



WOOLLIAMS
Property Services

Guide price £250,000
Victoria Close, Newport, EX32 9HX



4

Bedrooms



1

Bathroom

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

01271 328586



Occupying a tucked away cul-de-sac location yet with an easy reach of the town centre this is a great opportunity to acquire a good sized mid terrace four bedroom house having undergone a considerable amount of improvement by the current owner. It benefits from Gas central heating and UPVC double glazed windows throughout as well as a refitted kitchen and shower room, complete internal decoration and fitment of carpets and flooring into most rooms. This is a lovely family home with the benefit of off-road parking, the accommodation comprising of an entrance hall, lounge with Log burning stove, second sitting room/dining room, good size kitchen/breakfast room with range of units with integrated oven and hob. There are four first floor bedrooms and a shower room, an enclosed sunny rear garden and off-road parking to the front for two cars.

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Entrance Hall

UPVC double glazed door, staircase to 1st floor, ceramic tiled floor.

Lounge 4.25m x 3.00m (13' 11" x 9' 10")

Glazed door off, fitted log burner, under the stairs cupboard, TV point, fitted carpet.

Sitting Room/Dining Room 4.25m x 2.60m (13' 11" x 8' 6")

Glazed door off, fitted carpet, archway to

Kitchen/Breakfast Room 6.70m x 2.00m (22' x 6' 7")

UPVC double glazed French doors to garden. Kitchen with a range of refitted glass white units with black worktops comprising of an inset one and a half bowl single drainer sink unit with cupboards below, working surface with inset ceramic hob and built-in electric oven, stainless steel cooker hood above. Surface with cupboards below, range of wall units, Ideal iMini gas fired boiler feeding domestic hot water & central heating system. High gloss sparkling black floor tiles to kitchen area, ceramic tiled flooring to the breakfast area.

First Floor Landing

Fitted carpet to stairs, access to loft space.

Bedroom 1 3.60m x 2.67m (11' 10" x 8' 9")

Built-in mirror fronted wardrobes with sliding doors, radiator, fitted carpet.

Bedroom 2 3.60m x 3.00m (11' 10" x 9' 10")

Radiator, fitted carpet.

Bedroom 3 2.70m x 2.00m (8' 10" x 6' 7")

Radiator, fitted carpet.

Bedroom 4 2.74m x 2.32m (9' x 7' 7")

Radiator, fitted carpet.

Shower Room 2.00m x 1.80m (6' 7" x 5' 11")

White suite with walk-in double shower cubicle with sliding door. Low level WC, vanity wash handbasin with mixer tap and cupboards below, heated towel rail, radiator, vinyl floor covering.

Outside

There is a concrete and gravel driveway and parking area to the front of the house with a dropped curb providing off-road parking for up to 2 cars. To the rear is a sunny enclosed garden predominantly paved for ease of maintenance. They planted side beds and borders, a block built inclement store, timber framed garden shed and a pedestrian gate which provides access onto a rear service lane. This lane is rather overgrown.

Services

Mains water, gas, electricity, and drainage connected.

Council Tax

Band B

EPC

Band D

Tenure

Freehold

Viewing

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or www.woolliamspropertyservices.com

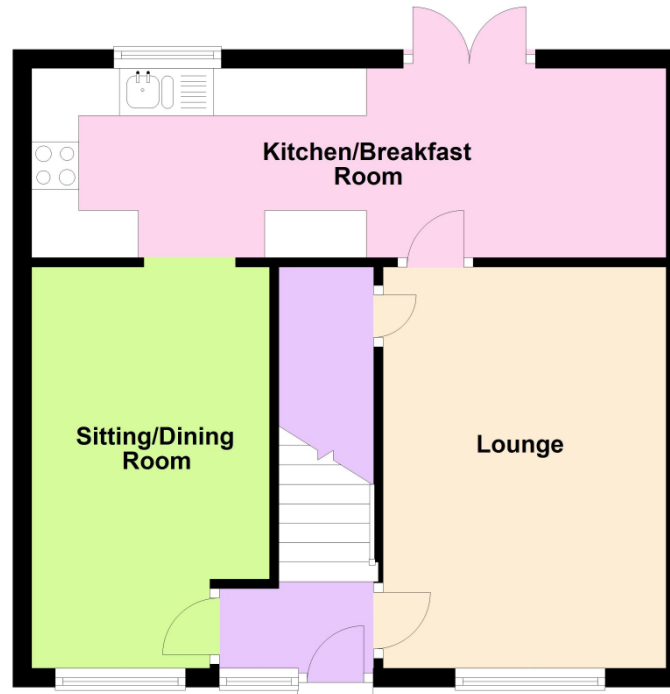
Useful Information

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



First Floor

Ground Floor



Energy performance certificate (EPC)

3 Victoria Close
BARNSTAPLE
EX32 9HX

Energy rating

D

Valid until: **3 July 2033**

Certificate number: **0100-2154-9034-2507-8215**

Property type	Mid-terrace house
Total floor area	83 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 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		85 B
69-80	C		
55-68	D	62 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, no insulation (assumed)	Poor
Roof	Pitched, no insulation	Very 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 all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 247 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
-

How this affects your energy bills

An average household would need to spend **£1,837 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 £713 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 11,700 kWh per year for heating
- 2,069 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 3.7 tonnes of CO₂

This property's potential production 1.1 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	£352
2. Cavity wall insulation	£500 - £1,500	£151
3. Party wall insulation	£300 - £600	£82
4. Floor insulation (solid floor)	£4,000 - £6,000	£51
5. Solar water heating	£4,000 - £6,000	£76

Step	Typical installation cost	Typical yearly saving
6. Solar photovoltaic panels	£3,500 - £5,500	£712

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	Ben Marsh
Telephone	01288358222
Email	info@energyperformanceservices.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	Stroma Certification Ltd
Assessor's ID	STRO005374
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	4 July 2023
Date of certificate	4 July 2023
Type of assessment	RdSAP
