



WOOLLIAMS
Property Services

Guide price £190,000
Sunflower Road, Barnstaple, EX32 7DU



 **4**
Bedrooms

 **1**
Bathroom

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

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A good size three story townhouse situated towards the lower part of Sunflower Road and is available with no ongoing chain. The house benefits from UPVC double glazed windows and gas fired central heating. This property would be an ideal family home/1st purchase, possibly even as an investment opportunity. The accommodation comprises an entrance porch, hallway, lounge and dining room, kitchen, ground floor bathroom, two double 1st floor bedrooms, WC, and on the 2nd floor are a further 2 double bedrooms. The outside has an enclosed courtyard garden to the rear.

The town centre is only a short walk away and offers a good range of local and national retailers. Parking permits are available for this area and can be obtained from North Devon Council once proof of address and payment has been made.

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****Photos to follow soon****

Entrance porch

Front door off.

Entrance hall

Door off, staircase to 1st floor, under stairs cupboard, patterned quarry tiled flooring.

Lounge *3.64m x 3.22m (11' 11" x 10' 7")*

UPVC double glazed window, feature fireplace with living flame gas fire, fitted carpet, open access to

Dining room *3.56m x 3.18m (11' 8" x 10' 5")*

UPVC double glazed window, radiator, fitted carpet.

Kitchen *4.43m x 2.30m (14' 6" x 7' 7")*

2 UPVC double glazed windows. Range of units comprising 1 1/2 bowl inset single drainer sink unit with mixer hot and cold tap, drawers and cupboards, blow his face and plumbing for washing machine. Working surface with drawers and cupboards below, double upright unit, boiler cupboard housing wall mounted gas-fired combination boiler, ceramic tiled floor.

Lobby

Ceramic tiled floor, door to rear garden.

Bathroom

UPVC double glazed window, white suite with panelled bath, tiled splashback mixer hot cold tap and shower attachment. Tiled shower cubicle, wash handbasin, low-level WC, ceramic tiled floor.

First floor landing

Staircase off, staircase to 2nd floor.

W/C

UPVC double glazed window, low-level WC

Bedroom 1 *4.24m x 3.27m (13' 11" x 10' 9")*

2 UPVC double glazed windows, radiator, laminate flooring.

Bedroom 2 3.29m x 3.24m (10' 10" x 10' 8")

UPVC double glazed window, Built-in cupboard, former fireplace, radiator, fitted carpet.

Second floor landing

Staircase off, fitted shelving.

Bedroom 3 3.73m x 3.24m (12' 3" x 10' 8")

UPVC double glazed dormer window, affording views, radiator, former fireplace, fitted carpet.

Bedroom 4 4.24m x 3.74m (13' 11" x 12' 3")

UPVC double glazed double window, radiator.

Outside

There is an enclosed courtyard rear garden with a raised gravel area, paved patio area and timber framed garden shed.

Services

Mains water, electricity, gas and drainage connected.

Viewings

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

Tenure

Freehold

Council Tax

Band B

EPC

Band D

Useful information

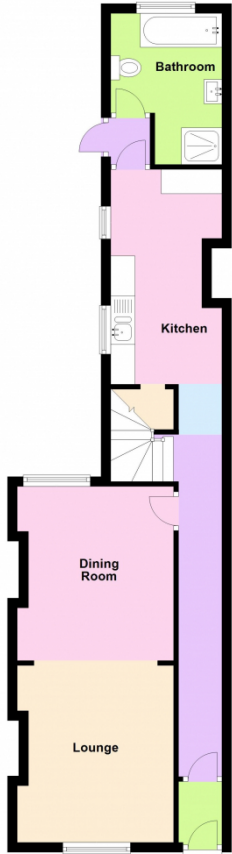
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

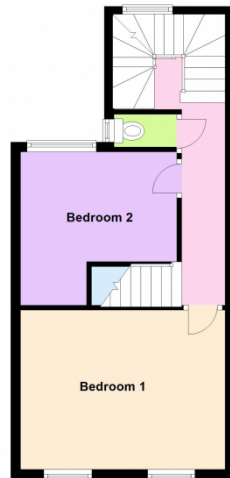
www.what3words.com /// KEEPS.DOZEN.BUNKS



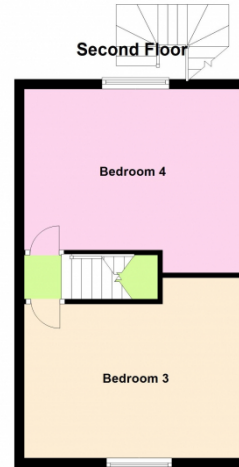
Ground Floor



First Floor



Second Floor



Energy performance certificate (EPC)

19, Sunflower Road
BARNSTAPLE
EX32 7DU

Energy rating

D

Valid until: **15 November 2025**

Certificate number: **8195-7664-1029-7697-7953**

Property type

Mid-terrace house

Total floor area

137 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 efficiency rating for this property

This property's current energy rating is D. 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		82 B
69-80	C		
55-68	D	55 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 the number the lower your fuel 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

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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 29% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 272 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes of CO2

This property produces 6.6 tonnes of CO2

This property's potential production 2.5 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 4.1 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.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (55) to B (82).

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£381
2. Internal or external wall insulation	£4,000 - £14,000	£57
3. Low energy lighting	£25	£50
4. Heating controls (room thermostat)	£350 - £450	£45
5. Condensing boiler	£2,200 - £3,000	£87
6. Solar photovoltaic panels	£5,000 - £8,000	£307

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). 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	£1459
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Potential saving if you complete every step in order	£620
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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
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Space heating	18310 kWh per year
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Water heating	2309 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	1015 kWh per year
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Solid wall insulation	872 kWh per year
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Saving energy in this property

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

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
Telephone	01237451929
Email	craigwatt6@gmail.com

Accreditation scheme contact details

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

Assessment details

Assessor's declaration	No related party
Date of assessment	16 November 2015
Date of certificate	16 November 2015
Type of assessment	RdSAP
