















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

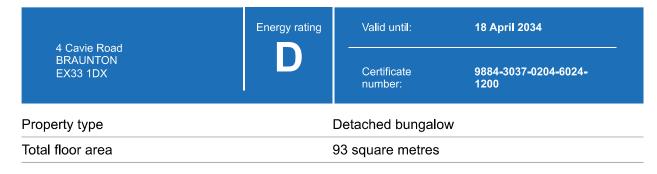
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Energy performance certificate (EPC)



Rules on letting this property

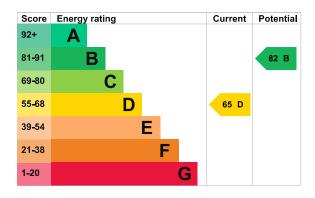
Properties can be let if they have an energy rating from A to E.

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).

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

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

3.7 tonnes of CO2
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 <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. 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 assessorIf 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.

Elmhurst Energy Systems Ltd	
EES/015528	
01455 883 250	
enquiries@elmhurstenergy.co.uk	
No related party	
18 April 2024	
19 April 2024	
RdSAP	