



 **2**
Bedrooms

 **1**
Bathroom



Occupying a tucked away position just off Bideford Quay and having the benefit of off-road parking is a spacious two-bedroom top-floor flat with no on-going chain. The flat, in a development of six, offers gas fired central heating and a fitted kitchen with integrated appliances, with accommodation of communal entrance and stairway, private entrance hall, spacious 21ft L-shaped open plan kitchen/living area with exposed beam ceiling, kitchen with oven, hob, extractor, two bedrooms, family bathroom and one parking space within the gated forecourt area.

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COMMUNAL ENTRANCE

Part-glazed door off, access to each floor and the flats.

ENTRANCE HALL

Front door off, entry phone, exposed beam ceiling, built-in storage cupboard, telephone point, wood laminate floor.

OPEN PLAN LOUNGE/DINING & KITCHEN AREA *21' 8"max narrowing to 9'11" x 16' 6"max narrowing to 9'11" (6.60m to 3.03m x 5.04m to 3.22m)*

This is a spacious L-shaped room with a double aspect and French doors overlooking the communal forecourt area.

LOUNGE AREA

Two radiators, exposed beam ceiling, TV point, telephone point, wood laminate floor.

KITCHEN AREA

Range of white cottage style units with timber worktops comprising inset single drainer 1 1/2 bowl single drainer sink unit with mixer tap h&c, cupboard and integrated washing machine below, working surface with cupboard below, L-shaped working surface with range of drawers and cupboards below, inset Lamona gas hob and built in Lamona electric oven, concealed cooker hood above, one double and one single wall unit, part-tiled walls, wood laminate floor.

BEDROOM 1 *11' 5" x 10' 0" (3.48m x 3.04m)*

Exposed beam ceiling, radiator, wood laminate floor.

BEDROOM 2 *11' 2" x 7' 4" (3.40m x 2.24m)*

Two exposed beams, radiator, wood laminate floor.

BATHROOM

Nicely fitted with a white suite comprising curved bath with mixer tap h&c and mosaic tiled walling behind, wash hand basin with mixer tap h&c and tiled splash backing, low level WC, wall mounted Ideal Logic gas fired combination boiler feeding domestic hot water and central heating system, heated towel rail, exposed beam, wood laminate floor.

OUTSIDE

Kings Court is situated just off of Bideford Quayside and is accessible via a security gate, there is also a motorised gate which allows vehicular access into the car parking area, there is a remote control fob for opening and closing of this gate. There is a communal dustbin storage area and each flat has one parking space.

SERVICES

Mains water, gas, electricity and drainage connected.

COUNCIL TAX

Band A

EPC

Band D

TENURE

Leasehold - The flat is being sold with the remaining balance of a 999 year lease which commenced in 2009. We await a copy of the lease from the vendors solicitors which will be available in due course. Flat owners at Kings Court pay £75 per calendar month to cover the maintenance of the building. The buildings freeholder charge each flat a proportion of the buildings insurance on an annual basis.

VIEWINGS

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or www.woolliamspropertyservices.com

USEFUL INFORMATION

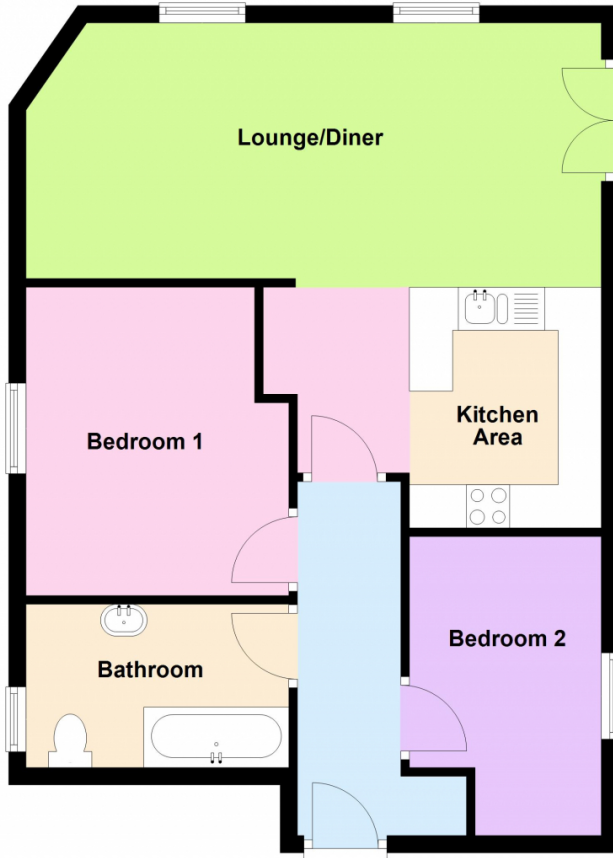
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the Torridge Council website: <https://www.torridge.gov.uk>

AGENTS NOTE

Under Section 21 of the Estate Agents Act 1979 it is hereby disclosed that the Vendor of this property is a business associate of Woolliams Property Services.



Ground Floor



Energy Performance Certificate

Flat 5 Kings Court, King Street, BIDEFORD, EX39 2JF

Dwelling type: Top-floor flat
Date of assessment: 31 March 2015
Date of certificate: 31 March 2015
Reference number: 7398-5050-7267-3445-9950
Type of assessment: RdSAP, existing dwelling
Total floor area: 58 m²

Use this document to:

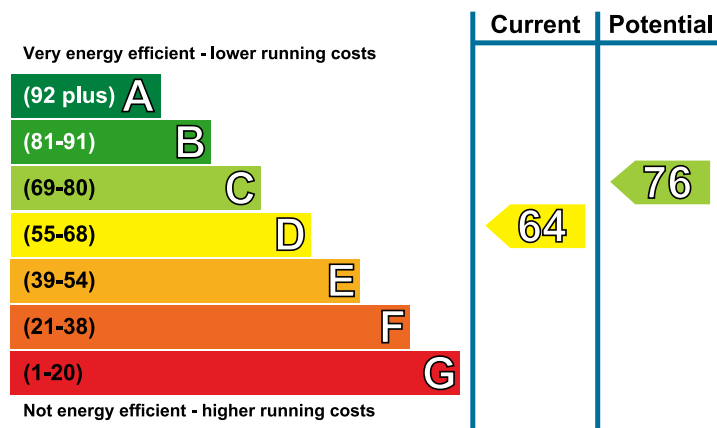
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,956
Over 3 years you could save	£ 672

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	
Heating	£ 1,566 over 3 years	£ 894 over 3 years	
Hot Water	£ 261 over 3 years	£ 261 over 3 years	
Totals	£ 1,956	£ 1,284	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 672	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Granite or whinstone, as built, insulated (assumed)	★★★★☆
Roof	Pitched, no insulation	★☆☆☆☆
Floor	(another dwelling below)	—
Windows	Fully double glazed	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 263 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand



For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).



Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	8,352	(4,823)	N/A	N/A
Water heating (kWh per year)	1,851			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.gov.uk/energy-grants-calculator. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  may be supported through the Green Deal finance. If you want to take up measures with an orange tick  through Green Deal finance, be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Increase loft insulation to 270 mm	£100 - £350	£ 224	 C76	

Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on **0300 123 1234** for England and Wales.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems Ltd. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. For further information about how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: EES/009174
Assessor's name: Mr. Simon Cleaver
Phone number: 0116 236 6523
E-mail address: EPCquery@markgroup.co.uk
Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 2.7 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 1.2 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

