



 **3**  
Bedrooms

 **1**  
Bathroom



**WOOLLIAMS**

Property Services

**Guide price £320,000**  
**Heimat, Landkey Road, EX32**

A mature detached bungalow situated on Landkey Road, within easy reach of the local Health Centre and schooling facilities. The property is currently rented and the tenants have been provided notice to vacate and the property and will be sold with no ongoing chain. The bungalow requires general updating and improvement, but benefits from gas central heating and UPVC double glazed windows. The accommodation briefly comprises an entrance hall, a double aspect lounge with bay window, kitchen with range of units, good sized conservatory, three ground floor bedrooms, fully tiled bathroom and a separate cloakroom. Steep open tread stairs lead to 2 attic rooms. (these cannot be classed as bedrooms.) The Bungalow stands on a level plot with double gates providing access across the driveway with mature lawn and bushes to the front. There is a side garden and to the rear is a level concrete and paved garden with a vehicular gate providing access to a hardstanding area.

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### **Entrance Hall**

UPVC double glazed door, radiator, staircase to attic rooms.

**Lounge** 4.99m x 3.15m (16' 4" x 10' 4")

A double aspect room with bay window to front elevation, radiator, laminate flooring.

**Kitchen** 2.69m x 2.40m (8' 10" x 7' 10")

UPVC double glazed door to conservatory. Single drainer sink unit with drawers and cupboards and space below, plumbing for washing machine and dishwasher. Working surface with drawers cupboards and space below, three wall units, wall mounted Veissmann gas fired boiler which feeds the hot water and central heating system, part tiled walls, shelved larder cupboard, airing cupboard housing factory lagged cylinder.

**Conservatory** 4.59m x 2.78m (15' 1" x 9' 1")

Doors to both front and rear, radiator, laminate flooring.

**Bedroom 1** 3.46m x 3.16m (11' 4" x 10' 4")

**Bedroom 2** 2.86m x 2.09m (9' 5" x 6' 10")

Folding door off, radiator.

**Bedroom 3** 2.87m x 2.13m (9' 5" x 7')

Radiator, laminate flooring.

**Bathroom** 1.75m x 1.48m (5' 9" x 4' 10")

This room has fully tiled walls with white suite comprising panelled bath, glazed shower screen, separate shower attachment, wash handbasin, and heated towel rail.

### **Cloakroom**

Having fully tiled walls, folding door off, low level W.C.

**Attic Room 1** 4.98m x 2.11m (16' 4" x 6' 11")

Steep open tread staircase off, radiator, storage cupboard.

**Attic Room 2** 3.31m x 2.91m (10' 10" x 9' 7")

Skylight, radiator, under eaves storage cupboard.

### **Outside**

The bungalow stands on a good size mature level plot with double gates at the front providing vehicular access across a tarmac driveway and parking area. There is a lawned garden with two Buddleja bushes, a magnolia tree and a gate providing access to an enclosed side garden. To the rear of the property is an enclosed garden area which has been gravelled and concreted. There is a concreted hardstanding space for a car, timber framed garden shed and outside tap which is gained via a timber gate that leads across a gravel area shared between this property and the two adjoining bungalows giving vehicular access onto St John's Lane.

### **Services**

Mains water, gas, electricity, and drainage connected.

### **Council Tax**

Band C

### **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**

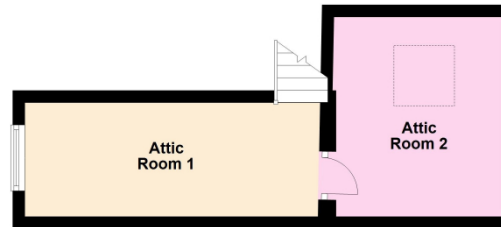
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)



Ground Floor



First Floor



# Energy performance certificate (EPC)

Heimat Landkey Road BARNSTAPLE EX32 9BZ	Energy rating <b>D</b>	Valid until: <b>30 August 2028</b>
		Certificate number: <b>8402-0016-7029-3527-1883</b>

Property type	Detached bungalow
Total floor area	101 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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, 150 mm loft insulation	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
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 92% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

## Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

## Primary energy use

The primary energy use for this property per year is 284 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

## How this affects your energy bills

An average household would need to spend **£1,268 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 £592 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 15,269 kWh per year for heating
- 2,773 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is E. 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

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	5.1 tonnes of CO2
<b>This property's potential production</b>	1.9 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

► [Do I need to follow these steps in order?](#)

## Step 1: Room-in-roof insulation

Typical installation cost £1,500 - £2,700

Typical yearly saving £444

Potential rating after completing step 1 **76 C**

## Step 2: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £73

Potential rating after completing steps 1 and 2 **79 C**

## Step 3: Heating controls (room thermostat)

Typical installation cost £350 - £450

Typical yearly saving £30

Potential rating after completing steps 1 to 3 **80 C**

## Step 4: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £44

Potential rating after completing steps 1 to 4 **82 B**

## 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](#)

## 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.

<b>Assessor's name</b>	John Woollacott
<b>Telephone</b>	07792 440062
<b>Email</b>	<a href="mailto:john.woollacott@mypostoffice.co.uk">john.woollacott@mypostoffice.co.uk</a>

## Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/020177
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	29 August 2018
<b>Date of certificate</b>	31 August 2018
<b>Type of assessment</b>	▶ <a href="#">RdSAP</a>

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

### OGL

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