



WOOLLIAMS

Property Services

Guide price £340,000
Cornflower Close, Roundswell, EX31



3

Bedrooms



2

Bathrooms

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Nestled in a quiet and sought-after cul-de-sac, this delightful three-bedroom, two-bathroom detached bungalow offers the perfect blend of comfort and convenience. The bright and airy living room provides a welcoming space to relax, while the well-appointed kitchen and dining area offer ample room for entertaining. The master bedroom is complemented by two additional generously sized bedrooms and a modern family bathroom, plus an additional shower room. Outside, the property boasts a well-maintained garden, perfect for enjoying the outdoors, along with a private driveway providing ample parking. Situated close to local amenities, shops, and transport links, this charming bungalow offers a peaceful retreat with everything you need just moments away.

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Outside, the property boasts a well-maintained garden, perfect for enjoying the outdoors, along with a private driveway providing ample parking. Situated close to local amenities, shops, and transport links, this charming bungalow offers a peaceful retreat with everything you need just moments away.

Don't miss the opportunity to make this wonderful home yours—schedule a viewing today!

Entrance Hall

UPVC double glazed door off, storage cupboard, radiator.

Lounge 4.16m x 3.90m (13' 8" x 12' 10")

A triple aspect room, French doors from the kitchen, double radiator, UPVC double glazed door to garden.

Kitchen/Breakfast Room 6.92m x 2.23m (22' 8" x 7' 4")

Inset one and a half bowl sink unit with mixer tap, cupboards and space below. Working surface with inset ceramic hob and built-in oven, drawers below, concealed cooker hood above. Range of wall units, part tiled walls, radiator, door to rear, door to

Utility Room 2.59m x 1.95m (8' 6" x 6' 5")

A single drainer sink with mixer tap, cupboards and space below with plumbing for washing machine. Storage cupboard, part tiled walls, UPVC double glazed door to rear, vinyl floor covering, door to

Shower Room

Walk in shower cubicle with folding door, low-level W.C. wash hand basin, fully tiled walls, vinyl floor covering.

Bedroom 1 3.30m x 3.24m (10' 10" x 10' 8")

Range of built-in wardrobes to one wall, double radiator.

Bedroom 2 2.97m x 2.54m (9' 9" x 8' 4")

Built-in mirror-fronted wardrobe, radiator.

Bedroom 3/Study 3.06m x 1.94m (10' x 6' 4")

This room has no window, however, it is illuminated via a light tube.

Bathroom 2.52m x 2.06m (8' 3" x 6' 9")

White suite with shower style bath and glazed shower screen, shower unit, wash hand basin with waterfall style tap, low-level W.C. airing cupboard that houses a factory light cylinder, parts tiled walls, double radiator, tiled floor.

Attached Garage 5.16m x 2.51m (16' 11" x 8' 3")

Metal up and over door, loft storage space, light and power connected, Glow Worm gasified boiler feeding the hot water and central heating system, personal door off.

Services

Mains water, gas, electricity, and drainage connected.

Tenure

Freehold

Council Tax

Band C

EPC

Rating D

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 North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

What3words//gobblers.dentistry.believer

Important Informationm

Under Section 21 of the Estate Agents Act 1979 it is hereby disclosed that the Vendor of this property is a personal friend of Danny Woolliams, the proprietor of Woolliams Property Services.



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Ground Floor



Energy performance certificate (EPC)

2, Cornflower Close
Roundswell
BARNSTAPLE
EX31 3RE

Energy rating

D

Valid until: 27 July 2027

Certificate number: 8113-7123-5800-1363-6926

Property type Detached bungalow

Total floor area 83 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 B.

[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		84 B
69-80	C		
55-68	D	60 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, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 280 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£900 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 £335 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2017** 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:

- 9,221 kWh per year for heating
- 2,830 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 4.1 tonnes of CO₂

This property's potential production 1.3 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£48
2. Floor insulation (suspended floor)	£800 - £1,200	£60
3. Heating controls (TRVs)	£350 - £450	£32
4. Condensing boiler	£2,200 - £3,000	£152
5. Solar water heating	£4,000 - £6,000	£43
6. Solar photovoltaic panels	£5,000 - £8,000	£304

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

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	Martin Condcliffe
Telephone	07482531713
Email	epcbympc@hotmail.com

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	QUID206343
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	27 July 2017
Date of certificate	28 July 2017
Type of assessment	RdSAP
