



**WOOLLIAMS**  
Property Services

**Guide price £200,000**  
**Orchard Road, Barnstaple, EX32 9JQ**



 **3**  
Bedrooms

 **1**  
Bathroom

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

**01271 328586**



This spacious 3 bedroom mid terrace property is located in the popular Newport area. It is perfect for first-time buyers, investors and families due to its walking distance to local primary and secondary schools. The property is newly decorated and has new carpets throughout. The accommodation comprises of an Entrance porch, Entrance hall, Lounge, Dining room, Kitchen, 3 first Bedrooms and a Bathroom. To the rear of the property is a lovely rear courtyard with raised side beds.

The Town centre is approximately half a mile away and offers a good range of shopping 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.

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**Entrance Porch** 1.61m x 1.05m (5' 3" x 3' 5")

UPVC double glazed door off, tiled flooring.

#### **Entrance Hall**

Obscure glazed door off, staircase to 1st floor, two under stair cupboards, double radiator.

**Lounge** 3.58m x 3.23m (11' 9" x 10' 7")

Black painted mantelpiece with inset hearth and fitted living flame colour effect gas fire, radiator.

**Dining Room** 3.40m x 3.39m (11' 2" x 11' 1")

Built in storage cupboards in recesses, , one cupboard housing wall mounted Vokera gas boiler feeding the domestic hot water and central heating system, radiator.

**Kitchen** 4.91m x 1.62m (16' 1" x 5' 4")

Sliding door off. Range of units comprising inset one and a half bowl sink unit with mixer tap, cupboards and space below with plumbing for washing machine.

Working surface with drawer and cupboard below, further working surface cupboards below, range of wall units, gas cooker point, radiator, UPVC double glaze door to rear garden.

#### **First Floor Landing**

Access to loft space.

**Bedroom 1** 3.59m x 3.39m (11' 9" x 11' 1")

Radiator, fitted carpet

**Bedroom 2** 3.26m x 3.21m (10' 8" x 10' 6")

Radiator, fitted carpet.

**Bedroom 3** 2.76m x 2.13m (9' 1" x 7' )

Radiator, fitted carpet.

**Bathroom** 1.77m x 1.75m (5' 10" x 5' 9")

White suite with panel bath and fully tiled wall area, shower unit, shower curtain and rail. Pedestal wash handbasin, low level WC.

**Outside**

A pedestrian gate provides access to the front garden, which is predominately gravelled with raised side beds. To the rear of the house is an enclosed concreted garden area with a raised side bed, block built implement store and a pedestrian gate providing access onto an overgrown rear footpath which accesses the terrace of properties along this stretch of Orchard Road.

**Services**

Mains water, gas, electricity and drainage connected.

**Tenure**

Freehold

**Council Tax**

Band B - Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

**EPC**

Band C

**Viewing**

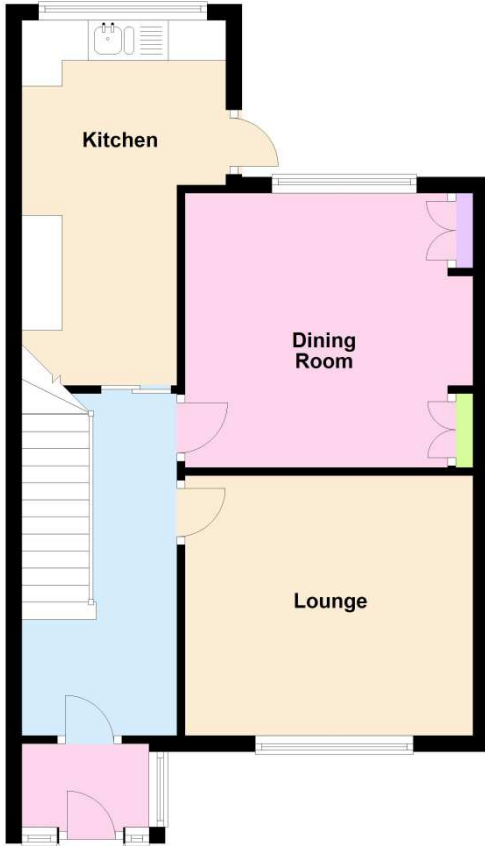
By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or [www.woolliamspropertyservices.com](http://www.woolliamspropertyservices.com)

**Useful Information**

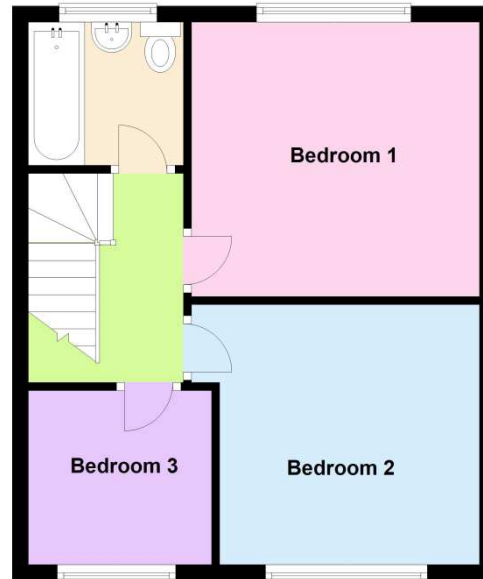
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)



**Ground Floor**



**First Floor**



# Energy performance certificate (EPC)

23, Orchard Road  
BARNSTAPLE  
EX32 9JQ

Energy rating

C

Valid until: 8 May 2029

Certificate number: 8351-6125-5190-7111-4906

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 81 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.](#)

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             |         | 86 B      |
| 69-80 | C             | 70 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, 250 mm loft insulation             | Good    |
| Roof                 | Pitched, insulated at rafters               | Average |
| Window               | Fully double glazed                         | Average |
| Main heating         | Boiler and radiators, mains gas             | Good    |
| Main heating control | Programmer, TRVs and bypass                 | Average |
| Hot water            | From main system                            | Good    |
| Lighting             | Low energy lighting in 33% of fixed outlets | Average |
| Floor                | Suspended, no insulation (assumed)          | N/A     |
| Floor                | Solid, no insulation (assumed)              | N/A     |
| Secondary heating    | Room heaters, mains gas                     | N/A     |

### Primary energy use

The primary energy use for this property per year is 188 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£635 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 £134 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 6,135 kWh per year for heating
  - 2,120 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 (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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This property produces 2.7 tonnes of CO<sub>2</sub>

This property's potential production 1.0 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> 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.

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## Changes you could make

| Step                                  | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (suspended floor) | £800 - £1,200             | £29                   |
| 2. Low energy lighting                | £30                       | £35                   |
| 3. Heating controls (room thermostat) | £350 - £450               | £38                   |
| 4. Solar water heating                | £4,000 - £6,000           | £32                   |
| 5. Solar photovoltaic panels          | £5,000 - £8,000           | £328                  |

### 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](http://www.gov.uk/improve-energy-efficiency)

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## 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           | <a href="mailto:stuart@fdea.co.uk">stuart@fdea.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 | ECMK                                                 |
| Assessor's ID        | ECMK301950                                           |
| Telephone            | 0333 123 1418                                        |
| Email                | <a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 9 May 2019            |
| Date of certificate    | 9 May 2019            |
| Type of assessment     | <a href="#">RdSAP</a> |

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