



WOOLLIAMS
Property Services

Guide price £240,000
77 Silverwood Heights, EX32 7RL



 **3**
Bedrooms

 **1**
Bathroom

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

01271 328586



Available with no ongoing chain this property would make an ideal first purchase, investment or small family home. This is an opportunity to acquire a modern three bedroom semi detached house with off-road parking and garaging. The property has been on a long-term let basis, however the kitchen was replaced in 2023. Accommodation briefly comprises of an entrance hall, ground floor cloakroom, lounge, kitchen/breakfast room with built-in oven and hob, three first floor bedrooms and bathroom. There's off-road parking and an attached single garage, a level enclosed rear garden with lawn and timber sitting area.

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The Town offers a good selection of local and national retailers. The coastline of North Devon has glorious sandy beaches such as those found at Saunton, Croyde and Woolacombe with breathtaking clifftop scenery located around the Northern Devon coastline. Exmoor National Park is half an hour drive and provides access to many miles of open and unspoiled countryside.

Entrance Hall

UPVC double glazed door off, staircase to 1st floor, radiator.

Cloakroom

White suite with low-level WC, wash, handbasin, radiator.

Lounge 4.48m x 3.46m (14' 8" x 11' 4")

A double aspect room, double radiator, TV point, double opening doors to

Kitchen/Diner 4.76m x 2.99m (15' 7" x 9' 10")

Range of units fitted in 2023 comprising inset single drainer single sink unit with mixer tap, drawers, cupboards and space below with plumbing for washing machine. Working surface with inset gas hob and built-in electric oven, cupboards below. Working surface with cupboard below. Range of wall units, cooker hood, upright unit with space for tumble dryer. Wall mounted Vaillant gas fired combination boiler feeding domestic hot water and central heating system, tiled walls, radiator, understairs cupboard, UPVC double glazed door to rear garden.

First Floor Landing

Staircase off, access to loft space, built-in linen cupboard, radiator.

Bedroom 1 3.88m x 2.55m (12' 9" x 8' 4")

Radiator, fitted carpet.

Bedroom 2 3.66m x 2.55m (12' x 8' 4")

Radiator, fitted carpet.

Bedroom 3 2.13m x 1.85m (7' x 6' 1")

Radiator, fitted carpet.

Bathroom 1.88m x 1.85m (6' 2" x 6' 1")

White suite comprising a bath with mixer hot and cold tap and shower attachment, shower boarded wall area, pedestal wash handbasin with tiled splashback, low-level WC, radiator.

Attached Garage 5.38m x 2.84m (17' 8" x 9' 4")

Metal up and over door, light and power connected, loft storage area, uPVC double glazed personal door off.

Outside

There is a tarmac drive which provides off-road parking for one car and leads to the attached single garage. To the rear is a good-sized enclosed level garden with a lawn, timber decking area, outside tap and light.

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

Directions

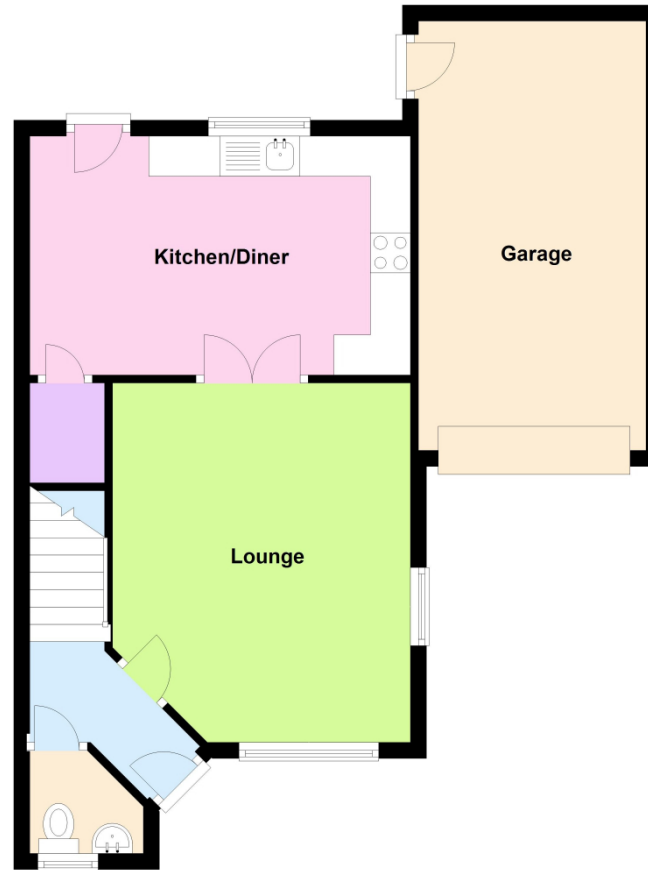
What3words// sleeps.dads.deck

Useful Information

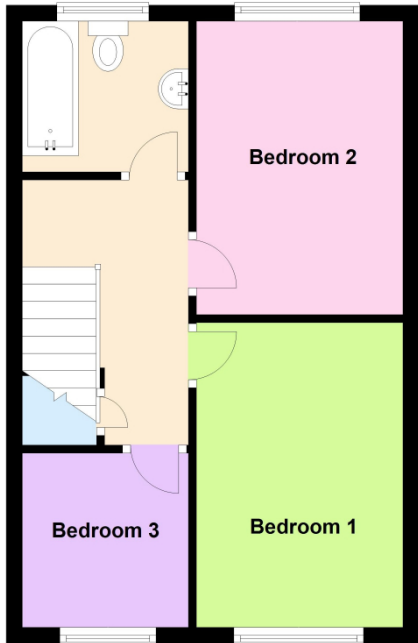
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood



Ground Floor



First Floor



Energy performance certificate (EPC)

77 Silverwood Heights
BARNSTAPLE
EX32 7RL

Energy rating

C

Valid until: 20 December 2031

Certificate number: 9081-2540-7020-2029-1025

Property type

Semi-detached house

Total floor area

74 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 current energy rating is C. 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		87 B
69-80	C	69 C	
55-68	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, as built, insulated (assumed)	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 all 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 204 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

An average household produces 6 tonnes of CO₂

This property produces 2.7 tonnes of CO₂

This property's potential production 0.9 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Party wall insulation	£300 - £600	£27
2. Condensing boiler	£2,200 - £3,000	£68

Step	Typical installation cost	Typical yearly saving
3. Solar water heating	£4,000 - £6,000	£28
4. Solar photovoltaic panels	£3,500 - £5,500	£369

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.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£606
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Potential saving if you complete every step in order	£124
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	6002 kWh per year
Water heating	2048 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Robert Murch
Telephone	07578831277
Email	rhmurch@gmail.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO003214
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	20 December 2021
Date of certificate	21 December 2021
Type of assessment	RdSAP
