



**WOOLLIAMS**  
Property Services

Guide price £205,000  
Newport Road, Barnstaple, EX32 9FQ



 **2** Bedrooms  
 **1** Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
[sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com)

01271 328586





This charming and beautifully presented two-bedroom terrace house is perfectly situated close to local schools, doctors, and the heart of town, offering convenience and comfort in equal measure. Step inside to discover a warm and inviting living space, tastefully decorated to complement both modern and traditional styles. The bright and airy lounge/diner flows seamlessly into a well-appointed kitchen. Upstairs are two generously sized bedrooms and a contemporary bathroom. Outside, a private courtyard offers a delightful space to unwind, entertain, or enjoy al fresco dining. Enhance your productivity with this versatile outdoor office space, fully equipped with power and lighting for year-round use. Whether you need a private workspace, creative studio, or remote office, this well-lit and powered unit offers convenience and comfort in a peaceful setting.

This charming and beautifully presented two-bedroom terrace house is perfectly situated close to local schools, doctors, and the heart of town, offering convenience and comfort in equal measure.

Step inside to discover a warm and inviting living space, tastefully decorated to complement both modern and traditional styles. The bright and airy lounge/diner flows seamlessly into a well-appointed kitchen, complete with ample storage and workspace—ideal for those who love to cook and entertain.

Upstairs, two generously sized bedrooms provide a peaceful retreat, both benefiting from natural light and stylish finishes. A contemporary bathroom completes the first floor, designed with relaxation in mind.

Outside, a private courtyard offers a delightful space to unwind, entertain, or enjoy al fresco dining. Enhance your productivity with this versatile outdoor office space, fully equipped with power and lighting for year-round use. Whether you need a private workspace, creative studio, or remote office, this well-lit and powered unit offers convenience and comfort in a peaceful setting. With excellent transport links and all essential amenities just a stone's throw away, this home is perfect for first-time buyers, small families, or investors alike.

Don't miss out on this wonderful opportunity—contact us today to arrange a viewing!

**Entrance Porch** 1.37m x 1.32m (4' 6" x 4' 4")

UPVC double glazed door off.

**Lounge** 4.21m x 3.89m (13' 10" x 12' 9")

Door from porch. UPVC double glazed window with storage cupboard below. Feature fireplace with tile insert, staircase to 1st floor, fitted carpet and access to.

**Dining Area** 2.47m x 2.16m (8' 1" x 7' 1")

Under stairs cupboard, double radiator, fitted carpet, door to

**Kitchen** 2.56m x 2.27m (8' 5" x 7' 5")

Range of units with white enamel Belfast sink and mixer tap, cupboards and drawers below, space and plumbing for washing machine. Working surface with inset ceramic hob and built-in oven below, cupboards on either side. Range of wall units, parts tiled walls, vinyl floor covering, UPVC double glazed door to rear.

**First Floor Landing**

Fitted carpet extending to the stairs, staircase to 2nd floor, wardrobe recess.

**Bedroom 1** 3.82m x 3.06m (12' 6" x 10' )

Radiator, fitted carpet.

**Study** 2.83m x 2.09m (9' 3" x 6' 10")

An "L" shaped room. Under stairs storage cupboard, working surface with space below. radiator, fitted carpet.

**Bathroom** 2.65m x 2.21m (8' 8" x 7' 3")

White suite comprising of a bath with fully tiled wall area, waterfall style mixer tap, shower unit with curtain and rail. Vanity wash hand basin with waterfall style mixer tap, cupboards below. W.C with concealed cistern, radiator, louvered door cupboard housing wall mounted gas fired combination boiler which feeds domestic hot water and central heating system, Radiator, shelved storage cupboard.

**Second Floor Bedroom 2** *4.62m x 3.93m (15' 2" x 12' 11")*

Door to stairs. UPVC double glazed dormer window, fitted wardrobe, exposed beams. radiator, fitted carpet.

**Office** *1.86m x 1.78m (6' 1" x 5' 10")*

This is accessed from the rear courtyard via a UPVC double glazed door. There is a light and power connected and carpeted floor.

**Outside**

To the rear of the house is an enclosed paved courtyard garden which provides access to the office room.

**Services**

Mains water, gas, electricity, and drainage connected.

**Council Tax**

Band B

**EPC**

Rating D

**Tenure**

Freehold

**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)

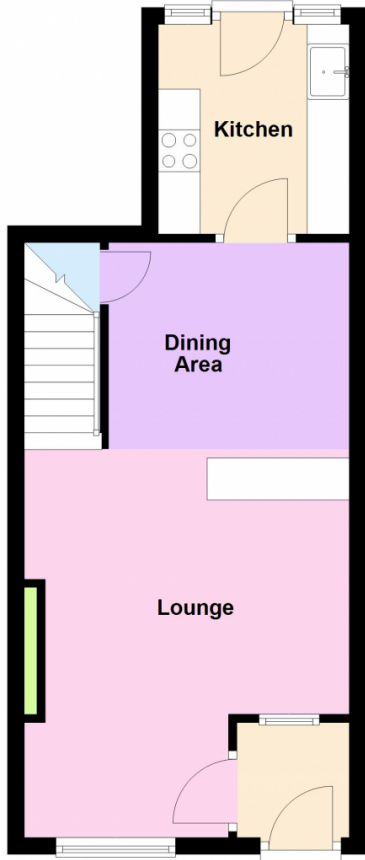
**Directions**

What3words//divide.riders.scope

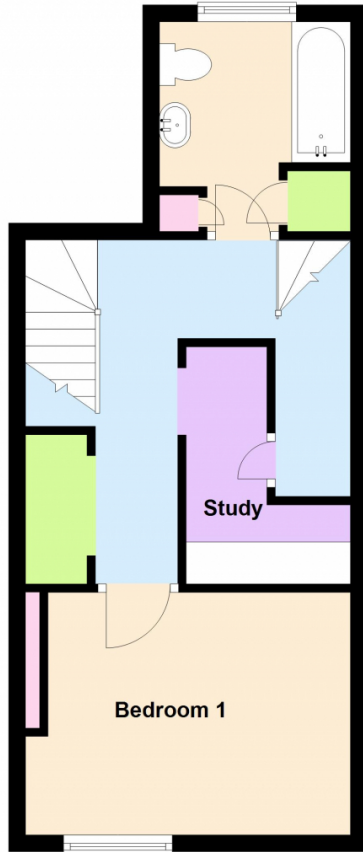




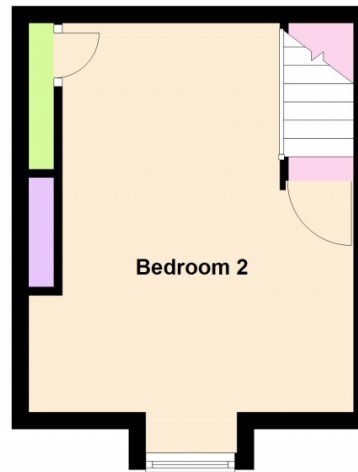
**Ground Floor**



**First Floor**



**Second Floor**



# Energy performance certificate (EPC)

46 Newport Road  
BARNSTAPLE  
EX32 9FQ

Energy rating

D

Valid until: 26 February 2035

Certificate number: 2534-3047-9202-5395-2204

Property type: Mid-terrace house

Total floor area: 65 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		88 B
69-80	C		
55-68	D	67 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
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, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 227 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Stone walls present, not insulated
-

## How this affects your energy bills

An average household would need to spend **£854 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 £244 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 8,037 kWh per year for heating
  - 1,778 kWh per year for hot water
-



## Impact on the environment

This property's 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 (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

---

This property produces 2.6 tonnes of CO<sub>2</sub>

This property's potential production 0.7 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

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£163
2. Internal or external wall insulation	£4,000 - £14,000	£41
3. Solar water heating	£4,000 - £6,000	£41
4. Solar photovoltaic panels	£3,500 - £5,500	£467

### 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	Stuart Moles
Telephone	07967 507 099
Email	<a href="mailto:stuart@fdea.co.uk">stuart@fdea.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/015528
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	27 February 2025
Date of certificate	27 February 2025
Type of assessment	<a href="#">RdSAP</a>

---