



WOOLLIAMS
Property Services

Guide price £225,000
Broadfield Road, Barnstaple, EX32



 **3**

Bedrooms

 **1**

Bathroom

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

01271 328586



Available with the benefit of no ongoing chain. This is a good sized corner plot end of terraced property occupying possibly the best location within this road. The house benefits from a recently fitted gas boiler and UPVC double glazed windows, yet is in need of updating and modernisation. The big advantage of this house is the fact there is off-road parking to the rear and a useful attached garage. Viewing is highly recommended and we hold keys at the office and therefore can carry out viewings at short notice. The accommodation briefly comprises of an entrance hall, lounge, extended dining room, extended kitchen, three first floor, bedrooms, and shower room. There is an easily maintained garden, with double gates, providing rear access for a vehicle which leads to the garage.

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The Town offers a good selection of local and national retailers. The coastline of North Devon has glorious sandy beaches such as those found at Saunton, Croyde and Woolacombe with breathtaking clifftop scenery located around the Northern Devon coastline. Exmoor National Park is half an hour drive and provides access to many miles of open and unspoiled countryside.

Entrance Hall

UPVC double glazed door off, staircase to 1st floor, under stairs cupboard, double radiator, wood block flooring.

Lounge 4.05m x 3.55m (13' 3" x 11' 8")

Square bay window, former fireplace, radiator, fitted carpet.

Dining Room 5.00m x 3.55m (16' 5" x 11' 8")

Natural stone feature fireplace with inset shelves, radiator, double radiator, fitted carpet.

Kitchen 5.10m x 1.79m (16' 9" x 5' 10")

Double aspect room with UPVC double glazed windows. Range of units, comprising inset 1 1/2 bowl sink unit with cupboards below. Working surface with drawers below, inset gas hob (not working), working surface with cupboards and integrated fridge below, further narrow worktop with cupboard below, range of wall units, part tiled walls, Ideal gas fired boiler feeding domestic hot water and central heating system, part tiled walls, door to garage.

First Floor Landing

Access to loft space.

Bedroom 1 4.16m x 2.91m (13' 8" x 9' 7")

Range of built-in wardrobes, airing cupboard housing factory lagged cylinder.

Bedroom 2 3.35m x 3.25m (11' x 10' 8")

Built in wardrobes on either side of bed recess, radiator, carpet.

Bedroom 3 2.22m x 2.13m (7' 3" x 7')

Radiator, fitted carpet.

Shower Room 1.81m x 1.73m (5' 11" x 5' 8")

Corner shower cubicle with curved glass sliding doors, tiled wall area, chrome effect shower unit. Vanity wash handbasin, low-level WC, part tiled walls, radiator.

Attached Garage 6.44m x 2.90m (21' 2" x 9' 6")

Two opening doors onto rear garden, light and power connected, personal door to kitchen.

Outside

To the front of the property is a paved garden area with a small inset bed which has been graveled for ease of maintenance. There is a level walled enclosed rear garden which has been predominantly paved for ease of maintenance, having the addition of some raised side beds and an aluminum framed greenhouse. Opening gates provide vehicular access from the road into the garden. There is parking for maybe two cars and direct access to the attached garage.

Services

Mains water, electricity, gas and drainage connected.

Council Tax

Band B

Tenure

Freehold

EPC

The EPC has been ordered and will be made available once to hand.

Viewing

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or www.woolliamspropertyservices.com

Useful Information

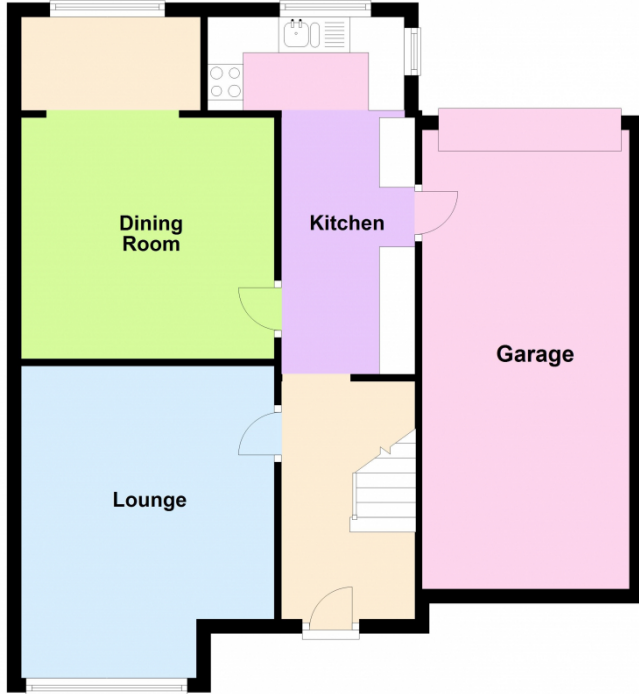
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

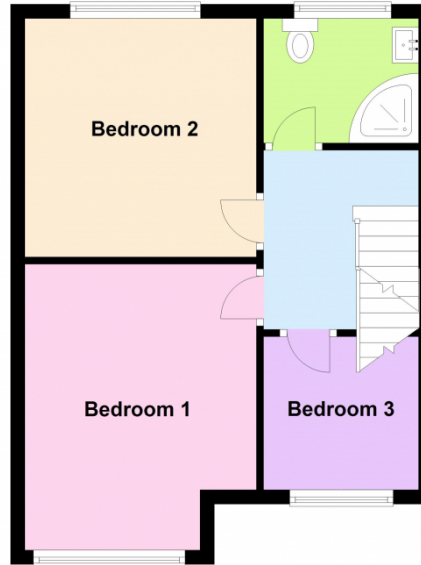
What 3 Words ///heads.horns.closed



Ground Floor



First Floor



Energy performance certificate (EPC)

66 Broadfield Road
BARNSTAPLE
EX32 9JN

Energy rating

D

Valid until: **23 July 2033**

Certificate number: **8800-7700-0222-5228-3373**

Property type

End-terrace house

Total floor area

82 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		81 B
69-80	C		
55-68	D	62 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, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 100 mm loft insulation	Average
Roof	Flat, limited insulation (assumed)	Poor
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	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 241 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
-

How this affects your energy bills

An average household would need to spend **£1,918 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 £501 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 9,440 kWh per year for heating
- 2,674 kWh per year for hot water

Impact on the environment

This property's current environmental impact rating is D. It has the potential to be C.

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 3.5 tonnes of CO₂

This property's potential production 1.5 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. Cavity wall insulation	£500 - £1,500	£297
2. Floor insulation (solid floor)	£4,000 - £6,000	£88
3. Solar water heating	£4,000 - £6,000	£115
4. Solar photovoltaic panels	£3,500 - £5,500	£709

Help 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.

More ways to save energy

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

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	Stuart Moles
Telephone	07967 507 099
Email	stuart@fdea.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015528
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	20 July 2023
Date of certificate	24 July 2023
Type of assessment	RdSAP
