



WOOLLIAMS
Property Services

Guide price £400,000
Fairacre Avenue, Barnstaple, EX32 9DF



 **4**
Bedrooms

 **2**
Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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A delightful brick built modern detached house occupying a large garden plot with a lovely southerly aspect to the rear. This house is on the market for the first time in over 40 years and is available with no ongoing chain. The property is in need of general updating and refurbishment but would make an ideal project for someone wanting to stamp their own identity onto a new home. The accommodation briefly comprises of a wide covered entrance, entrance lobby, cloakroom, reception hall, spacious lounge with access to the conservatory, dining room, kitchen with range of high gloss units and utility room. There are four first floor bedrooms, the master bedroom having an ensuite shower room, there is also a family bathroom. The driveway has off-road parking for a number of cars, an integral garage, car port providing additional covered parking for a caravan boat etc and delightful mature gardens to both front and rear.

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Wide Covered Entrance 6.68m x 1.37m (21' 11" x 4' 6")

Entrance Lobby

UPVC double glazed door off, ceramic tiled floor, door into the garage, door to

Cloakroom 1.50m x 1.48m (4' 11" x 4' 10")

Primrose coloured suite with WC, pedestal wash basin with tiled splash backing, radiator, ceramic tiled floor.

Entrance Hall 4.17m x 3.01m (13' 8" x 9' 11")

Two windows, open tread staircase to the first floor, radiator, fitted carpet and laminate flooring.

Lounge 5.39m x 4.66m (17' 8" x 15' 3")

Wide feature stone fireplace with timber mantle, corner TV shelf, fitted living flame coal effect gas fire, double radiator, door to conservatory, sliding door to:

Dining Room 4.54m x 2.15m (14' 11" x 7' 1")

Double radiator, laminate flooring.

Conservatory 4.82m x 2.62m (15' 10" x 8' 7")

Of UPVC construction with double glazed windows, French doors to the garden, and laminate flooring.

Kitchen 3.49m x 3.02m (11' 5" x 9' 11")

A range of cream coloured high gloss kitchen units with brush steel handles comprising of inset one and a half bowl sink unit with mixer tap, cupboards below working surface with drawers and cupboards below. Inset Electrolux gas hob, built in Electrolux oven with cupboards above and drawers below, working surface with double cupboard below, integrated fridge, double upright unit, double wall unit, extensive wall tiling, cooker hood, wood block flooring, door to

Utility Room 2.85m x 2.50m (9' 4" x 8' 2")

UPVC double glazed door to rear garden, single drainer stainless steel top with cupboards below, tile splashback, radiator, vinyl floor covering.

First Floor Landing

Fitted carpeted stairs, access to lost space, linen cupboard with radiator.

Bedroom 1 *3.48m x 3.15m (11' 5" x 10' 4")*

Deep walk-in wardrobe with folding door, radiator.

En-Suite Shower Room

Shower cubicle with sliding door, pedestal wash basin, low level WC, fitted carpet.

Bedroom 2 *3.47m x 3.02m (11' 5" x 9' 11")*

Radiator, fitted carpet.

Bedroom 3 *4.45m x 2.40m (14' 7" x 7' 10")*

Radiator, fitted carpet.

Bedroom 4 *3.47m x 2.15m (11' 5" x 7' 1")*

Double radiator, fitted carpet.

Bathroom *3.01m x 2.09m (9' 11" x 6' 10")*

White suite comprising of a panel bath, separate shower cubicle with folding door, vanity wash hand basin with mixer tap and cupboard below, low level WC, radiator, vinyl floor covering.

Integral Garage *5.18m x 3.04m (17' x 10')*

Automated up and over door, wall mounted Worcester gasfired boiler feeding domestic hot water and central heating system. Large hot water cylinder, control box for the solar panels, light and power connected.

Car Port *6.70m x 3.59m (22' x 11' 9")*

This sits adjacent to the garage and provides covered parking. There is sufficient space for the likes of a caravan or camper, boat or cars.

Outside

The house stands on a large mature garden plot approached at the front via double galvanised gates across a brick paved driveway. There is parking here for a car whilst the left-hand side of the garage is a good sized carport providing additional vehicular parking. There is a pedestrian gate from the road and a good sized lawn front garden with mature side beds and borders. Pedestrian gates either side of the house provide access to the rear. There is a good sized sunny south facing rear garden with two areas of lawn beds and borders with mature shrubs flowers and bushes, there is three small garden sheds, pergola and aluminium framed greenhouse.

Services

Mains water, gas, electricity, and drainage connected.

Council Tax

Band D

Tenure

Freehold

EPC

Band B

Viewing

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

Agents note

Under Section 21 of the Estate Agents Act 1979 it is hereby disclosed that the owner and her family of this property is a family friend of Danny Woolliams at Woolliams Property Services.



Energy performance certificate (EPC)

10 Fairacre Avenue
BARNSTAPLE
EX32 9DF

Energy rating

B

Valid until: **30 April 2034**

Certificate number: **2134-3525-3300-0729-7202**

Property type **Detached house**

Total floor area **135 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 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	84 B	86 B
69-80	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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
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, plus solar	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar water heating
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 88 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,513 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 £113 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:

- 12,346 kWh per year for heating
 - 2,966 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 CO₂

This property produces 2.2 tonnes of CO₂

This property's potential production 1.8 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 (solid floor)	£4,000 - £6,000	£114

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	1 May 2024
Date of certificate	1 May 2024
Type of assessment	RdSAP
