



WOOLLIAMS
Property Services

Guide price £269,000
Sowden Park, Barnstaple, EX32



 4
Bedrooms

 1
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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This is a good sized well presented semi-detached house occupying a slightly elevated position in a quiet area on the outskirts of Barnstaple Town. The double glazed and gas central heated accommodation briefly comprises of a lobby, entrance hall, double aspect lounge/diner, study/bedroom 4, kitchen with range of high-gloss units, three good sized first floor bedrooms and a bathroom. There is a generous corner plot garden, off-road parking and detached garage as well as a useful utility room.

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The local educational facilities are within easy reach whilst Tesco's superstore is also a short distance away. Barnstaple offers a good variety of National and local retailers, Theatre, Leisure Centre and Cinema. What this area of North Devon is renowned for its glorious beaches, rugged cliff top scenes and the open wilds of Exmoor.

Entrance Lobby

UPVC double glazed door off, fitted carpet

Entrance Hall

Staircase to first floor, under stairs cupboard, radiator, exposed floorboards.

Lounge/Diner 6.32m x 3.18m (20' 9" x 10' 5")

A double aspect room, affording country glimpses. Feature fireplace with living flame gas fire, TV point, exposed floorboards.

Study/Bedroom 4 3.15m x 2.30m (10' 4" x 7' 7")

Affording country glimpses, radiator, fitted carpet.

Kitchen 3.60m x 1.90m (11' 10" x 6' 3")

Folding door off. Range of white high gloss kitchen units, comprising inset single drainer stainless steel topped sink unit with mixer hot and cold tap. Drawers and cupboards below. Adjoining worksurface with space below, L shaped work surface with drawers and cupboards below, working surface with drawer and cupboard below, range of wall units, space for cooker, vinyl floor covering, UPVC double glazed door to rear garden.

First Floor Landing

Linen cupboard housing wall mounted Potterton gas-fired combination boiler feeding hot water and central heating system, access to loft space.

Bedroom 1 3.28m x 3.18m (10' 9" x 10' 5")

A double aspect room enjoying far-reaching views towards open countryside, built-in wardrobe, radiator, fitted carpet.

Bedroom 2 3.20m x 3.18m (10' 6" x 10' 5")

This room enjoys far-reaching views across Barnstaple towards the countryside, built-in wardrobe, radiator, fitted carpet.

Bedroom 3 3.60m x 1.96m (11' 10" x 6' 5")

A double aspect room, radiator, fitted carpet.

Bathroom

Having a white suite and fully tiled walls, the bathroom comprises panelled bath, glazed shower screen shower unit, pedestal wash handbasin, low-level WC, five ceiling spotlights, vinyl tiled flooring.

Attached Garage 4.78m x 2.20m (15' 8" x 7' 3")

Metal up and over door, light and power connected, personal door off. * We have been advised that the up and over door is screwed shut and has never had any balancing weights during the period of the vendors ownership, it therefore will not open and close.

Utility Room *2.20m x 2.08m (7' 3" x 6' 10")*

This adjoining to the rear of the garage and has a personal door to the garden, light and power connected, ceramic tiles floor.

Outside

The property stands on a good sized corner plot in a slightly elevated position having a driveway to the side, offering car parking for one car and leading to the garage. The front garden slopes away from the house and is predominantly lawned., with a variety of shrubs and bushes along the borders. To the rear is an enclosed garden with two patio areas, two areas of lawn, an outside tap, and a useful covered porch area between the rear of the house and the utility room.

Services

Mains water, electricity, gas and drainage connected.

EPC

Band D

Council Tax

Band B

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

What 3 Words /// segregate.popped.totals



Ground Floor



First Floor



Energy performance certificate (EPC)

57 SOWDEN PARK
BARNSTAPLE
EX32 8EJ

Energy rating

D

Valid until: 23 February 2031

Certificate number: 9021-2028-0425-4005-0933

Property type

Semi-detached house

Total floor area

85 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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, filled cavity	Average
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 204 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£700 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £122 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 7,249 kWh per year for heating
- 2,152 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 23 kWh per year from loft insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact of this property

This property's current environmental impact rating is D. 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.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 3.1 tonnes of CO₂

This property's potential production 1.4 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£42

Step	Typical installation cost	Typical yearly saving
2. Condensing boiler	£2,200 - £3,000	£47
3. Solar water heating	£4,000 - £6,000	£32
4. Solar photovoltaic panels	£3,500 - £5,500	£361

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.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Craig Watt
Telephone	0203 397 8220
Email	hello@propcert.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID205152
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	24 February 2021
Date of certificate	24 February 2021
Type of assessment	RdSAP
