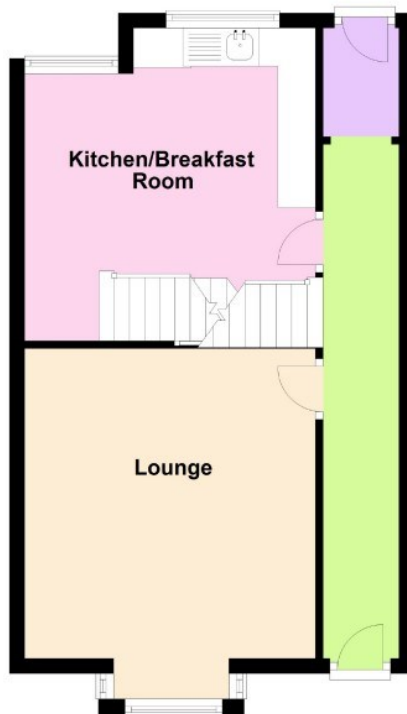
Guide price £250,000

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Basement



Ground Floor



First Floor



Energy performance certificate (EPC)

59 Chambercombe Road
ILFRACOMBE
EX34 9PH

Energy rating

D

Valid until: **13 February 2033**

Certificate number: **2810-2111-5025-9911-7499**

Property type

Mid-terrace house

Total floor area

113 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Average
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	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 207 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain
-

Environmental impact of this property

This property's current environmental impact rating is D. 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 CO₂

This property produces 4.1 tonnes of CO₂

This property's potential production 1.4 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.7 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 D (66) to B (87).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£37
2. Internal or external wall insulation	£4,000 - £14,000	£233
3. Low energy lighting	£25	£45
4. Solar water heating	£4,000 - £6,000	£35
5. Solar photovoltaic panels	£3,500 - £5,500	£453

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1014
Potential saving if you complete every step in order	£349

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.

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	12159 kWh per year
Water heating	2276 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	735 kWh per year
Solid wall insulation	4652 kWh per year

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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	Stuart Moles
Telephone	07967507099
Email	stuart@fdea.co.uk

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK301950
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	13 February 2023
Date of certificate	14 February 2023
Type of assessment	RdSAP
