



**WOOLLIAMS**  
Property Services

**Guide price £275,000**  
Hawley Manor, Barnstaple, EX32



 **3**  
Bedrooms

 **2**  
Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
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A modern split level end of terraced house occupying an elevated position and enjoying some fabulous far reaching views across Barnstaple town and beyond to open countryside. The house is in need of some general updating and upgrading, yet offers a tremendous opportunity for someone to stamp their own identity onto their new home. Available with no ongoing chain the accommodation briefly comprises entrance hall, cloakroom, kitchen/diner, half landing with access to a lounge, further half landing with access to a bedroom and bathroom, and then a top floor landing with two bedrooms, the master bedroom having an en-suite shower room.

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### **Entrance Hall**

UPVC double glazed door off, staircase with access to half landing, built-in cloaks/storage cupboard, radiator.

### **Cloakroom** 2.00m x 1.02m (6' 7" x 3' 4")

White suite comprising low-level WC, wash hand basin with tiled splashback, radiator.

### **Kitchen/Diner** 5.21m x 2.53m (17' 1" x 8' 4")

The kitchen enjoys far reaching views across Barnstaple Town and beyond to open countryside. One a half bowl sink unit with mixer tap, cupboard space below. Working surface with drawers and cupboards below, further working surface with drawers and cupboards below, inset gas hob and built-in double oven. Concealed cooker hood, double up right unit, range of wall units, wall mounted gas fired combination boiler feeding domestic water and central heating system, part tiled walls, vinyl floor covering.

### **Half Landing**

Staircase up

### **Lounge** 4.69m x 3.23m (15' 5" x 10' 7")

Sliding double glazed patio doors to rear garden, two radiators, feature painted mantle with inset hearth, fitted carpet.

### **Half Landing**

Staircase up, radiator

### **Bedroom 2** 3.42m x 2.54m (11' 3" x 8' 4")

This room affords far reaching views across Barnstable and beyond open countryside, radiator.

### **Bathroom** 2.02m x 1.98m (6' 8" x 6' 6")

White suite comprising panelled bath with mixer tap and shower attachment, extensively tiled wall area. Low level WC, pedestal wash handbasin, shave point, radiator, vinyl floor covering.

### **Half Landing**

Shelved linen cupboard with radiator.

### **Bedroom 1** 3.53m x 2.53m (11' 7" x 8' 4")

Two built-in mirror fronted wardrobes, radiator, access to loft space door to

**En-suite Shower Room**

Tiled shower cubicle with folding door, Heatstore Aqua Sprint shower unit, wash handbasin, low-level WC, heated towel rail, half tiled walls, vinyl floor covering.

**Bedroom 3** *2.36m x 2.04m (7' 9" x 6' 8")*

Radiator, fitted carpet

**Outside**

There are two off-road parking spaces directly in front of the property. Steps lead from the road up to the terrace of houses. A shared side path provides a pedestrian gate into an enclosed rear garden which has a paved patio area and a raised garden with an overgrown area of lawn.

**Services**

Mains water, electricity, gas and drainage connected.

**Council Tax**

Band C

**EPC**

Band C

**Tenure**

Freehold

**Viewings**

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)

**Directions**

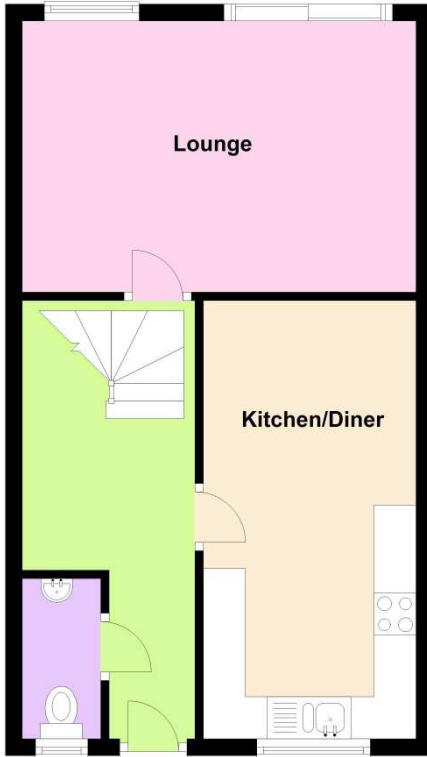
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**Useful Information**

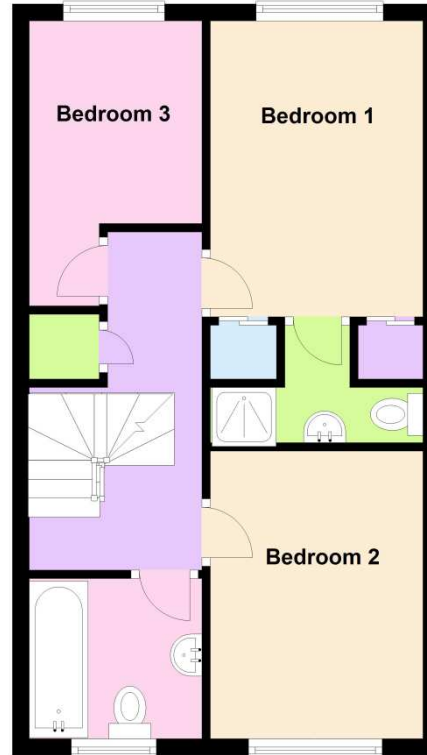
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)



**Ground Floor**



**First Floor**



# Energy performance certificate (EPC)

5 Hawley Manor  
BARNSTAPLE  
EX32 8AP

Energy rating

C

Valid until: 2 July 2034

Certificate number: 2928-1612-1118-5674-6841

Property type End-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		84 B
69-80	C	73 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, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
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 78% of fixed outlets	Very good
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 170 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 **£1,006 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 £57 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.

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## Heating this property

Estimated energy needed in this property is:

- 6,709 kWh per year for heating
  - 2,090 kWh per year for hot water
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## 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 (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 2.4 tonnes of CO<sub>2</sub>

This property's potential production 1.2 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. Solar water heating	£4,000 - £6,000	£57
2. Solar photovoltaic panels	£3,500 - £5,500	£554

### 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	3 July 2024
Date of certificate	3 July 2024
Type of assessment	<a href="#">RdSAP</a>

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