



WOOLLIAMS
Property Services

Guide price £173,000
Long Meadow Drive, Barnstaple, EX32



 **2**
Bedrooms

 **1**
Bathroom

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

01271 328586



A modern terrace house situated in a popular residential location. The accommodation comprises of a Hallway, Lounge, Conservatory, Kitchen, 2 first floor Bedrooms, and Bathroom. The outside of the property has communal parking with a paved front garden area and outside tap., to the rear is an enclosed paved garden . It has Gas central heating and UPVC double glazing but does need redecorating throughout, this would make an ideal first purchase/Investment and is being sold with no ongoing chain.

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There is a local supermarket a few minutes walk away, whilst the town centre offers a wider variety of both national and local retailers. The area is renowned for its delightful rolling countryside and Atlantic coastline, which combines lovely sandy beaches, such as those found at Saunton, Putsborough and Woolacombe, with more dramatic clifftop scenery along the Northern Devon coast.

ENTRANCE HALL

UPVC double glazed front door off. Staircase to first floor. Understair recess. Radiator. Telephone point. Fitted carpet.

KITCHEN *10' 2" x 6' 6" (3.1m x 2.0m)*

Inset 1.5 bowl single drainer sink unit with mixer tap h&c., drawers and cupboards below. Adjoining working surface with drawers and cupboards below. Inset gas hob. Built-in electric oven. Working surface with space below and plumbing for washing machine. Range of wall units. Part tiled walls. Ceramic tiled floor.

LOUNGE *13' 5" x 12' 1" (4.1m x 3.7m)*

Feature fire surround with coal effect living flame electric fire. TV point. Radiator. wood laminate floor. UPVC double glazed door to:

CONSERVATORY *10' 2" x 7' 2" (3.1m x 2.2m)*

UPVC double glazed door to rear garden. Radiator. Vinyl floor covering.

FIRST FLOOR LANDING

Fitted carpet extending to stairs. Access to loft space.

BEDROOM 1 *12' 1" x 8' 6" (3.7m x 2.6m)*

Radiator. Telephone point. Fitted carpet.

BEDROOM 2 *9' 2" x 7' 2" (2.8m x 2.2m)*

Radiator. Telephone point. fitted carpet. Boiler cupboard housing Gas fired combination boiler feeding domestic hot water and central heating system, radiator.

BATHROOM

Having fully tiled walls and white suite comprising panelled bath with mixer tap and shower attachment. Folding glazed shower screen. Pedestal hand basin. Low level W.C. Shelved recess, radiator. Extractor unit. Vinyl floor covering.

OUTSIDE

A paved front garden area with outside tap, to the rear is an enclosed paved garden. There is a communal parking area.

SERVICES

Mains water, electricity, gas and drainage connected.

EPC

Band C

COUNCIL TAX

Band A Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

TENURE & IMPORTANT INFORMATION

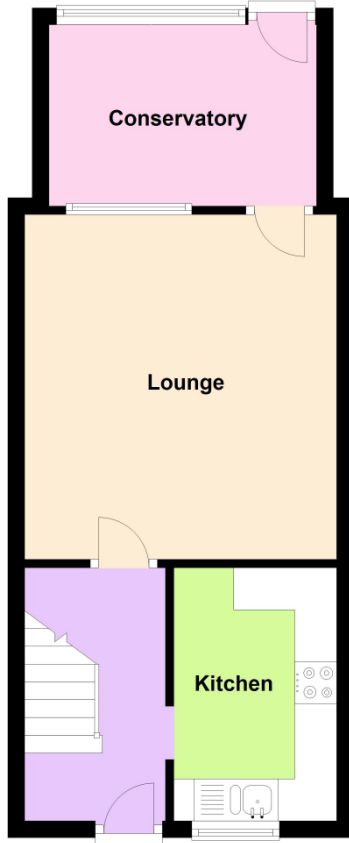
Freehold. We have been made aware that a small part of the rear garden still belongs to a historic owner and is registered under a separate title. Because the vendor has owned this property for more than 10 years he and his solicitor are in the process of making a claim against this title via Land Registry for it to be included as part of the property. The garden is completely enclosed with no access apart from the front door of the house. If you have any questions about this point then please feel free to contact us.

VIEWING

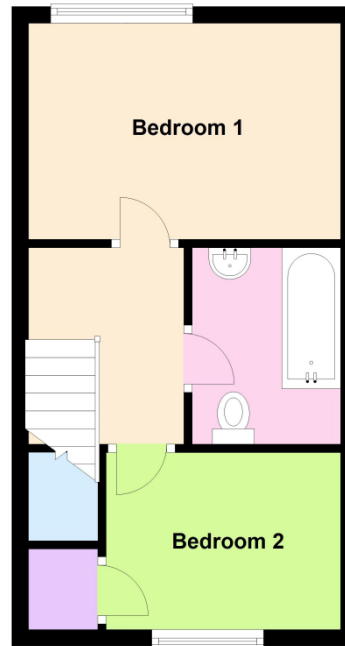
By appointment through Woolliams Property Services Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098



Ground Floor



First Floor



Energy performance certificate (EPC)

67 Long Meadow Drive BARNSTAPLE EX32 7RE	Energy rating C	Valid until: 7 January 2034 Certificate number: 0380-2188-6390-2504-2371
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Property type Mid-terrace house

Total floor area 55 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
Wall	Cavity wall, as built, insulated (assumed)	Good
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
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 164 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£908 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 £81 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 3,663 kWh per year for heating
- 1,782 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. 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 CO ₂
This property produces	1.6 tonnes of CO ₂
This property's potential production	0.4 tonnes of CO ₂

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.

Changes you could make

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

Step 1: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£82
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Potential rating after completing step 1	
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Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£709
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Potential rating after completing steps 1 and 2	
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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	Stuart Moles
Telephone	07967 507 099
Email	stuart@fdea.co.uk

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	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 January 2024
Date of certificate	8 January 2024
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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0963-2851-6314-9197-6275 (/energy-certificate/0963-2851-6314-9197-6275)
Expired on	18 September 2023
Certificate number	0963-2859-6334-0121-8235 (/energy-certificate/0963-2859-6334-0121-8235)
Expired on	20 July 2019

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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