



**WOOLLIAMS**  
Property Services

Offers in excess of £400,000  
Elizabeth Drive, Barnstaple, EX31



4

Bedrooms



2

Bathrooms

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

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A great size extended detached bungalow situated in an established peaceful residential location and is available with no ongoing chain. The bungalow benefits from gas fired central heating and UPVC double glazing and would suit as an ideal family/retirement opportunity. The accommodation comprises entrance porch, lounge, separate dining room, kitchen and conservatory. There are four bedrooms, family bathroom and a separate shower room, bedroom four was created from the original garage and there is now a small storage area accessed from here. There are good size mature gardens to the front and rear, off-road parking for two vehicles at the front, with a block built summer house and workshop in the rear garden.

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#### **Entrance Porch**

UPVC double glazed door off, fitted carpet.

#### **Entrance Hall**

Obscure glaze door off, radiator, access to lost space, built-in cupboard, shelved storage cupboard, further double storage cupboard.

#### **Lounge** 4.54m x 4.24m (14' 11" x 13' 11")

This room enjoys country glimpses. Feature fireplace with fitted living flame coal effect gas fire, double radiator.

#### **Kitchen** 4.21m x 3.91m (13' 10" x 12' 10")

A double aspect room with UPVC double glazed door leading to the conservatory. Range of units with inset enamel single drainer one and a half bowl sink with mixer tap, drawers and cupboards and space below with plumbing for washing machine. Working service with drawers cupboards, integrated fridge and space below with plumbing for washing machine. Inset Smeg gas hob, built-in. Belling double oven, concealed cooker hood above. L- shaped working surfaces drawers and cupboards below, range of wall units, part tiled walls, shelved larder cupboard, laminate flooring.

#### **Conservatory** 5.05m x 2.87m (16' 7" x 9' 5")

Double glazed French doors to garden, double radiator, electric panel heater.

#### **Bathroom** 2.63m x 1.78m (8' 8" x 5' 10")

Having a white suite with fully tiled walls comprising panelled bath, Gainsborough 8.5 ES shower unit, pedestal wash handbasin, low level W.C, heated towel rail, ceramic tiled floor.

#### **Bedroom 3** 4.22m x 2.19m (13' 10" x 7' 2")

Radiator, fitted carpet.

#### **Shower Room** 2.37m x 1.87m (7' 9" x 6' 2")

Having a white suite with fully tiled walls comprising walk in shower unit with curved glass doors, pedestal wash handbasin, low level W.C, radiator, ceramic tiled floor.

#### **Bedroom 1** 4.47m x 3.20m (14' 8" x 10' 6")

Radiator, fitted carpet.

#### **Bedroom 2** 3.21m x 2.72m (10' 6" x 8' 11")

Radiator, fitted carpet.

**Bedroom 4/Study** 3.65m x 2.39m (12' x 7' 10")

This room was formally part of the integral garage. Fitted carpet, door to.

**Store** 2.39m x 1.51m (7' 10" x 4' 11")

This comprises the front area of the original garage with a roller door, coldwater tap.

**Outside**

The property stands on a good size mature garden plot approached at the front across a concreted driveway which provides parking for two vehicles. There is a concrete path to the door which then extends the side of the bungalow where there is a pedestrian gate providing access to the rear. There is a lawned front garden with well stocked mature side beds and borders. There is a good size mature rear garden with a lawn, paved patio area and outside tap. There are well stocked mature beds and borders with a variety of bushes shrubs and variety of plants. There is a large block built workshop which has timber cladding (5.22 m x 2.11 m) and a further garden summer house.

**Services**

Mains water, gas, electricity, and drainage connected.

**Council Tax**

Band D

**EPC**

Band D

**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)

**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



# Energy performance certificate (EPC)

16 Elizabeth Drive  
BARNSTAPLE  
EX31 3AJ

Energy rating

**D**

Valid until: **2 July 2034**

Certificate number: **2713-4131-1214-5055-1949**

Property type: Detached bungalow

Total floor area: 116 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		81 B
69-80	C		
55-68	D	67 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	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
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 50% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

### Primary energy use

The primary energy use for this property per year is 186 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 **£1,603 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 £318 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:

- 10,309 kWh per year for heating
  - 2,283 kWh per year for hot water
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## 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 (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 3.8 tonnes of CO<sub>2</sub>

This property's potential production 2.0 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	£199
2. Low energy lighting	£25	£54
3. Solar water heating	£4,000 - £6,000	£65
4. Solar photovoltaic panels	£3,500 - £5,500	£555

### 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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