



WOOLLIAMS
Property Services

Auction guide price £70,000

Barton Road Whiddon Valley, Barnstaple, Devon, EX32
8NG



1

Bedroom



1

Bathroom

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

01271 328586



A nicely appointed modern, purpose-built first-floor flat situated on the outskirts of Barnstaple. The property enjoys open views across Barnstaple town and towards Portmore Golf Course. This is an ideal investment property, however, due to the unexpired term of the lease, it is only suitable for cash purchasers. The property benefits from gas fired central heating installed in 2023 and uPVC double-glazed windows. Highly recommended for viewing, the accommodation briefly comprises a Hallway, Bathroom, Lounge, Bedroom, Kitchen with range of units, and a small garden area.

For Sale via Online Traditional Auction. Secure Sale online bidding. Terms & Conditions apply. Starting Bid £XXXXXX

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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COMMUNAL ENTRANCE

Access to each of the flats.

ENTRANCE HALL

Front door off. Wall-mounted Vaillant gas-fired combination boiler feeding domestic hot water & central heating system.

LOUNGE *12' 0" x 9' 0" (3.65m x 2.74m)*

uPVC double glazed window affording views across Barnstaple town and beyond to open countryside. TV point, radiator, access to boarded loft space with light connected. Shelved alcove. Access to:

WARDROBE ROOM

Shelf. Window affording town and country views.

KITCHEN *9' 3" x 6' 6" (2.82m x 1.98m)*

Range of units comprising inset one & half bowl single drainer sink unit with mixer tap h&c., cupboards and space below with plumbing for washing machine. Working surface with drawers and cupboards below. Inset ceramic hob and built-in electric oven. Stainless steel cooker hood above. 3 wall units. Coving to ceiling.

BEDROOM *9' 0" x 6' 8" (2.74m x 2.03m)*

uPVC double glazed window affording views across Barnstaple town and beyond to open countryside. Radiator. Fitted carpet.

SHOWER ROOM

Fully tiled shower cubicle with sliding glass door. Shower unit. Pedestal wash hand basin with tiled wall area. Low-level Wc. Heated towel rail.

OUTSIDE

To the rear of the property is a garden area, accessed from the side of the building. There is a lawn, small timber framed Garden Shed and a variety of bushes and shrubs.

SERVICES

Mains water, electricity, gas & drainage connected.

VIEWING

By appointment through Woolliams Property Services Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098

COUNCIL TAX

Band A

EPC

Band D

TENURE

LEASEHOLD. The flat is being sold with the balance of a 99 year lease granted on 11th March 1983, there is a ground rent payable of £50.00 per annum paid in equal half-yearly installments due on 24th June and 24th December. Buildings insurance for the year 29th September 2023 to 28th September 2024 is £205.53. Current charges towards maintenance and building up keep is approximately £73 per calendar month which includes the insurance contribution. We do have a copy of the lease at the office and this is available for inspection by interested purchasers or their legal advisers.

AUCTIONEERS ADDITIONAL COMMENTS

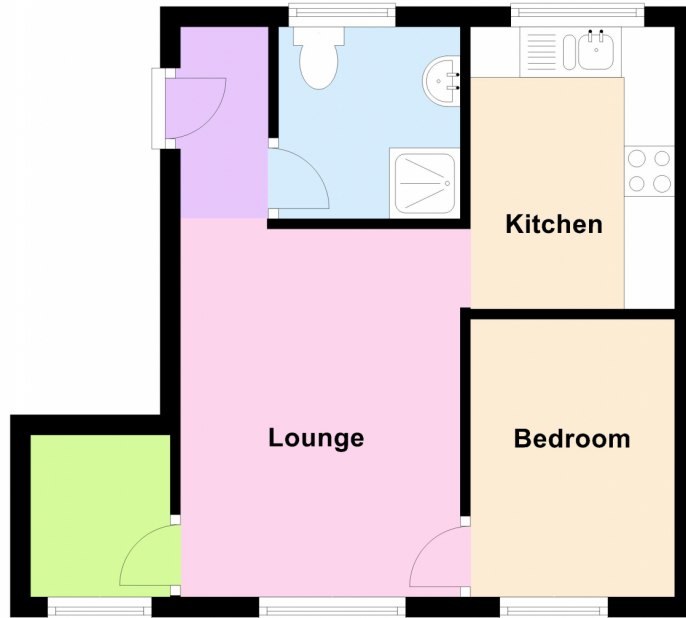
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

USEFUL INFORMATION

With a shorter lease term, a buyer or owner of such a property may want to look at extending the lease. More information on this subject can be found on the Government's website. <https://www.gov.uk/leasehold-property/extending-changing-or-ending-a-lease>



Ground Floor



Energy performance certificate (EPC)

74 Barton Road
BARNSTAPLE
EX32 8NG

Energy rating

D

Valid until: **13 September 2032**

Certificate number: **0910-1204-3502-4724-0504**

Property type

Top-floor flat

Total floor area

30 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 C.

[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		
69-80	C		75 C
55-68	D	55 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, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 325 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£651 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 £357 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 2,411 kWh per year for heating
 - 1,029 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 1.7 tonnes of CO₂

This property's potential production 1.1 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. Gas condensing boiler	£3,000 - £7,000	£357

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	Kevin Constantine
Telephone	07791595601
Email	kc.cfc@hotmail.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	Quidos Limited
Assessor's ID	QUID201760
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	13 September 2022
Date of certificate	14 September 2022
Type of assessment	RdSAP
