



WOOLLIAMS
Property Services

Guide price £155,000

1 Union Terrace, Barnstaple, EX32 9AB



2

Bedrooms



1

Bathroom

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

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A nicely appointed second-floor flat situated in an imposing Grade 2 Listed Regency building opposite Rock Park and within an easy walk of the town centre. The property has been re-wired and almost completely re-plumbed in recent years, as well as benefiting upgraded kitchen & bathroom. Accommodation of communal entrance, private entrance hall, kitchen with built-in oven & hob opening into an 18' double aspect lounge/diner, 2 bedrooms, refitted bathroom with white suite & underfloor heating, and private parking for 2 cars. This is an ideal investment opportunity or first purchase being highly recommended for viewing.

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COMMUNAL ENTRANCE

Front door off. Staircase access to each floor.

ENTRANCE HALL

Front door off. Access to loft space. This is a very large loft space accessed via a retractable wooden ladder. The loft benefits light and power and could potentially be used to create additional living space, subject to the necessary planning consents being granted. Night storage heater. Wood laminate floor. Opening in to:

KITCHEN 8' 6" x 7' 2" (2.59m x 2.18m)

Range of units comprising inset round stainless steel top sink unit with separate inset round drainer, mixer tap h&c., range of drawers and cupboards below. Inset ceramic hob and built-in electric oven. Working surface with space and plumbing below for washing machine. Further working surface with cupboards below. Double wall unit. Part tiled walls. Velux skylight. Wood laminate floor. Access to:

LOUNGE/DINER 18' 2" x 9' 2" (5.54m x 2.79m)

This is a double aspect room with secondary glazed windows. TV point. Telephone point. Wall mounted electric panel heater. Under eaves storage access. Wood laminate floor.

BEDROOM 1 10' 7" x 8' 10" (3.23m x 2.69m)

Secondary glazed window, Wall mounted electric panel heater. Fitted carpet.

BEDROOM 2 11' 2" x 7' 5" (3.41m x 2.26m)

Secondary glazed window. Wall mounted electric panel heater. Fitted carpet.

BATHROOM

Having a white suite and extensive black porcelain wall tiling, as well as floor tiling with underfloor heating. Curved shower bath with glass shower screen. Triton Opal electric shower unit. Pedestal wash hand basin with mixer tap. Low level W.C. Useful storage recess. Velux skylight.

OUTSIDE

At the top of the drive is a private parking area for Flat 6 offering car parking for 2 vehicles. There are 3 car ports below the property and at the back of this area are storage facilities for wheelie bins and recycling boxes.

SERVICES

Mains electricity, water & drainage connected.

COUNCIL TAX

Band A

EPC

Band D

TENURE

The flat was originally sold with a 99 year lease granted in November 1985. In January of 2024 a new 998 year lease extension was created starting 1 January 2018 and expiring 31 December 3016. The freehold interest for 1 Union Terrace is held by U T Maintenance Ltd, each flat owner has an equal share in this company. We have been advised that the owner of flat 6 pays £70.00 per month maintenance contribution which also covers building insurance cover on top of running costs for the property. There is currently some external work being carried out to the property, hence the reason a scaffold has been erected. We have been advised that work is being carried out to a chimney breast and further external decoration works are also being attended to. We hold a copy of the original lease, plans, and new lease extension at the office. This can be made available for a prospective purchaser or legal advisor to peruse should the flat be of interest.

VIEWING

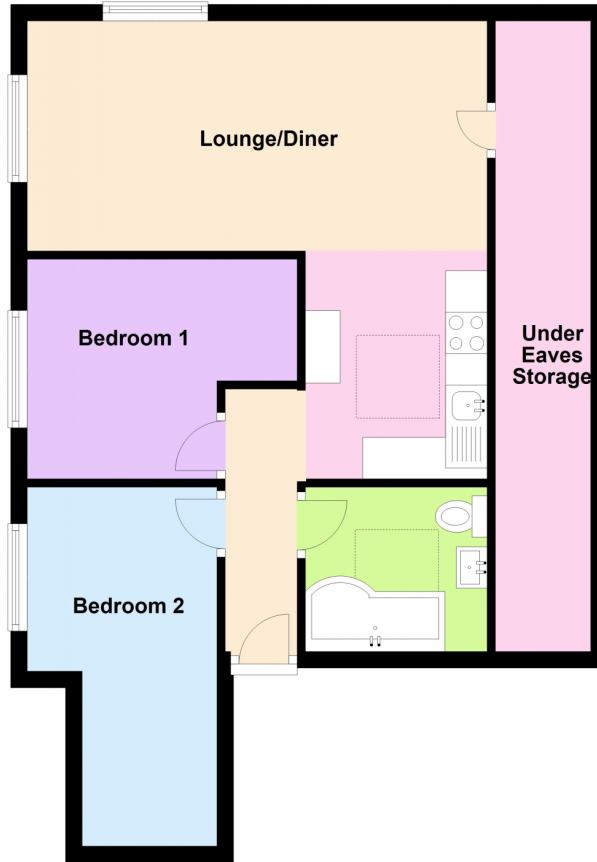
By appointment through Woolliams Property Services Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098

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



Ground Floor



Energy performance certificate (EPC)

Flat 6
1 Union Terrace
Litchdon Street
BARNSTAPLE
EX32 9AB

Energy rating

D

Valid until: **11 April 2034**

Certificate number: **0234-7824-3300-0869-6296**

Property type	Top-floor flat
Total floor area	45 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 D. It has the potential to be C.

[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		
69-80	C		76 C
55-68	D	56 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, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Single glazed	Very poor
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 374 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,373 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 £566 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.

Heating this property

Estimated energy needed in this property is:

- 3,726 kWh per year for heating
 - 1,551 kWh per year for hot water
-

Impact on the environment

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

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 2.9 tonnes of CO₂

This property's potential production 2.5 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. Increase loft insulation to 270 mm	£100 - £350	£108
2. High heat retention storage heaters	£1,200 - £1,800	£360
3. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£98

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	Stuart Moles
Telephone	07967 507 099
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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015528
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	11 April 2024
Date of certificate	12 April 2024
Type of assessment	RdSAP
