



WOOLLIAMS
Property Services

£249,950

6 Victoria Street, EX32



3

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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A spacious brick built 3 storey mature terraced house in the popular area of Newport. The house benefits from gas fire central heating, UPVC double glazing. The accommodation comprises of an Entrance porch, Hallway, Kitchen, Lounge which opens up to separate Dining room, Sun room/Utility. Two double first floor bedrooms, Double bedroom on the second floor, and extensively tiled Bathroom with a 4 piece suite. A level paved enclosed rear courtyard and outside wc. The property is currently rented at £825.00 PCM and therefore might be suitable for an investment opportunity, the tenant has been in situ for almost 3 years. This property occupies a delightful position in Newport, within walking distance of primary and secondary schools, dentist, doctors, shops and many other amenities. Rock Park and Barnstaple Town Centre is a walk away which offers a range of local and national retailers, pubs, restaurants and cinema.

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ENTRANCE PORCH

UPVC double glazed door off matting

ENTRANCE HALL

Door off, radiator, staircase to first floor, under stairs cupboard.

KITCHEN 4.29m x 2.31m (14.07ft x 7.58ft)

Double aspect room range of units comprising inset single drainer stainless steel top sink unit with mixer tap H&C integrated dishwasher and space with plumbing for washing machine working surface with drawers and cupboards below, further working surface with drawers and cupboards below. Range of wall units, integrated fridge freezer, stainless steel cooker hood, part tiled walls, ceramic tiled floor.

LOUNGE/DINING ROOM 6.65m x 3.43m (21.82ft x 11.25ft)

Exposed floor boards French doors to Sunroom/ Utility open access to Lounge uPVC double glazed window double radiator Victorian Grate & Hearth tiled insert

UTILITY AREA/ SUNROOM

UPVC double glazed sliding patio door to garden, ceramic tiled floor

FIRST FLOOR LANDING

Fitted carpet extending to the stairs staircase to second floor radiator wall mounted boiler feeding domestic hot water and central heating system

BEDROOM 1 4.52m x 3.25m (14.83ft x 10.66ft)

2 UPVC double glazed windows, exposed floor boards, double radiator.

BEDROOM 2 4.32m x 3.28m (14.17ft x 10.76ft)

UPVC double glazed window, exposed floorboards, double radiator.

SECOND FLOOR LANDING

Fitted carpet extending to the stairs.

BEDROOM 3 3.51m x 3.25m (11.52ft x 10.66ft)

UPVC double glazed Dorma window, radiator, exposed floorboards.

BATHROOM

UPVC double glazed window, extensive wall tiling and ceramic tiled floor with 4 piece white suite comprising roll top bath double width walk-in shower with glazed sliding shower door low level wc pedestal wash hand basin, shaving point, radiator, heated towel rail.

OUTSIDE

To the rear of the property is an enclosed courtyard paved for ease of maintenance with some raised side beds there is also a useful outside wc with a cold water tap

SERVICES

Mains water electricity gas and drainage connected

COUNCIL TAX

Band B

EPC

E

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

www.what3words.com /// MODEL.MISS.IDEA



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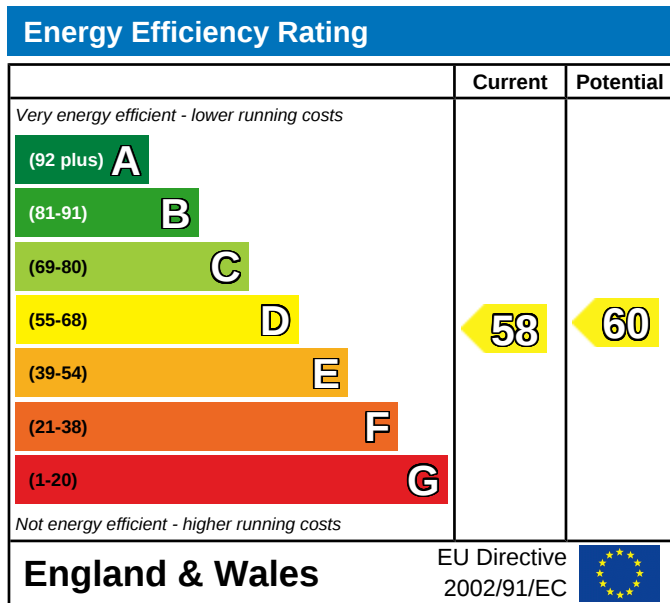
Energy Performance Certificate



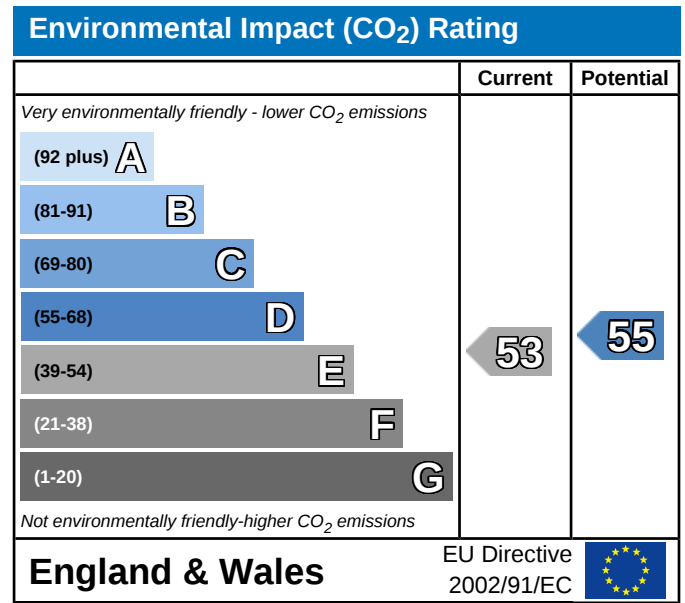
6, Victoria Street
BARNSTAPLE
EX32 9HT

Dwelling type: Mid-terrace house
Date of assessment: 21 December 2011
Date of certificate: 22 December 2011
Reference number: 2198-8931-6202-9149-2934
Type of assessment: RdSAP, existing dwelling
Total floor area: 117m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	254 kWh/m ² per year	243 kWh/m ² per year
Carbon dioxide emissions	5.7 tonnes per year	5.5 tonnes per year
Lighting	£70 per year	£70 per year
Heating	£972 per year	£931 per year
Hot water	£94 per year	£94 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Quidos, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2009 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: QUID200263
Assessor's name: Ian Harper
Company name/trading name: South West Home Energy Reports
Address: 15 Greenacre Close, Northam, Bidford, Devon
EX39 1DA
Phone number: 01237 471 656
Fax number:
E-mail address: ich.swher@mypostoffice.co.uk
Related party disclosure: No related party

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.quidos.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 50).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.



Click www.epcadviser.direct.gov.uk our online tool which uses information from this EPC to show you how to save money on your fuel bills.

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. The indicative costs are representative for most properties but may not apply in a particular case.

Lower cost measures	Indicative cost	Typical savings per year	Ratings after improvement	
			Energy efficiency	Environmental impact
1 Upgrade heating controls	£350 - £450	£41	D 60	D 55
Total		£41		
Potential energy efficiency rating			D 60	
Potential environmental impact (CO ₂) rating			D 55	

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts. The indicative costs are representative for most properties but may not apply in a particular case.

2 Solar water heating	£4,000 - £6,000	£27	D 61	D 56
3 50 mm internal or external wall insulation	£5,500 - £14,500	£102	D 65	D 61
4 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£214	C 73	D 68
Enhanced energy efficiency rating			C 73	
Enhanced environmental impact (CO ₂) rating			D 68	

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology; 1 star means least efficient and 5 stars means most efficient. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Solid brick, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
	Cavity wall, filled cavity	★★★★☆	★★★★☆
Roof	Roof room(s), ceiling insulated	★★☆☆☆	★★☆☆☆
	Pitched, insulated (assumed)	★★★☆☆	★★★☆☆
Floor	Solid, no insulation (assumed)	-	-
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, TRVs and bypass	★★★☆☆	★★★☆☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	-	-
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 75% of fixed outlets	★★★★★	★★★★★
Current energy efficiency rating		D 58	
Current environmental impact (CO₂) rating		E 53	

Low and zero carbon energy sources

None

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures

These measures are relatively inexpensive to install and are worth tackling first. The indicative costs of measures included earlier in this EPC include the costs of professional installation in most cases. Some of the cost effective measures below may be installed as DIY projects which will reduce the cost. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. The thermostatic radiator valve should be removed from any radiator in the same room as the thermostat. Ask a heating engineer to do this work.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

2 Solar water heating

A solar water heating panel uses the sun to pre-heat the hot water supply, significantly reducing demand on the heating system to provide hot water and hence save fuel and money. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

3 Internal or external wall insulation

Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

4 Solar photovoltaic (PV) panels

A solar PV system converts light directly into electricity via panels placed on the roof and can be used throughout the home. Building Regulations apply to this work and planning restrictions may apply. You could be eligible for a Feed-in Tariff which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO₂ emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.
- Check the draught-proofing of windows and replace it if appropriate.
- If you have unused open chimneys consider blocking them off (making provision for a ventilation opening and a cowl on top of the chimney to avoid dampness

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk.