



**WOOLLIAMS**  
Property Services

**Guide price £190,000**  
Walnut Way, Barnstaple, EX32



 **2**  
Bedrooms

 **1**  
Bathroom

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

01271 328586



This two bedroom semi detached house is beautifully presented and benefits from double glazed windows and gas central heating. The property briefly comprises of a Lounge, Modern fitted Kitchen/Dining room, there is also a Utility room extension with plumbing for a washing machine. On the first floor are 2 good sized bedrooms and a bathroom. Outside is a lawned front garden while the rear is an easy to maintain patio garden with a rear access gate which leads to a parking area. Walnut Way is a very popular area which forms part of Whiddon Valley on the edge of Barnstaple Town, and is situated close to supermarkets, schools and parks. This property would be great for a first time buyer or as an investment.

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**LOUNGE** 13' 4" x 13' 0" (4.06m x 3.96m)

UPVC Double glazed window, wood effect flooring, double radiator, T.V point.

**KITCHEN/DINER** 13' 0" x 6' 6" (3.96m x 1.98m)

Modern fitted kitchen with base and wall mounted cupboards. Single drainer with mixer tap, electric cooker point, door to

**UTILITY ROOM** 6' " x 6' 9" (1.83m x 2.06m)

Radiator, UPVC double glazed window, door to garden.

**FIRST FLOOR LANDING**

Loft hatch

**BEDROOM 1** 10' 3" x 9' 9" (3.12m x 2.97m)

2X UPVC Double glazed window, radiator, airing cupboard with shelving and wall mounted gas combi boiler.

**BEDROOM 2** 9' 3" x 6' 6" (2.82m x 1.98m)

UPVC Double glazed window, radiator.

**BATHROOM**

White suite with a contemporary P-shaped bath and a curved shower screen with Mira shower above. Low level W.C. wash hand basin, radiator, tiled floor.

**OUTSIDE**

At the front of the property is a lawned garden with shrub borders alongside. To the rear is a enclosed garden with ease of maintenance in mind. There is a gate which provides rear access where there is a designated parking space for the property. By the front door is a useful storage cupboard.

**SERVICES**

Mains water, electricity, gas and drainage connected.

**TENURE**

Freehold

**COUNCIL TAX**

Band A

**EPC**

Band C

**VIEWINGS**

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**

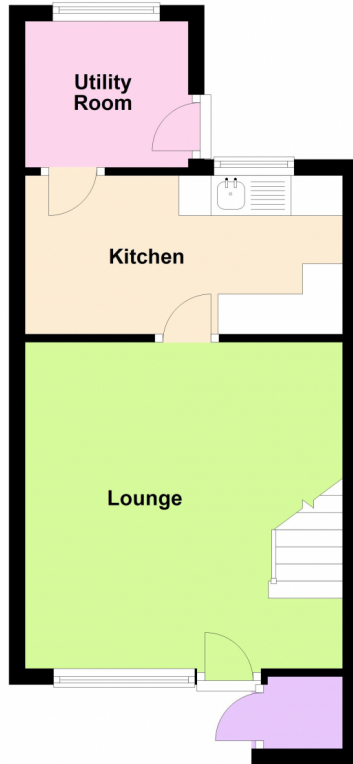
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)

**DIRECTIONS**

What 3 Words /// [aims.retail.resembles](#)



**Ground Floor**



**First Floor**



# Energy performance certificate (EPC)

62, Walnut Way  
BARNSTAPLE  
EX32 7RF

Energy rating

C

Valid until: 23 August 2025

Certificate  
number: 0830-2880-7883-9425-4735

## Property type

Semi-detached house

## Total floor area

55 square metres

## Rules on letting this property

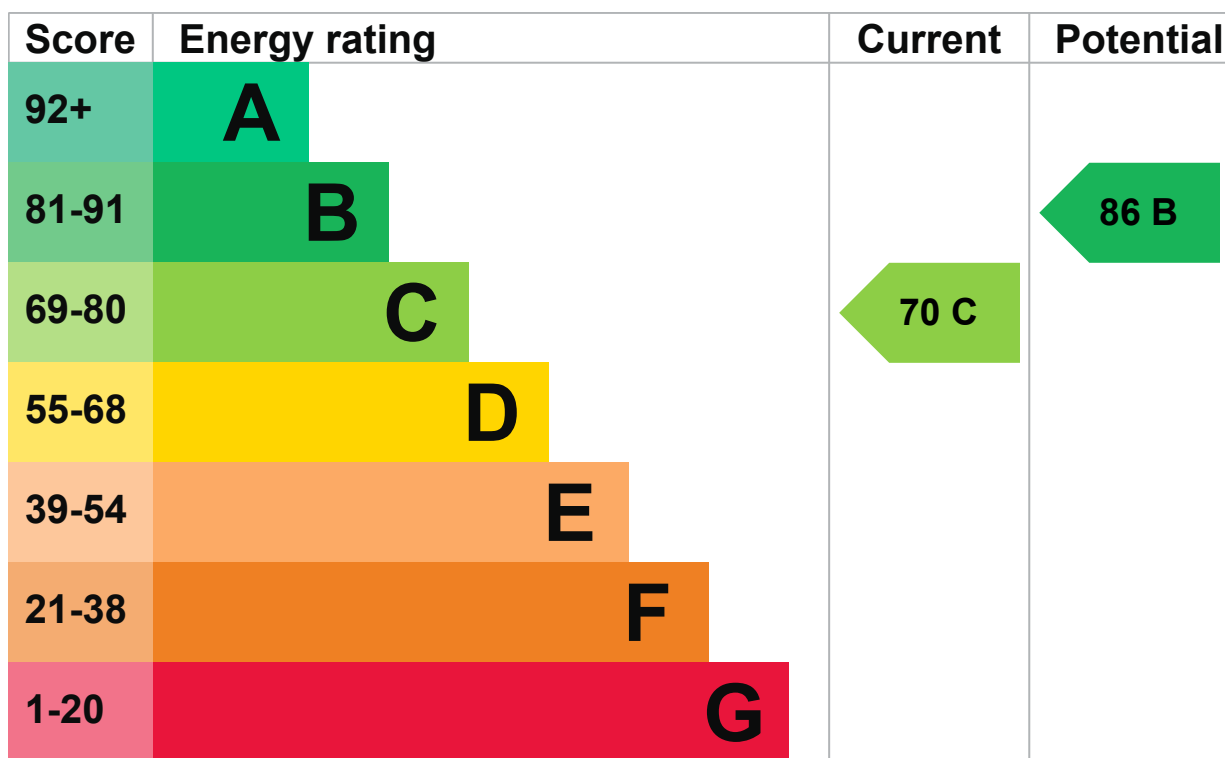
Properties can be let if they have an energy rating from A to E.

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 rating and score

This property's current energy rating is C. It has the potential to be B.

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



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

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 209 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

### 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 (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

2.0 tonnes of CO<sub>2</sub>

### This property's potential production

0.7 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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.



## Changes you could make

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

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### Step 1: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

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Typical yearly saving

£24

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Potential rating after completing step 1

71 C

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### Step 2: Solar water heating

Typical installation cost

£4,000 - £6,000

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Typical yearly saving

£32

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Potential rating after completing steps 1 and 2

73 C

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### Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

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Typical yearly saving

£291

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Potential rating after completing steps 1 to 3

86 B

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# 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

£526

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### Potential saving if you complete every step in order

£58

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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	5576 kWh per year
Water heating	1785 kWh per year

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### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	261 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

Craig Watt

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**Telephone**

01237451929

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**Email**

[craigwatt6@gmail.com](mailto:craigwatt6@gmail.com)

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**Accreditation scheme contact details**

**Accreditation scheme**

Quidos Limited

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**Assessor ID**

QUID205152

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**Telephone**

01225 667 570

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**Email**

[info@quidos.co.uk](mailto:info@quidos.co.uk)

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**Assessment details**

**Assessor's declaration**

No related party

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**Date of assessment**

20 August 2015

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**Date of certificate**

24 August 2015

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**Type of assessment**

▶ [RdSAP](#)

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**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](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.