





WOOLLIAMS
Property Services

Guide price £180,000
Long Meadow Drive, Barnstaple, EX32 7RE



 **2**
Bedrooms

 **1**
Bathroom

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

01271 328586



An ideal first purchase, occupying a walk way location and being available with no ongoing chain. The house benefits from double glazing and gas fired central heating and being a corner plot has the advantage of a larger than average garden for the area. The accommodation briefly comprises of an Entrance hall, Lounge with door to rear garden, Kitchen with range of units, on the 1st floor, is 2 double Bedrooms, and a fully tiled bathroom and easily maintained gardens to both front and rear. There is a local supermarket a few minutes walk away, whilst the town centre offers a wider variety of both national and local retailers.

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There is a local supermarket a few minutes walk away, whilst the town centre offers a wider variety of both national and local retailers. The area is renowned for its delightful rolling countryside and Atlantic coastline, which combines lovely sandy beaches, such as those found at Saunton, Putsborough and Woolacombe, with more dramatic clifftop scenery along the Northern Devon coast.

Entrance hall

UPVC double glazed front door off, staircase to 1st floor, under stairs recess, radiator, fitted carpet.

Kitchen *3.10m x 1.93m (10' 2" x 6' 4")*

UPVC double glazed window, range of white units comprising inset 1 1/2 bowl single drainer stainless steel sink unit, drawer and cupboards below working surface with drawer and cupboard below, L-shaped, working surface with drawer and cupboards below, gas and electric cooker, points, serving hatch, wall mounted Heat Line gas fired boiler feeding domestic hot water and central heating system, radiator, vinyl floor covering.

Lounge *4.11m x 3.73m (13' 6" x 12' 3")*

UPVC double glazed door to rear garden, serving hatch to kitchen, radiator, TV point, fitted carpet.

First floor landing

Staircase off, access to loft space, fitted carpet.

Bedroom 1 *3.74m x 2.68m (12' 3" x 8' 10")*

UPVC double glazed window, radiator, fitted carpet.

Bedroom 2 *2.79 x 2.28*

UPVC double glazed window, linen cupboard with slatted shelves, built-in storage cupboard, radiator, fitted carpet.

Bathroom *2.18m x 1.82m (7' 2" x 6')*

UPVC double glazed window, this room has fully tiled walls with suite comprising bath with mixer tap, H&C and mixer shower attachment, low-level WC, pedestal wash handbasin with mixer tap, heated towel rail, vinyl floor covering.

Outside

A concreted path leads to the door of the house with an area of garden on either side. To the rear is a good sized enclosed garden with a large paved patio area, accessed directly from the lounge. A feature retaining wall made of railway sleepers has steps that leads to a raised garden which has been laid to lawn. There is a good sized timber framed garden shed and a pedestrian gate providing access to a communal car parking area.

COUNCIL TAX

BAND A

EPC

C

SERVICES

Mains water, electricity, gas and drainage connected.

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

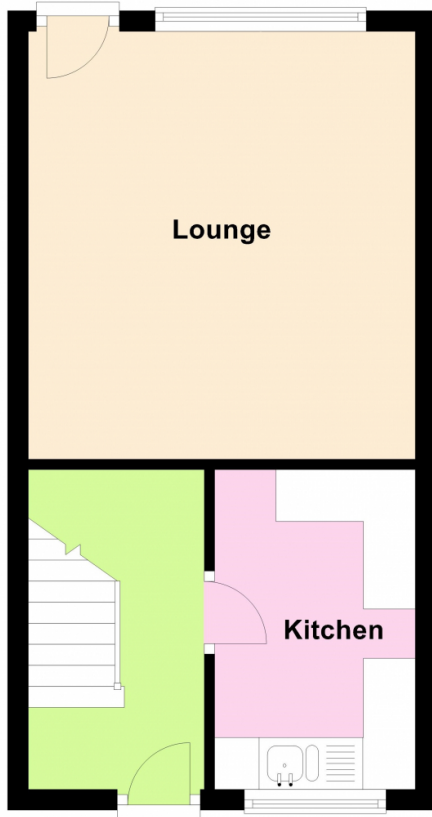
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

DIRECTIONS

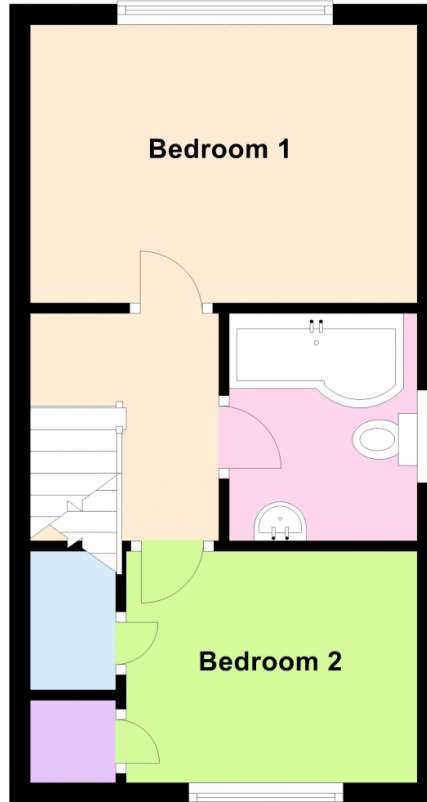
What 3 Words /// JUICES.CLOSER.SPACES



Ground Floor



First Floor



Energy performance certificate (EPC)

154 LONG MEADOW DRIVE
BARNSTAPLE
EX32 7RE

Energy rating

C

Valid until 24 November 2030

Certificate number

9140-2325-9090-2020-3491

Property type

end-terrace house

Total floor area

55 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO₂) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 100 mm loft insulation	Average
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 all fixed outlets	Very good
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 187 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

1.8 tonnes of CO₂

This property's potential production

0.6 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.2 tonnes per year. 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.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (73) to B (88).

► [What is an energy rating?](#)



Recommendation 1: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£28

Potential rating after carrying out recommendation 1

74 | C

Recommendation 2: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£361

Potential rating after carrying out recommendations 1 and 2

88 | B

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](https://www.gov.uk/improve-energy-efficiency) (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£462

Potential saving

£28

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.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

4580.0 kWh per year

Water heating

1887.0 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	282 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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

Ben Marsh

Telephone

01288358222

Email

info@energyperformanceservices.co.uk

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO005374

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

No related party

Date of assessment

25 November 2020

Date of certificate

25 November 2020

Type of assessment

▶ [RdSAP](#)

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 mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.