



WOOLLIAMS
Property Services

Guide price £325,000
Ballards Crescent, West Yelland, EX31



 **3**

Bedrooms

 **1**

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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Situated in a popular and established residential location midway between Fremington and Instow is this beautifully appointed semi-detached bungalow which benefits from a recent extension to the rear and a loft conversion, creating a large master bedroom suite. There is a refitted kitchen and bathroom and with easily maintained gardens might suit those looking for a family home or a holiday retreat. The accommodation comprises of an entrance porch, entrance hall, dining room, with access to lounge area, kitchen with further breakfast room, two ground floor bedrooms and a bathroom. There is a large double aspect master bedroom on the first floor with an ensuite cloakroom. There are easily maintained gardens, off-road parking for three cars and a good sized detached garage.

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Entrance Hall

UPVC double glazed door off, radiator, fitted carpet.

Dining Room 4.32m x 2.76m (14' 2" x 9' 1")

Staircase to 1st floor, radiator, fitted carpet, direct access to

Lounge 3.35m x 2.24m (11' x 7' 4")

UPVC double glazed French doors to garden, radiator, fitted carpet.

Kitchen 2.74m x 2.69m (9' x 8' 10")

A beautifully refitted kitchen with a range of units, comprising of an inset single drainer sink unit with mixer tap, and cupboards below. Working surface with drawers and space below, plumbing for washing machine. Working surface with cupboards below, space for range style oven, stainless steel splashback with cooker hood above, integrated microwave with cupboards above and below, vinyl flooring, access to

Breakfast Area 1.87m x 1.64m (6' 2" x 5' 5")

Small shelved storage cupboard, radiator, vinyl floor covering.

Bedroom 1 4.53m x 3.30m (14' 10" x 10' 10")

Radiator, fitted carpet.

Bedroom 2 3.37m x 2.19m (11' 1" x 7' 2")

Built-in wardrobe, radiator, fitted carpet.

Bathroom

Having been refitted with a white suite comprising of a panelled bath with stone effect shower boarding, glazed shower screen and chrome effect shower unit. Vanity wash hand basin with drawers below, low-level WC, radiator, vinyl floor covering.

First Floor Master Bedroom 6.04m x 3.58m (19' 10" x 11' 9")

A delightful double aspect room with three dormer windows, glimpses of Braunton Burrows and open countryside are afforded from the front elevation. Three double radiators, storage cupboards, staircase off, fitted carpet.

En-suite Cloakroom 1.85m x 1.31m (6' 1" x 4' 4")

White suite comprising vanity wash basin, with mixer tap, low-level WC, vinyl floor covering.

Detached Garage 4.90m x 2.75m (16' 1" x 9')

Metal up and over door, personal door to side, light and power connected

Outside

The property is approached at the front across a tarmaccamed driveway which provides parking for 2 to 3 vehicles. The drive extends to the side of the bungalow leading to the detached garage. To the front of the property is an easily maintained lawn garden with side beds, whilst to the rear is an enclosed garden predominantly lawn with side beds and borders. There is an outside tap at the side of the property.

Services

Mains water, gas, electricity, and drainage connected

Council Tax

Band B 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

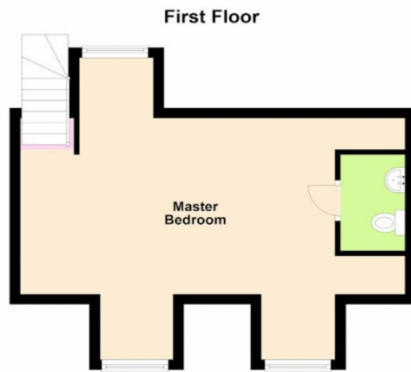
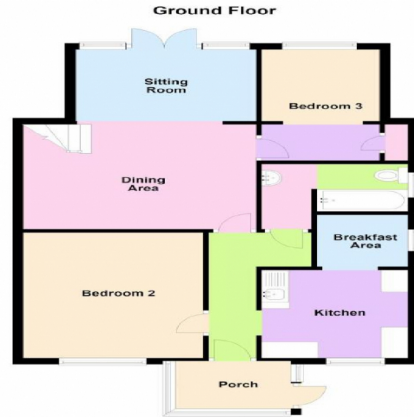
Freehold

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



Energy performance certificate (EPC)

3 Ballards Crescent
West Yelland
BARNSTAPLE
EX31 3EU

Energy rating

C

Valid until: 22 June 2032

Certificate number: 2140-4726-2020-7006-2425

Property type	Semi-detached bungalow
Total floor area	54 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		87 B
69-80	C	69 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	Average
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
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 71% of fixed outlets	Very good
Floor	Suspended, 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 226 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£512 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 £85 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 5,465 kWh per year for heating
 - 1,757 kWh per year for hot water
-

Impact on the environment

This property's 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.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 2.1 tonnes of CO₂

This property's potential production 0.7 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 (suspended floor)	£800 - £1,200	£45
2. Low energy lighting	£10	£12
3. Solar water heating	£4,000 - £6,000	£27
4. Solar photovoltaic panels	£3,500 - £5,500	£370

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	Stephen Lloyd
Telephone	07525 783965
Email	convertsurveyors@outlook.com

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	QUID206150
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	22 June 2022
Date of certificate	23 June 2022
Type of assessment	RdSAP
