



**WOOLLIAMS**  
Property Services

**Guide price £275,000**  
Hele Close, Roundswell, EX31



2

Bedrooms



2

Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
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This pleasantly situated modern two bedroom link detached bungalow in a tucked away position at the head of the cul-de-sac. The property is available with no ongoing chain, it benefits from leaded UPVC double glazed windows, gas fired central heating and sits adjacent to a delightful walkway that runs through Roundswell from Tews Lane to Old Bideford Road.

The accommodation briefly comprises of an entrance porch, hallway, lounge, with access to the conservatory, kitchen, two bedrooms with bedroom one having an ensuite shower room, and family bathroom. The rear garden is well tended with gravel paved areas for ease of maintenance, driveway with parking for two cars and an attached garage.

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The bungalow is thoroughly recommended for viewing with an early inspection advised to avoid disappointment. The bungalow is in need of general updating, yet has been well maintained by the existing owner.

The property is situated in a popular residential location, Sainsbury's and other out of town retailers are a short distance away. Barnstable offers a wider range of local and national retailers and the area is renowned for its delightful countryside and contrasting coastal scenery, with sandy beaches and spectacular cliffs stop vistas.

### **Entrance Porch**

### **Entrance Hall**

UPVC double glazed door off, radiator, access to lost space, telephone point, Airing cupboard housing factory large cylinder, fitted carpet.

### **Lounge** 5.20m x 4.03m (17' 1" x 13' 3")

A double aspect room with sliding patio doors leading to the conservatory. Fitted living flame coal effect gas fire, two radiators, TV point, fitted carpet.

### **Conservatory** 3.23m x 3.00m (10' 7" x 9' 10")

French doors leading to the garden, laminate flooring.

### **Kitchen** 3.05m x 2.48m (10' x 8' 2")

Inset single drainer sink unit with mixer tap, drawers cupboard space below with plumbing for washing machine. Working surface with drawers and cupboards below, inset ceramic hob, built-in oven, further work surface with drawers and cupboard below. Range of wall units, part tiled walls, radiator, vinyl floor covering.

### **Bedroom 1** 3.46m x 2.89m (11' 4" x 9' 6")

Range of fitted wardrobes on either side of bed recess, radiator, fitted carpet.

### **En-Suite Shower Room** 2.26m x 1.19m (7' 5" x 3' 11")

Walk-in shower cubicle with folding glass door, low-level WC, pedestal wash hand basin, radiator, fitted carpet.

### **Bedroom 2** 3.32m x 2.81m (10' 11" x 9' 3")

Range of fitted wardrobes on either side of bed recess, radiator, fitted carpet.

### **Bathroom** 1.96m x 1.81m (6' 5" x 5' 11")

A white suite comprising of a panel bath with tiled wall area, pedestal wash hand basin with tiled splashback, low-level WC, radiator, fitted carpet.

### **Outside**

There is a tarmac driveway approach providing off-road parking for two vehicles which leads to the attached garage. To the front of the bungalow is a graveled and planted garden area with a paved pathway extending to the side of the bungalow having a pedestrian gate providing access to the rear. There is a very pleasant enclosed rear garden bordered by timber fencing, the garden is paved and graveled for ease of maintenance with planted areas, there is an outside tap and timber framed garden shed.

**Attached Garage** 5.08m x 2.83m (16' 8" x 9' 3")

Up and over door, loft storage space, light and power connected, wall mounted Vaillant gas fired boiler feeding domestic hot water and central heating system, personal door to rear garden.

**Services**

Mains water, gas, electricity and drainage connected

**Council Tax**

Band C. Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

**EPC**

Band C

**Tenure**

Freehold

**Important Material Information About This Property**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3191846](https://sprift.com/dashboard/property-report/?access_report_id=3191846)

**Viewings**

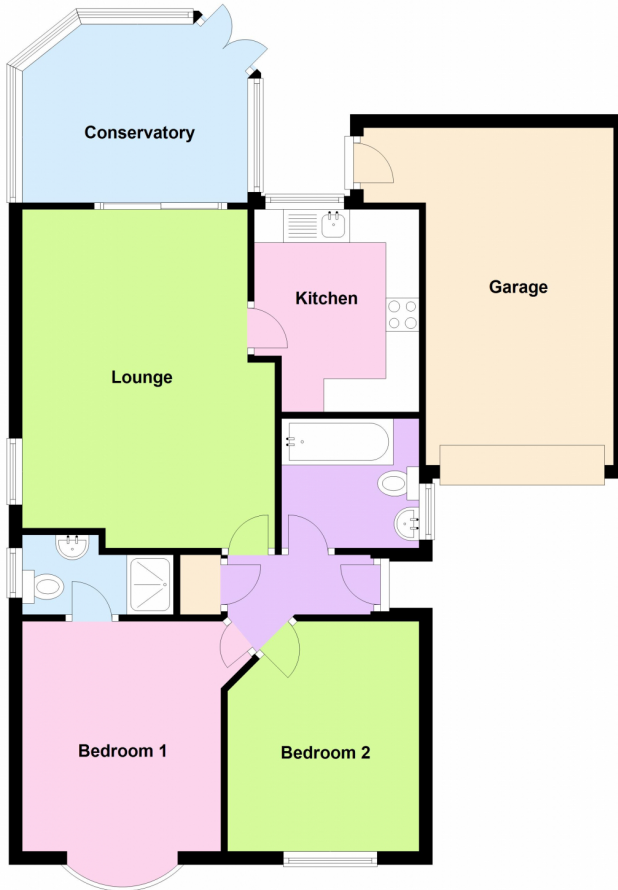
By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or [www.woolliamspropertyservices.com](http://www.woolliamspropertyservices.com)

**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)



**Ground Floor**



# Energy performance certificate (EPC)

10 Hele Close  
Roundswell  
BARNSTAPLE  
EX31 3UW

Energy rating

C

Valid until: 12 February 2034

Certificate number: 0350-2537-3320-2894-8405

Property type: Detached house

Total floor area: 57 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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	Good
Roof	Pitched, 150 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	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 214 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£915 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 £186 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 5,338 kWh per year for heating
  - 2,580 kWh per year for hot water
-

## Impact on the environment

This property's 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.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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This property produces 2.1 tonnes of CO<sub>2</sub>

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This property's potential production 0.6 tonnes of CO<sub>2</sub>

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

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## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£98
2. Solar water heating	£4,000 - £6,000	£88
3. Solar photovoltaic panels	£3,500 - £5,500	£602

### 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](http://www.gov.uk/improve-energy-efficiency).

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## 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	<a href="mailto:stuart@fdea.co.uk">stuart@fdea.co.uk</a>

### 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	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	13 February 2024
Date of certificate	13 February 2024
Type of assessment	<a href="#">RdSAP</a>

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