



WOOLLIAMS
Property Services

Guide price £150,000
Ferncloud House, Fremington, EX31 2NT



 0
Bedroom

 0
Bathroom

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

01271 328586



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This is an excellent Investment opportunity to purchase 2 flats in Fremington. Flat 1 has 2 bedrooms, lounge, kitchen, and bathroom, whilst Flat 2 has 1 bedroom, lounge, kitchen, and bathroom. There is a rooftop terrace outside of the flats with two lockable stores. Tenants have used this roof area over the years for sitting outside, etc. Flat 1 is let at £720.00 pcm with Flat 2 let at £550.00pcm. This provides an annual rental income of £15,240

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The village of Fremington is some 4 miles from Barnstaple and offers a range of local amenities that include a Post Office, Medical Centre, Primary school, convenience store, two popular pubs, and a Chinese restaurant/takeaway. Close by is Fremington Quay which provides you access to the Tarka Trail and fronts the River Taw, there is also a lovely cafe. The coastal village of Instow with its sandy beach is just a short drive away. This property is a short walk to the bus service.

FLAT 1 ENTRANCE HALL

Built-in storage cupboard housing gas fired boiler

LOUNGE *3.60m x 3.48m (11' 10" x 11' 5")*

TV point. Telephone point. Radiator. Fitted carpet.

KITCHEN *3.25m x 2.28m (10' 8" x 7' 6")*

UPVC double glazed window. Range of units. Space for electric cooker. Space for fridge. Space with plumbing for washing machine. Radiator.

BEDROOM 1 *4.16m x 3.58m (13.65ft x 11.75ft)*

Radiator. Fitted carpet.

BEDROOM 2 *4.14m x 3.17m (13.58ft x 10.40ft)*

Radiator. Fitted carpet.

BATHROOM

3 piece white colour suite comprising panelled bath. Low level Wc. Wash hand basin. Radiator. Vinyl floor covering.

FLAT 2 ENTRANCE HALL

UPVC double glazed front door off. Airing cupboard housing factory lagged cylinder. Access to loft space.

LOUNGE *4.50m x 2.80m (14.76ft x 9.19ft)*

Double radiator.

KITCHEN/DINER *4.80m x 2.90m (15.75ft x 9.51ft)*

Inset single drainer, stainless steel top sink unit with cupboards and space below with plumbing for washing machine. Working surface with drawers and cupboards below. Further working surface with drawers and cupboards below. Island unit. Double wall unit. Gas/electric cooker points. Double radiator.

BEDROOM *4.10m x 1.90m (13.45ft x 6.23ft)*

Built-in wardrobe. Double radiator.

BATHROOM

Panelled bath with tiled area., Gainsborough Style 400 shower unit. Pedestal hand basin. Low level W.C Extractor unit. Radiator.

OUTSIDE

There is a terraced roof area directly outside of the flats which has been used by tenants over the years. There are also two rooftop storage cupboards

SERVICES

Mains water, electricity, gas & drainage are connected to both flats.

COUNCIL TAX

Flat1 1 - BAND A Flat 2 - BAND A

EPC

Flat 1 - EPC Rating D Flat 2 - EPC Rating D

TENURE

Freehold

ADDITIONAL COMMENTS

We are selling the freehold to the building which comprises the 2 flats located above Headlines Beauty Salon. The salon has a long-term lease. Building Insurance is paid by the freeholder who apportions a pro-rata share to the salon. A buyer might not be able to obtain buy-to-let finance for the property as there are 2 rental units. Should a buyer require a mortgage it may well be commercial funding. We recommend that such inquiries be directed at a prospective buyer's financial advisor.

VIEWINGS

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

DIRECTIONS

www.what3words.com /// LOOM.FORCES.SWIMMER



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Energy performance certificate (EPC)

FLAT 2
FERN CLOUD HOUSE
FREMINGTON
EX31 2NT

Energy rating

D

Valid until 11 April 2031

Certificate number

2365-6164-5187-1111-2591

Property type

Top-floor flat

Total floor area

49 square metres

Rules on letting this property

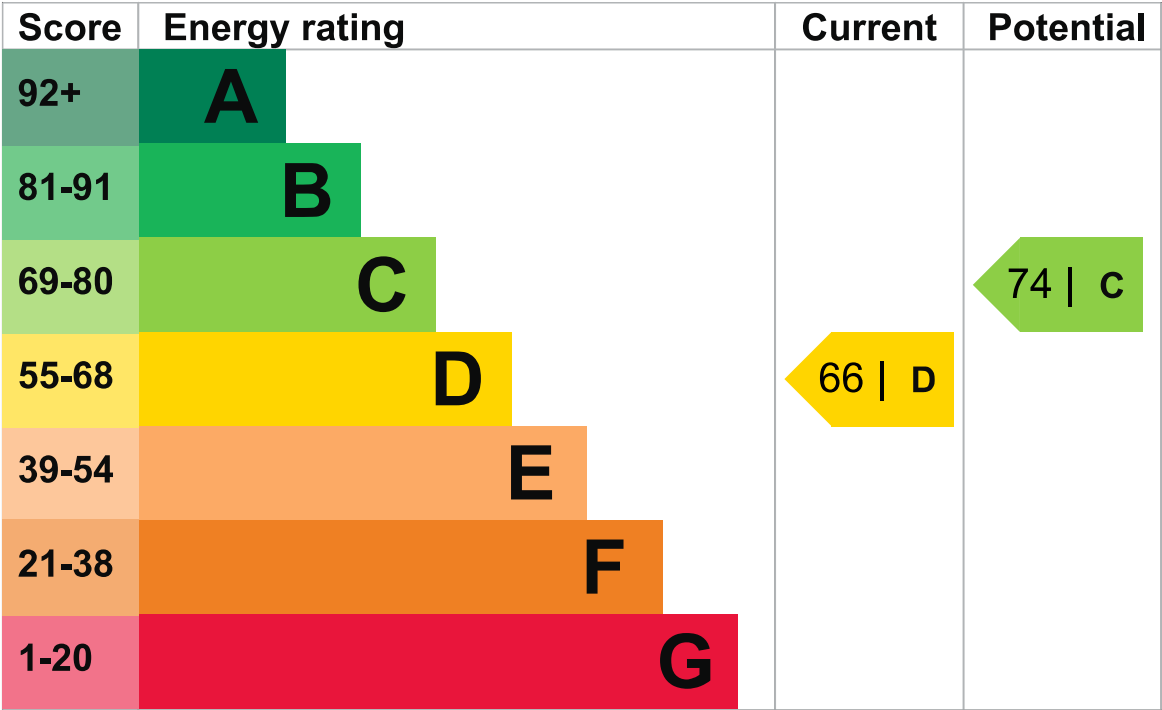
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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



The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property’s energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 254 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

An average household produces

6 tonnes of CO₂

This property produces

2.2 tonnes of CO₂

This property's potential production

1.6 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.6 tonnes per year. This will help to protect the environment.

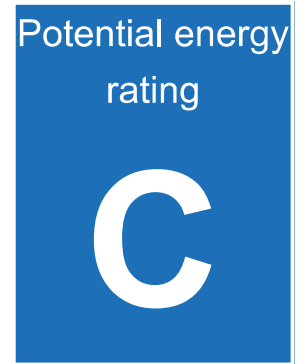
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (66) to C (74).

► [What is an energy rating?](#)



Recommendation 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

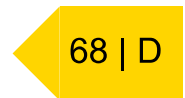
Typical installation cost

£100 - £350

Typical yearly saving

£21

Potential rating after carrying out recommendation 1



Recommendation 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£71

Potential rating after carrying out recommendations 1 and 2



Recommendation 3: Low energy lighting

Low energy lighting

Typical installation cost

£25

Typical yearly saving

£39

Potential rating after carrying out recommendations 1 to 3

74 | C

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£547

Potential saving

£131

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.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

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

Estimated energy used to heat this property

Space heating

5982 kWh per year

Water heating

1688 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	493 kWh per year
Solid wall insulation	1647 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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

Stuart Moles

Telephone

07967507099

Email

stuart@fdea.co.uk

Accreditation scheme contact details

Accreditation scheme

ECMK

Assessor ID

ECMK301950

Telephone

0333 123 1418

Email

info@ecmk.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

12 April 2021

Date of certificate

12 April 2021

Type of assessment

► [RdSAP](#)

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, or call our helpdesk on 020 3829 0748.

Certificate number

[9048-9088-6274-7439-3950 \(/energy-certificate/9048-9088-6274-7439-3950\)](/energy-certificate/9048-9088-6274-7439-3950)

Valid until

13 April 2021

Certificate number

[0348-9088-6277-7230-3950 \(/energy-certificate/0348-9088-6277-7230-3950\)](/energy-certificate/0348-9088-6277-7230-3950)

Valid until

3 March 2020

EXPIRED
