



WOOLLIAMS
Property Services

Guide price £207,000
30 Poltimore Lawn, Barnstaple, EX32



 **3**
Bedrooms

 **1**
Bathroom

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

01271 328586



This is a delightful three bedroom terrace property in Barnstaple. The accommodation comprises of a lovely size Lounge/Diner modern kitchen and a cloakroom. On the first floor are three good size bedrooms with two having countryside views and the main bathroom. The house is situated in a residential area within an easy walk to the town centre and other local amenities which include a local store, childrens play park and a primary school.

This property offers good size accommodation with great decorative throughout and has gas central heating and part UPVC double glazed windows. Outside of the property has been designed for easy maintenance with gravel and paved areas.

This property would make a lovely family home or for an investment buyer.

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ENTRANCE HALL 2.26m x 1.82m (7.41ft x 5.97ft)

UPVC door off, radiator, stairs off to first floor.

CLOAKROOM 1.42m x 0.91m (4.66ft x 2.99ft)

UPVC window, low level W.C. vinyl flooring.

LOUNGE/DINER 6.11m x 3.49m (20.05ft x 11.45ft)

Double aspect with lovely countryside views to the rear, radiator, carpet.

KITCHEN 2.77m x 2.66m (9.09ft x 8.73ft)

UPVC double glazed door off, a range of units with inset single drainer and mixer H&C tap. Space for washing machine. Built in electric oven with hob and stainless steel hood. Working surface with cupboards below and wall units. Part tiled walls, radiator, tiled flooring.

FIRST FLOOR LANDING

Cupboard with combi boiler, access to loft hatch.

BEDROOM 1 4.20m x 3.56m (13.78ft x 11.68ft)

UPVC Window, affording countryside views, radiator, carpet.

BEDROOM 2 3.56m x 2.82m (11.68ft x 9.25ft)

UPVC window, radiator, carpet.

BEDROOM 3 2.77m x 2.75m (9.09ft x 9.02ft)

UPVC Window with affording countryside views, radiator, carpet.

BATHROOM 2.48m x 1.42m (8.14ft x 4.66ft)

White suite comprising of a panel bath with mixer H&C tap, pedestal hand basin, low level W.C. extensive wall tiling, radiator, vinyl flooring,

OUTSIDE

Enclosed rear garden with paved and gravel areas for easy maintenance on four levels. Lovely countryside and town views. Rear pedestrian gate. Outside power supply.

SERVICES

Mains water, electricity, gas and drainage connected.

COUNCIL TAX

Band A

EPC

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

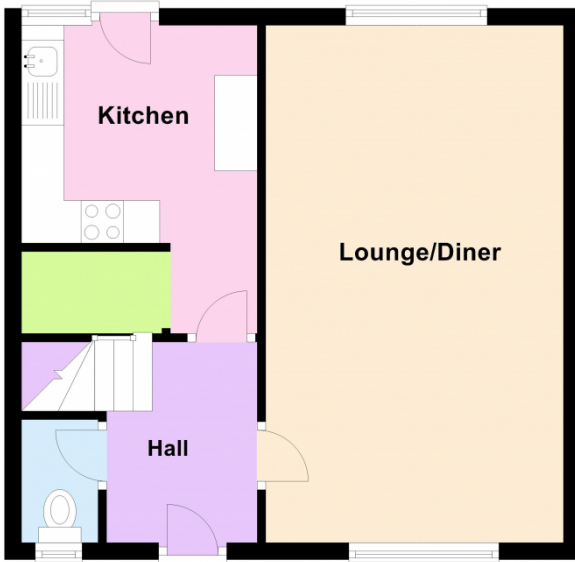
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

DIRECTIONS

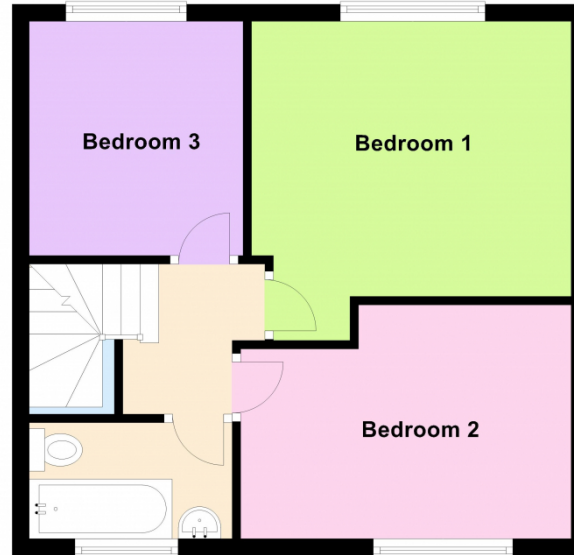
www.what3words.com /// STUCK.SLOT.STING



Ground Floor



First Floor



Energy performance certificate (EPC)

30 Poltimore Lawn BARNSTAPLE EX32 7HL	Energy rating C	Valid until: 1 May 2033
		Certificate number: 5537-5425-2200-0052-6206

Property type

Mid-terrace house

Total floor area

76 square metres

Rules on letting this property

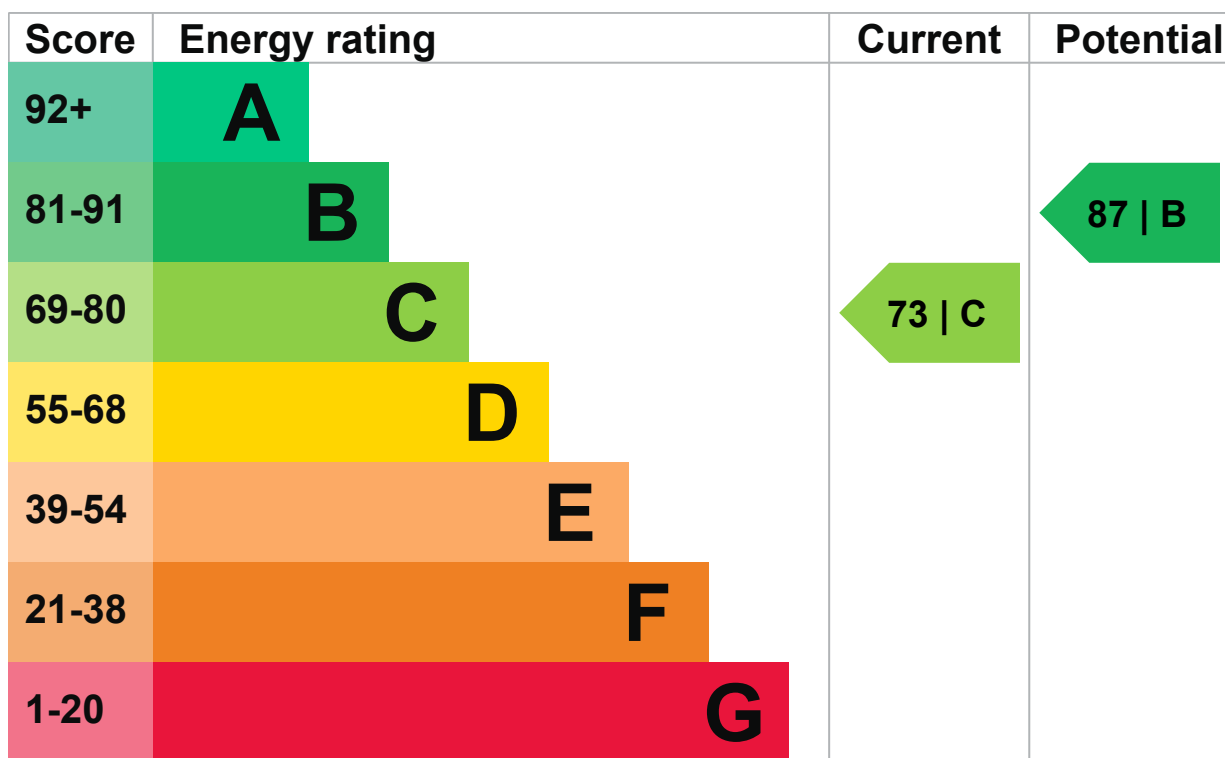
Properties can be let if they have an energy rating from A to E.

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 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 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

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, partial insulation (assumed)	Average
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good

Feature	Description	Rating
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 90% of fixed outlets	Very 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 171 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

This property's current environmental impact rating is C. 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. CO₂ harms the environment.

An average household produces

6 tonnes of CO₂

This property produces

2.3 tonnes of CO₂

This property's potential production

0.8 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. 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 rating

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

Step 1: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£52

Potential rating after completing step 1

74 | C

Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£66

Potential rating after completing steps 1 and 2

75 | C

Step 3: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£75

Potential rating after completing steps 1 to 3

76 | C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£712

Potential rating after completing steps 1 to 4

87 | B

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

£1206

Potential saving if you complete every step in order

£194

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	6450 kWh per year
Water heating	1930 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Cavity wall insulation	487 kWh per year

Saving energy in this property

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

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

James Benning

Telephone

01271 815651

Email

sales@jbenning.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/001649

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

2 May 2023

Date of certificate

2 May 2023

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

[8800-4163-2129-2627-5163 \(/energy-certificate/8800-4163-2129-2627-5163\)](/energy-certificate/8800-4163-2129-2627-5163)

Valid until

25 September 2026

Certificate number

[7808-5968-7222-3614-1904 \(/energy-certificate/7808-5968-7222-3614-1904\)](/energy-certificate/7808-5968-7222-3614-1904)

Valid until

29 December 2024
