



**WOOLLIAMS**  
Property Services

Guide price £285,000

Higher Gorse Road, Roundswell, Barnstaple, EX31 3WS



 **3**  
Bedrooms

 **2**  
Bathrooms

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

01271 328586



A beautifully presented 3 bedroom semi-detached property situated in the highly sought after area of Roundswell. As you approach you'll find a detached single garage with a spacious driveway providing ample parking for two vehicles. The accommodation comprises of a large entrance hall, a good sized kitchen and a spacious lounge with French doors leading to the rear garden. Also on the ground floor is a clockroom with a white two piece suite. On the first floor are 3 bedrooms, with bedroom one having a large en-suite shower room. The family bathroom has a contemporary white suite designed to cater for the needs of a modern household. Outside there is a walled garden to the front and a level pathway that leads to the front door. To the rear is a level enclosed garden with a good size paved patio terrace, the remainder of the garden is gravelled.

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Barnstaple 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**

Front door off, staircase to 1st floor, under stairs cupboard, further storage cupboard, radiator, laminate flooring.

**Cloakroom** 1.71m x 0.86m (5' 7" x 2' 10")

White suite comprising of a low-level W.C. corner wash handbasin with tiled splash backing, radiator, extractor unit, laminate flooring.

**Kitchen** 3.29m x 2.79m (10' 10" x 9' 2")

Range of units comprising of an inset 1 1/2 bowl stainless steel sink unit with mixer tap, cupboards below. Working surface with drawers, cupboards and space below with plumbing for washing machine, inset gas hob, built-in oven with stainless steel cooker hood above. Range of wall units, part tiled walls, cupboard housing a wall mounted Ideal gas fired combination boiler feeding the hot water and central heating system, radiator, laminate flooring.

**Lounge/Diner** 4.83m x 4.69m (15' 10" x 15' 5")

UPVC double glazed French doors to rear garden, two radiators, fitted carpet.

### **First Floor Landing**

Fitted carpet extending to stairs, access to lost space, built-in linen cupboard.

**Bedroom 1** 3.44m x 2.72m (11' 3" x 8' 11")

Radiator, fitted carpet.

**En-suite Shower Room** 2.72m x 1.41m (8' 11" x 4' 8")

Walk-in tiled double shower cubicle with sliding glass door, shower unit. Pedestal wash hand basin with mixer tap, low level W.C. heated towel rail, radiator, vinyl floor covering.

**Bedroom 2** 2.98m x 2.74m (9' 9" x 9' )

Radiator, fitted carpet.

**Bedroom 3** 2.27m x 2.01m (7' 5" x 6' 7")

Radiator, fitted carpet.

**Bathroom** 2.13m x 1.95m (7' x 6' 5")

White suite comprising of a panelled bath with mixer tap, tiled wall area, pedestal wash hand basin with mixer tap, low level W.C. radiator, vinyl floor covering.

**Detached Garage** 6.10m x 3.30m (20' x 10' 10")

Up and over door, light and power connected, loft storage space.

**Outside**

A tarmac driveway extends along the side of the house which has parking for two cars and leads to the detached garage. There is a walled front garden with a pedestrian gate, paved pathway to the front door and gravelled areas either side. To the rear is a level enclosed garden with a good size paved patio terrace, the remainder of the garden is gravelled. There are timber sleepers and raised beds along the rear and right hand side planted with a variety of bushes, shrubs and hedging plants. A pedestrian gate provides side access.

**Services**

Mains water, electricity, gas and drainage connected.

**Council Tax**

Band C

**EPC**

Band B

**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**

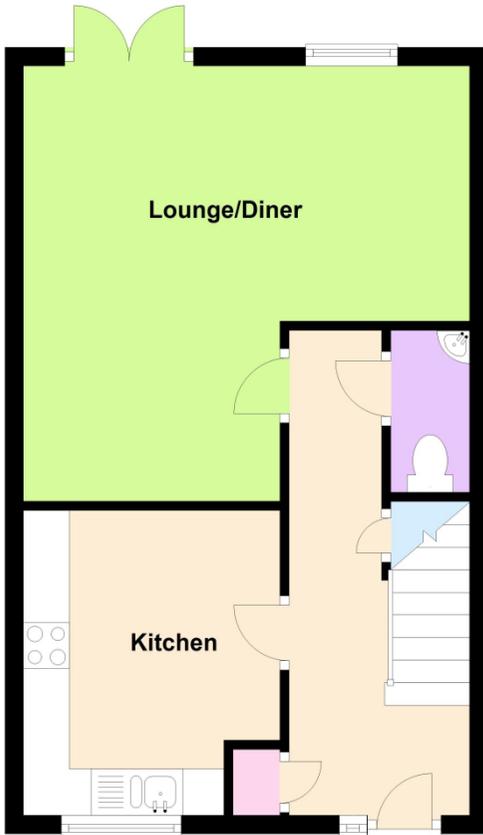
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**Useful Information**

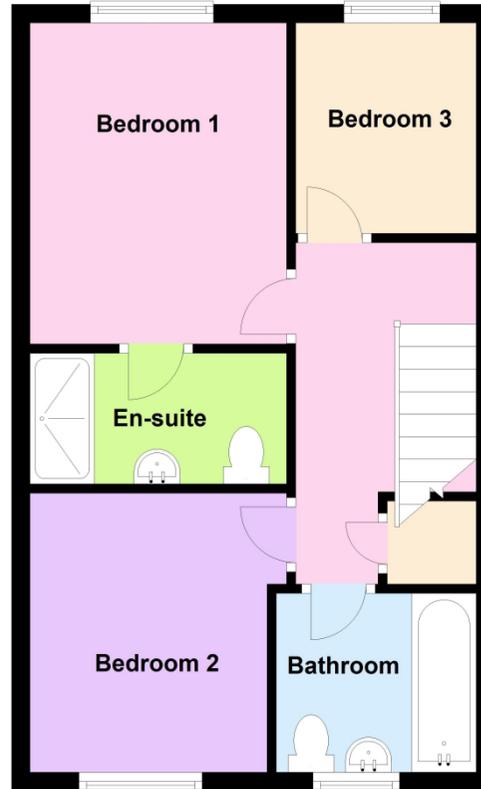
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)



**Ground Floor**



**First Floor**



# Energy performance certificate (EPC)

18, Higher Gorse Road Roundswell BARNSTAPLE EX31 3WS	Energy rating	Valid until: 23 May 2028
	<b>B</b>	Certificate number: 8802-1245-6139-8327-5583

**Property type** Semi-detached house

**Total floor area** 78 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 B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		96 <b>A</b>
81-91	<b>B</b>	84 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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
Walls	Average thermal transmittance 0.25 W/m <sup>2</sup> K	Very good
Roof	Average thermal transmittance 0.11 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.13 W/m <sup>2</sup> K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.8 m <sup>3</sup> /h.m <sup>2</sup> (as tested)	Good
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 85 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 **£331 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 £32 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:

- 2,169 kWh per year for heating
- 1,688 kWh per year for hot water

## Impact on the environment

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

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>
This property produces	1.2 tonnes of CO <sub>2</sub>
This property's potential production	0.0 tonnes of CO <sub>2</sub>

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.

# Steps you could take to save energy

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

## Step 1: Solar water heating

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

Typical yearly saving £32

Potential rating after completing step 1

85 B

## Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £5,000 - £8,000

Typical yearly saving £312

Potential rating after completing steps 1 and 2

96 A

## 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.

Assessor's name	Ross Elliott
Telephone	01884 242050
Email	<a href="mailto:ross.elliott@aessc.co.uk">ross.elliott@aessc.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021774
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

Assessor's declaration	No related party
Date of assessment	24 May 2018
Date of certificate	24 May 2018
Type of assessment	▶ <a href="#">SAP</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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.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 \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

### OGI

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