



1

Bedroom



1

Bathroom



This is a nicely presented 1 bedroom 1st floor flat is an ideal first purchase or investment. The flat is currently let at £525pcm and offers a good investment income. The owners have recently upgraded the shower room and the accommodation briefly comprises an open plan lounge/ kitchenette having a range of units with built-in oven & hob fridge/freezer & washer/dryer. There is a double bedroom with an ensuite shower room whilst to the rear of the building is off road parking. The property is highly recommended contact us for further details and to arrange a viewing.

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COMMUNAL ENTRANCE LOBBY

Entry phone system to the building.

COMMUNAL ENTRANCE HALL

Staircase to each floor.

OPEN PLAN LOUNGE/KITCHENETTE *16' 8" x 13' 5" (5.1m x 4.1m)*

Front door off. Entry phone system. TV point. Telephone point. Fitted Carpet. KITCHEN AREA: Inset single drainer stainless steel sink unit with mixer h & c. Cupboards below with integrated washer/dryer and fridge/freezer. Inset electric hob and built in electric oven. Island breakfast bar with drawers and cupboards below. Range of wall units. Extractor unit. Part tiled walls. Wood laminate flooring.

BEDROOM *10' 2" x 9' 6" (3.1m x 2.9m)*

uPVC double glazed window affording town and country views. Airing cupboard housing factory lagged cylinder. Access to:

EN-SUITE SHOWER ROOM

Shower tray with tiled wall area. Shower unit. Shower curtain and rail. Wash hand basin. Low level wc. Extractor unit.

OUTSIDE

At the rear of the building is a tarmac off road parking area with allocated parking for Flat 5.

SERVICES

Mains water, electricity and drainage connected.

AGENTS NOTE

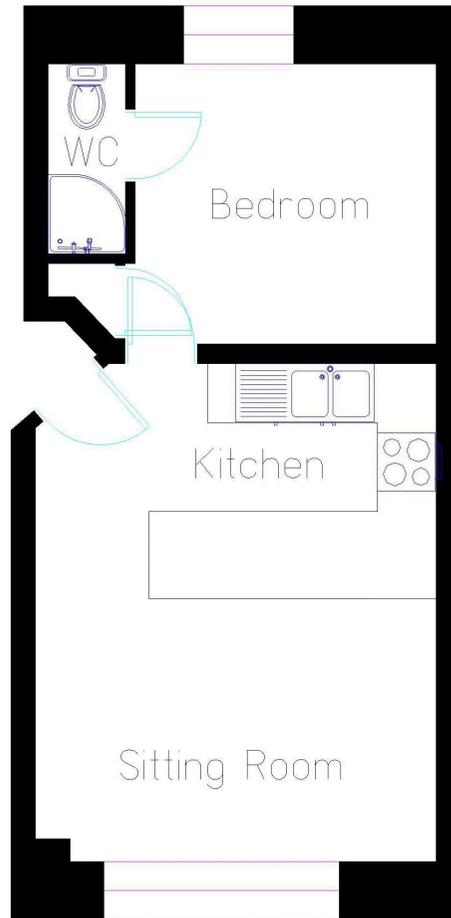
Under Section 21 of the Estate Agents Act 1979 it is hereby disclosed that Danny Woolliams is a personal friend to the vendors of this property. Tenants will be required to pay all Utility bills such as council tax, electricity, gas and water.

TENURE

The property is being sold with a balance of 999 years lease granted in 1991. The current ground rent is £12 per annum with a further management charge of £40 per calendar month. We await a copy of the lease and once to hand will be kept at our office and will be available for inspection by any interested purchaser or their legal advisor

VIEWING

By appointment through Woolliams Property Services Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098



Energy performance certificate (EPC)

Flat 5
Wyndhurst
BARNSTAPLE
EX32 7DX

Energy rating

C

Valid until: 6 June 2032

Certificate number: 2158-2963-6111-8854-2922

Property type

Mid-floor flat

Total floor area

33 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 C. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

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	Timber frame, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and room thermostats	Good
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 253 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

This property's potential production 1.4 tonnes of CO₂

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.0 tonnes per year. This will help to protect the environment.

Properties with an A rating produce less CO₂ than G rated properties.

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.

An average household produces 6 tonnes of CO₂

This property produces 1.4 tonnes of CO₂

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 (70) to B (83).

Step

Typical installation cost

Typical yearly saving

Step	Typical installation cost	Typical yearly saving
1. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£32
<hr/>		
2. High heat retention storage heaters	£800 - £1,200	£215

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property £536

Potential saving £247

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 \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

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

944 kWh per year

Water heating

1650 kWh per year

Potential energy savings by installing insulation

Type of insulation

Amount of energy saved

Solid wall insulation

80 kWh per year

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	31 May 2022
Date of certificate	7 June 2022

Type of assessment

RdSAP
