



**WOOLLIAMS**  
Property Services

£625 pcm

Welpark, Shirwell, Barnstaple, Devon, EX31 4JU



1

Bedroom



1

Bathroom

2 Queens House, House Queen Street, Barnstaple, EX32 8HJ |  
[sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com)

01271 328586



**IN THE FIRST INSTANCE WE STRONGLY RECOMMEND THAT APPLICANTS INTERESTED IN THIS PROPERTY TELEPHONE US TO DISCUSS THEIR CIRCUMSTANCES AND REQUIREMENTS BEFORE WE MAKE ANY ARRANGMENTS TO BOOK VIEWINGS.**

Located within a highly sought after village location on the outskirts of Barnstaple is this 1 bedroom bungalow. The accommodation comprises of a Kitchen, Lounge, Bedroom and Bathroom. Outside of the property is a levelled gravelled garden and patio area, it also comes with use of the garage for storage.

Shirwell is a popular village lying North of Barnstaple town by approximately 4 miles and is in an extremely sought after location, surrounded by some spectacular rolling countryside.

**For referencing purposes a verifiable income of at least £18,750 pa will be required. Pets are not allowed in this property.**



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Shirwell is a popular village lying North of Barnstaple town by approximately 4 miles and is in an extremely sought after location, surrounded by some spectacular rolling countryside.

There is easy access to the town centre of barnstaple which offers a fantastic range of amenities including both national and local shops, leisure facilities and banks. The coastal villages of Croyde, Putsborough, Saunton Sands and Woolacombe are all easily accessible by car.

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**LOUNGE** 4.01m x 3.36m (13.16ft x 11.02ft)

UPVC Double glazed french doors off. Wood flooring with under floor heating. TV Point, Access to

**KITCHEN** 2.73m x 1.80m (8.96ft x 5.91ft)

A range of white kitchen units and drawers with working surface, inset single drainer sink unit. Built in electric oven with hob and cooker hood. Part tiled walls and ceramic tiled floor.

**INNER HALLWAY**

Wood flooring.

**BEDROOM** 2.08m x 4.02m (6.82ft x 13.19ft)

UPVC Double glazed window, wood flooring.

**BATHROOM**

White panelled bath with tiled wall area. Shower unit with glazed screen and shower curtain. Low level W.C. and wash hand basin. Heated towel rail and wall mounted air heater. Ceramic tiled floor.

**OUTSIDE**

There is a level gravelled garden area with patio. The owners garage has plumbing for a washing machine and can also be used to store work tools/bikes etc.

**REQUIREMENTS**

Suitable references and the outcome of a satisfactory credit check. 5 weeks rent as security deposit and 1 months rent payable in advance. A verifiable income of at least £18,750 pa will be required for referencing purposes. Tenants will be required to pay all Utility bills such as Council Tax, electricity and water Non smokers No pets allowed in the property.

**TENANT INFORMATION**

The tenant fee ban was introduced from the 1st June 2019 and affects any tenancy that started from this date. Landlords and letting agents are now unable to charge

any fees whatsoever in the set up of a tenancy. Therefore tenants are not required to pay fees for referencing, preparation of tenancy agreements or inventories etc nor any costs directly in relation to the tenancy itself. Landlords and agents are however within their rights to charge a refundable holding deposit should a tenant wish to pursue the rental of a property. In view of this we will take a holding deposit equivalent to no more than 1 weeks rent, and should the tenancy proceed this will be deducted from the 1st months rent or security deposit. If the tenancy does not proceed this holding fee is refundable. The tenant fee ban also makes clear details of the level of the security deposit. Under the ban the maximum security deposit that can be taken for a property can be no more than 5 weeks rent. In view of this the security deposit for this property will be 5 weeks rent and will be lodged within the DPS Custodial Deposit Scheme once the tenancy starts

### **VIEWING**

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or [www.woolliamspropertyservices.com](http://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](http://www.northdevon.gov.uk/my-neighbourhood)

### **DIRECTIONS**

[www.what3words.com](http://www.what3words.com) /// minimums.prepares.snores



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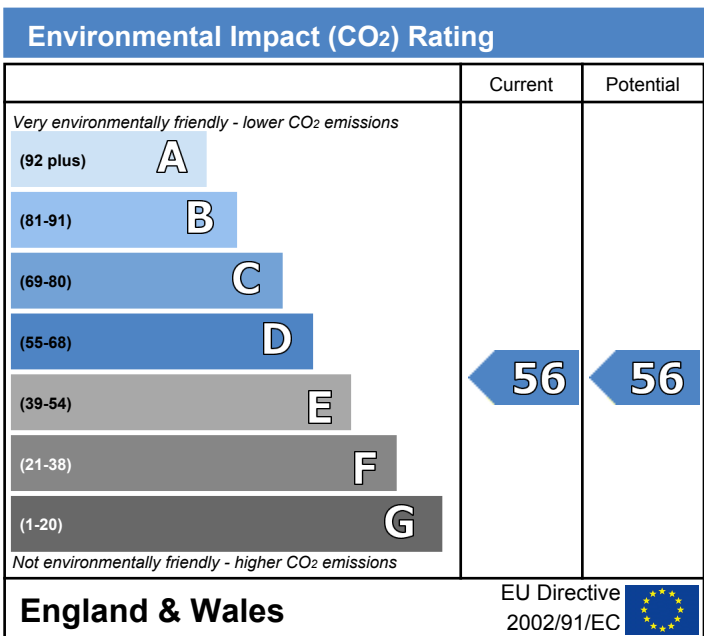
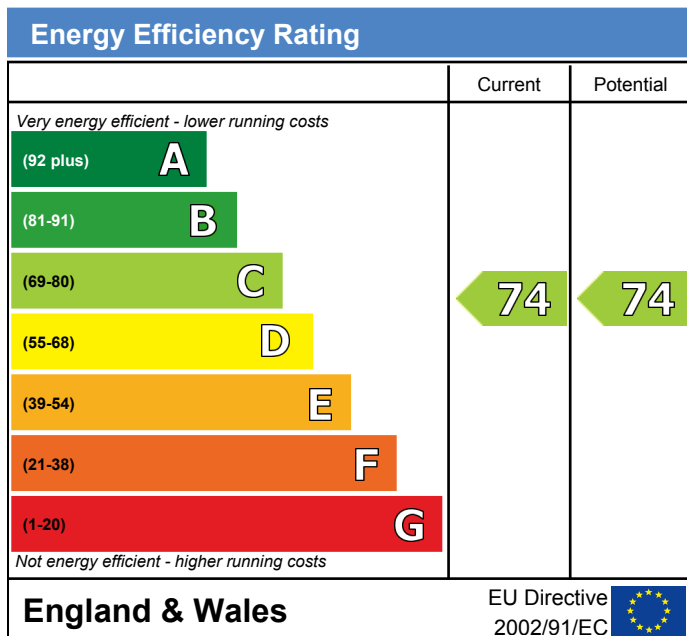
# Energy Performance Certificate



Wellpark Annexe,  
Shirwell Town,  
Shirwell,  
BARNSTAPLE,  
EX31 4JU

Dwelling type: Semi-detached bungalow  
Date of assessment: 09 September 2010  
Date of certificate: 09 September 2010  
Reference number: 8320-6621-7820-6981-8902  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 38 m<sup>2</sup>

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 (CO<sub>2</sub>) 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 this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	318 kWh/m <sup>2</sup> per year	318 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.8 tonnes per year	2.8 tonnes per year
Lighting	£24 per year	£24 per year
Heating	£319 per year	£319 per year
Hot water	£98 per year	£98 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 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 Elmhurst Energy Systems Ltd, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 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:	EES/004205
Assessor's name:	Mr. Stephen Shortridge
Company name/trading name:	Underwoods Surveyors LLP
Address:	21 High Street, Barnstaples, Devon, EX31 1BG
Phone number:	01271 373377
Fax number:	01271 373525
E-mail address:	stephen@underwoodscs.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.elmhurstenergy.co.uk](http://www.elmhurstenergy.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 46).

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](http://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.

**Visit the Department for Communities and Local Government website at  
[www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd) to:**

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged - the Department is the controller of the data on the register for Data Protection Act 1998 purposes
- Learn more about energy efficiency and reducing energy consumption

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at [www.epcregister.com](http://www.epcregister.com)



## Recommended measures to improve this home's energy performance

Wellpark Annexe,  
Shirwell Town,  
Shirwell,  
BARNSTAPLE, EX31 4JU

Date of certificate: 09 September 2010  
Reference number: 8320-6621-7820-6981-8902

### 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 against the following scale: Very poor / Poor / Average / Good / Very good. 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.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, insulated (assumed)	Good	Good
Roof	Pitched, 200 mm loft insulation	Good	Good
Floor	Suspended, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Community scheme with CHP	Good	Very good
Main heating controls	Flat rate charging, room thermostat only	Poor	Poor
Secondary heating	None	-	-
Hot water	From main system	Good	Very good
Lighting	Low energy lighting in 80% of fixed outlets	Very good	Very good
Current energy efficiency rating		C 74	
Current environmental impact (CO <sub>2</sub> ) rating		D 56	

### Low and zero carbon energy sources

The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

## Recommendations

None

## Further measures to achieve even higher standards

The measures listed below should be considered 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.

1 Solar water heating	£25	C 75	D 60
2 Solar photovoltaic panels, 2.5 kWp	£196	A 92	C 75
Enhanced energy efficiency rating		A 92	
Enhanced environmental impact (CO <sub>2</sub> ) rating			C 75

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 (CO<sub>2</sub>) emissions.

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

Not applicable

## 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.

### 1 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers and any grant that may be available.

### 2 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is appropriately qualified and registered as such with a competent persons scheme<sup>1</sup>, and can therefore self-certify the work for Building Regulation compliance. The assessment does not include the effect of any feed-in tariff, which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels.

## 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.

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](http://www.energysavingtrust.org.uk).

<sup>1</sup> For information on approved competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.