WOOLLIAMS
Property Services

Guide price £279,000

Youings Drive, Littabourne, EX31

3 Bedrooms

1 Bathroom

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

01271 328586

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A nicely appointed modern three bedroom semi detached house situated on the popular Littabourne development and available with no ongoing chain. The house benefits from UPVC double glazing throughout as well as gas fired central heating, with the boiler having been replaced in 2021. Accommodation briefly comprises entrance porch, lounge, kitchen/diner with range of units, three first floor bedrooms and bathroom. There is off-road parking and an attached garage with a pleasant enclosed sunny garden to the rear.

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Littabourne is a popular development due to its proximity to North Devon District Hospital, whilst the town centre is only a few minutes drive away and offers a good range of local and national retailers cafés, public houses and restaurants. Pilton offers both primary and secondary educational facilities, the area is renowned for its delightful countryside, and glorious sandy beaches such as those found at Saunton, Croyde, Woolacombe and Westward, Ho.

ENTRANCE PORCH
UPVC double glazed front door off. Wood laminate floor.

LOUNGE *17' 9" x 13' 3" (5.42m x 4.05m)*
Part glazed door off. Feature fire surround and hearth. Fitted coal effect electric fire. Staircase to first floor. Understairs recess. 2 double radiators. TV point.

KITCHEN/DINER *17' 9" x 9' 8" (5.42m x 2.94m)*
Range of units comprising 1 1/2 bowl inset single drainer sink unit with mixer tap h&c., cupboards and space below with plumbing for washing machine. Working surface with drawers and cupboards below. Inset 5 burner gas hob. Built-in electric double oven. Working surface with drawers and cupboards below. Range of walls units. Stainless steel cooker hood. Space for fridge. Part tiled walls. uPVC double glazed french doors to rear garden. Double radiator. Ceramic tiled floor.

FIRST FLOOR LANDING
Fitted carpet extending to stairs. Access to loft space. Shelved linen cupboard with radiator.

BEDROOM 1 *10' 2" x 9' 11" (3.10m x 3.02m)*
Affording country glimpses. Built-in double wardrobe with cupboards above. Double radiator.

BEDROOM 2 *11' 0" x 9' 10" (3.36m x 2.99m)*
Built-in double wardrobe with cupboards above. Double radiator.

BEDROOM 3 *10' 2" narrowing to 6'6" x 7' 3" (3.09m narrowing to 1.99 x 2.21m)*
Radiator.

BATHROOM
Having fully tiled walls and fitted with a white suite comprising curved shower bath with glazed shower screen. Shower unit, mixer tap h&c., and shower attachment. Vanity wash hand basin with mixer tap h&c., drawers and cupboards below. Low level Wc. Heated towel rail. Ceramic tiled floor.

ATTACHED GARAGE *17' 6" x 8' 2" (5.33m x 2.49m)*
Automated up and over door, personal door off, wall mounted gas fired combination boiler feeding domestic hot water and central heating system, loft storage area, light and power connected, ceramic tiled floor.

OUTSIDE
There is a small enclosed front Garden area with lawn, shrubs and flowers. At the side is a tarmacadam driveway with parking for 1 car providing access to an attached

garage. To the rear is an enclosed sunny west facing Garden with an area of lawn, nicely planted side beds and borders, and a good sized level timber decked sitting area accessible from the Dining area.

SERVICES
Mains water, electricity, gas & drainage connected

TENURE
Freehold

COUNCIL TAX
Band C

EPC
Band C

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

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
What 3 Words - ///rate.young.amber

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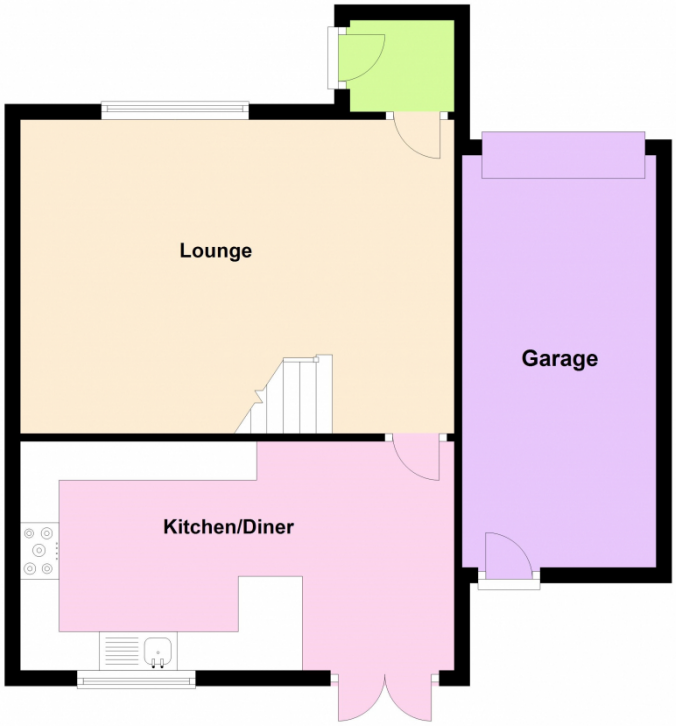
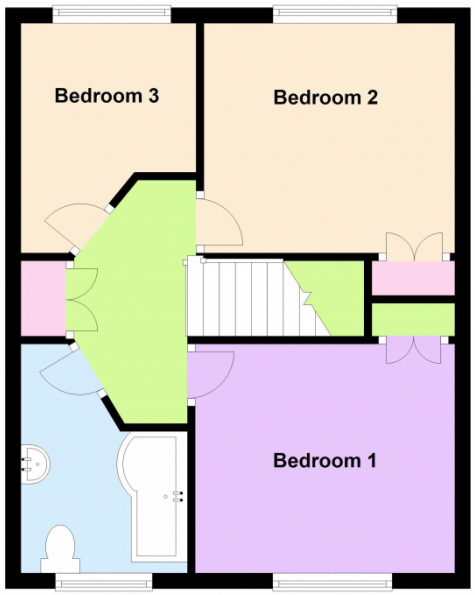
Ground Floor



First Floor



Energy Performance Certificate

HM Government

47, Youings Drive, BARNSTAPLE, EX31 1QL

Dwelling type:	Semi-detached house	**Reference number:**	0848-2873-6486-2920-0871
Date of assessment:	27 August 2020	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	27 August 2020	**Total floor area:**	78 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

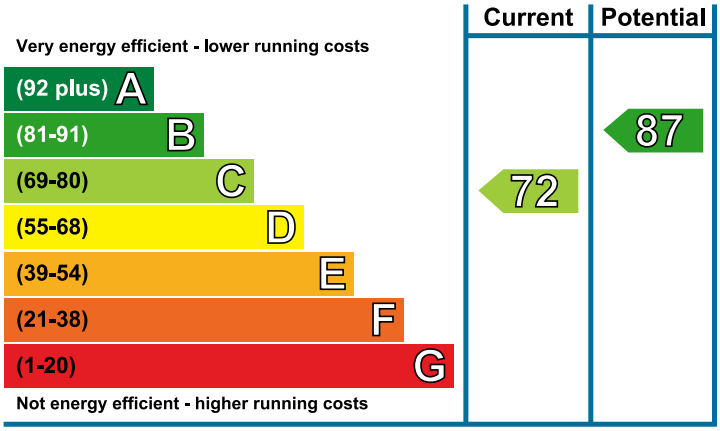
Estimated energy costs of dwelling for 3 years:	**£ 1,800**
Over 3 years you could save	**£ 252**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 150 over 3 years	You could save £ 252 over 3 years
Heating	£ 1,284 over 3 years	£ 1,203 over 3 years	
Hot Water	£ 300 over 3 years	£ 195 over 3 years	
Totals	**£ 1,800**	**£ 1,548**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 90
2 Low energy lighting for all fixed outlets	£15	£ 57
3 Solar water heating	£4,000 - £6,000	£ 102

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, insulated (assumed)	★★★★☆
Roof	Pitched, 250 mm loft insulation	★★★★☆
Floor	Solid, no insulation (assumed)	—
Windows	Fully double glazed	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 57% of fixed outlets	★★★★☆

Current primary energy use per square metre of floor area: 177 kWh/m² per year

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.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	6,459	N/A	N/A	N/A
Water heating (kWh per year)	2,095			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Floor insulation (solid floor)	£4,000 - £6,000	£ 30	C74
Low energy lighting for all fixed outlets	£15	£ 19	C74
Solar water heating	£4,000 - £6,000	£ 34	C76
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 280	B87

Financial Support and the Green Deal

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may also be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures under the ECO scheme, provided that you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202** for England and Wales.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by ECMK Ltd. You can obtain contact details of the Accreditation Scheme at www.ecmk.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at https://epc.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number:	ECMK301950
Assessor's name:	Stuart Moles
Phone number:	07967507099
E-mail address:	stuart@fdea.co.uk
Related party disclosure:	No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 2.4 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 1.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.