



**WOOLLIAMS**  
Property Services

Guide price £250,000  
Tawcroft Way, Barnstaple, EX31



 **2**  
Bedrooms

 **1**  
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
[sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com)

01271 328586



A very nicely presented modern two bedroom terrace house constructed by Persimmon Homes two years ago. The property offers gas fired central heating and UPVC double glazing and benefits from the balance of the 10 year NHBC warranty. This will make a delightful first purchase or investment opportunity with accommodation comprising of an entrance hall, cloakroom, lounge, kitchen/diner with built in oven, hob and extractor. There are two first floor bedrooms and a bathroom. To the front of the property is an off-road hard standing area for one car whilst the rear is a pleasant enclosed level garden with a paved patio area and an artificial lawn.

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Shopping facilities available nearby are Sainsbury's, Lidl, Aldi, and a variety of other retailers, with the town centre offering additional shopping, social and leisure facilities. 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**

Front door off, staircase to 1st floor, radiator, vinyl flooring.

### **Cloakroom**

White suite with low-level WC, pedestal wash hand basin with mixer tap, radiator, vinyl flooring.

### **Kitchen/Diner** *3.88m x 2.49m (12' 9" x 8' 2")*

Range of units with inset one and a half bowl sink unit and mixer tap, inset gas hob, built-in electric oven, Range of wall and base units, cupboard housing Ideal Logic gaslight combination boiler, radiator, vinyl flooring. Double glazed french doors to rear garden

### **Lounge** *4.61m x 2.89m (15' 1" x 9' 6")*

Double radiator, under stairs cupboard, fitted carpet.

### **First Floor Landing**

Fitted carpet extended to stairs, access to loft space.

### **Bedroom 1** *3.88m x 2.49m (12' 9" x 8' 2")*

Radiator, fitted carpet.

### **Bedroom 2** *3.38m x 2.60m (11' 1" x 8' 6")*

Deep built-in storage cupboard, built-in double wardrobe, radiator, fitted carpet.

### **Bathroom** *1.93m x 1.70m (6' 4" x 5' 7")*

White suite comprising of a bath with a fully tiled wall area, glazed shower screen and Mira Vie shower unit. Pedestal wash hand basin with mixer tap, low-level WC, shave point, heated towel rail, vinyl flooring.

### **Outside**

A tarmac driveway at the front of the property provides an hardstand area for one vehicle. There is a paved pathway and small area of lawn. To the rear of the house is an enclosed fenced garden with a paved patio area and Astroturf artificial lawn. A pedestrian gate provides rear access via a separate pathway.

### **Services**

Mains water, electricity, gas and drainage connected.

**EPC**

Band B

**Council Tax**

Band B

**Tenure**

Freehold

**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)

**Directions**

What 3 Words /// [march.rabble.stump](http://march.rabble.stump)



Ground Floor



First Floor



# Energy performance certificate (EPC)

17 Tawcroft Way Barnstaple EX31 3TZ	Energy rating <b>B</b>	Valid until: <b>7 December 2031</b>
		Certificate number: <b>9340-3688-8020-2609-7005</b>

Property type: Mid-terrace house

Total floor area: 58 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>98 A</b>
81-91	<b>B</b>	<b>83 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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
Walls	Average thermal transmittance 0.28 W/m <sup>2</sup> K	Very good
Roof	Average thermal transmittance 0.14 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.18 W/m <sup>2</sup> K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 5.4 m <sup>3</sup> /h.m <sup>2</sup> (as tested)	Good
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 89 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£285 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 £24 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 1,568 kWh per year for heating
- 1,427 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is B. It has the potential to be A.

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>

**This property produces** 0.9 tonnes of CO<sub>2</sub>

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**This property's potential production**

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-0.3 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

▶ [Do I need to follow these steps in order?](#)

## Step 1: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £24

Potential rating after completing step 1

85 B

## Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £370

Potential rating after completing steps 1 and 2

98 A

## 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](#)

## 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	Lindsey Dean
Telephone	01884 242050
Email	<a href="mailto:lindsey.dean@aessc.co.uk">lindsey.dean@aessc.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/022948
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	8 December 2021
Date of certificate	8 December 2021
Type of assessment	<a href="#">▶ SAP</a>

## 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

### OGI

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