



WOOLLIAMS
Property Services

Guide price £400,000
Cavie Road, Braunton, EX33



3

Bedrooms



1

Bathroom

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

01271 328586



Occupying an easily maintained level plot on a tucked away residential road on the outskirts of Braunton is an opportunity to acquire an extended detached bungalow in need of some general refurbishment and updating and is available with no ongoing chain. We feel this bungalow will make an ideal family home or holiday investment with low-maintenance gardens. The accommodation briefly comprises of an entrance porch, hallway, lounge, dining room which opens into the separate sitting area, kitchen, utility room, three double bedrooms and a wet room. There is an integral garage, Astroturf front lawn, with an easily maintained paved and planted rear garden.

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Saunton and Croyde beaches are a few minutes drive away whilst Braunton Burrows & Saunton Golf Club are also close at hand. Braunton is a popular village offering a good number of everyday shops, amenities and services.

Entrance Porch

UPVC double glazed door off, fitted carpet.

Entrance Hall

Glazed door off, access to loft space, fitted carpet.

Lounge 4.49m x 4.34m (14' 9" x 14' 3")

Fitted carpet.

Sitting Area 3.11m x 3.07m (10' 2" x 10' 1")

A double aspect room with sliding patio doors to rear garden, radiator, laminate flooring.

Dining Room 4.51m x 2.78m (14' 10" x 9' 1")

Airing cupboard housing factory lagged cylinder, built-in storage cupboard, radiator, laminate flooring, open access to

Kitchen 3.04m x 1.66m (10' x 5' 5")

Inset single drainer sink unit with drawers and cupboards below, adjoining working surface with cupboard and space below, plumbing for washing machine. Working surface with cupboard below, range of wall units, laminate flooring.

Utility Room 2.42m x 1.78m (7' 11" x 5' 10")

UPVC double glazed door to outside.

Bedroom 1 3.39m x 3.18m (11' 1" x 10' 5")

Range of built-in wardrobes to one wall, radiator, fitted carpet.

Bedroom 2 3.58m x 3.15m (11' 9" x 10' 4")

Radiator, fitted carpet.

Bedroom 3 3.04m x 2.73m (10' x 8' 11")

Radiator, fitted carpet.

Wet Room 2.16m x 1.66m (7' 1" x 5' 5")

This room has fully tiled walls with a shower area, screened by a glazed shower screen. Low level W.C. , pedestal wash, hand basin, heated towel rail.

Outside

The bungalow stands on a level plot with a brick paved driveway which provides hardstanding for one car. There is a brick paved pathway which leads to the door and extends across the front of the bungalow to a side gate which gives access to the rear. The front lawn has been laid with Astroturf for ease of maintenance and there are planted side beds. There is pedestrian access to the side of the bungalow leading to a level enclosed rear garden bordered across the rear elevation by a feather edged fence. There is a newly cultivated area of garden plus a further area which has been partly fenced off to provide a degree of privacy. This area is predominantly paved with some bushes and shrubs. There is a useful outside tap .

Garage 4.83m x 2.46m (15'10" x 8'1")

Automated roller door, light and power connected.

Services

Mains water, electricity, gas and drainage connected.

Council Tax

Band D. Please note Council Tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

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

Agents Note

Prior to this property going onto the open market, the vendors sold part of the rear garden to a neighbour of an adjoining property.

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/// absorb.headings.voted



Ground Floor



Energy performance certificate (EPC)

4 Cavie Road
BRAUNTON
EX33 1DX

Energy rating

D

Valid until: 18 April 2034

Certificate number: 9884-3037-0204-6024-1200

| | |
|------------------|-------------------|
| Property type | Detached bungalow |
| Total floor area | 93 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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 65 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 |
| Roof | Pitched, 100 mm loft insulation | Average |
| Roof | Flat, limited insulation (assumed) | Poor |
| Window | Fully double glazed | Good |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer and room thermostat | Average |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Floor | Suspended, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 225 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,478 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 £365 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:

- 11,384 kWh per year for heating
 - 2,740 kWh per year for hot water
-

Impact on the environment

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

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 1.6 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 | £52 |
| 2. Floor insulation (suspended floor) | £800 - £1,200 | £173 |
| 3. Heating controls (TRVs) | £350 - £450 | £53 |
| 4. Solar water heating | £4,000 - £6,000 | £87 |
| 5. Solar photovoltaic panels | £3,500 - £5,500 | £615 |

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 | 18 April 2024 |
| Date of certificate | 19 April 2024 |
| Type of assessment | RdSAP |
