



WOOLLIAMS
Property Services

Guide price £230,000
Larkstone Crescent, Ilfracombe ,EX34 9PJ



 **3**
Bedrooms

 **1**
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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A mid-terraced house in a lovely residential location with glimpses of the Bristol Channel. It benefits from Gas fired central heating and double glazing, yet is in need of general updating and modernisation. This will suit as an ideal first purchase for someone wishing to put their own stamp and identity into their home. The accommodation briefly comprises of a Lounge, separate Dining room, Kitchen, 3 Bedrooms, and a family Bathroom. There is also an enclosed rear courtyard.

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Ilfracombe has a lovely range of shops, restaurants and bars as well as a cottage hospital, health centre and schools. The sea front and harbour are picturesque and has some further fantastic restaurants and art galleries. 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 PORCH

uPVC double glazed door off.

ENTRANCE HALL

Part glazed door off. Radiator. Staircase to first floor.

LOUNGE *12' 3" to bay narrowing to 10' 3" x 11' 0" (3.74m to bay narrowing to 3.14mx 3.37m)*

Square bay window. Feature original fire surround. Double radiator. TV point.

DINING ROOM *11' 0" x 8' 4" (3.36m x 2.55m)*

Double radiator.

KITCHEN *10' 1" x 5' 0" (3.08m x 1.53m)*

Inset single drainer stainless steel top sink unit with drawers, cupboards and space below. Plumbing for washing machine. Working surface with cupboard below. Cooker point. 2 double wall units. Part tiled walls. uPVC double glazed door to rear garden.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1 *13' 1" to bay, narrowing to 10' 4" x 8' 5" (4.00m to bay narrowing to 3.17m x 2.59m)*

Affording glimpses of Bristol Channel. Radiator.

BEDROOM 2 *11' 0" x 8' 4" (3.38m x 2.56m)*

Radiator.

BEDROOM 3 *10' 9" x 5' 6" (3.28m x 1.70m)*

Affording views of Bristol Channel. Radiator.

BATHROOM

A white suite comprising panelled bath with fully tiled wall area and shower unit. Pedestal hand basin. Low level Wc. Boiler cupboard housing wall mounted Intergas fired combination boiler. Radiator.

OUTSIDE

There is a small front garden area with pedestrian gate and pathway to the door. To the rear steps lead up to a planted rear garden area with pedestrian gate.

SERVICES

Mains water, electricity, gas and drainage connected.

Council Tax

Band B

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

Directions

What3words /// span.caged.pepper



First Floor



Ground Floor



Energy performance certificate (EPC)

12, Larkstone Crescent ILFRACOMBE EX34 9PJ	Energy rating C	Valid until: 1 September 2030
		Certificate number: 2238-3095-6228-7550-7254

Property type Mid-terrace house

Total floor area 66 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 50 mm loft insulation	Poor
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 89% of fixed outlets	Very good
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 192 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£546 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 £103 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** 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:

- 6,193 kWh per year for heating
- 1,950 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 (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	2.2 tonnes of CO ₂
This property's potential production	0.6 tonnes of CO ₂

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: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £25

Potential rating after completing step 1

72 C

Step 2: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £49

Potential rating after completing steps 1 and 2

75 C

Step 3: Solar water heating

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

Typical yearly saving £30

Potential rating after completing steps 1 to 3

76 C

Step 4: Solar photovoltaic panels, 2.5 kWp

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

Typical yearly saving £375

Potential rating after completing steps 1 to 4

88 B

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	Stuart Moles
Telephone	07967507099
Email	stuart@fdea.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK301950
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	27 August 2020
Date of certificate	2 September 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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0375-2854-6952-9700-3551 (/energy-certificate/0375-2854-6952-9700-3551)
Expired on	9 May 2020

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

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