



2 Dune Court,
Offers Over £189,995

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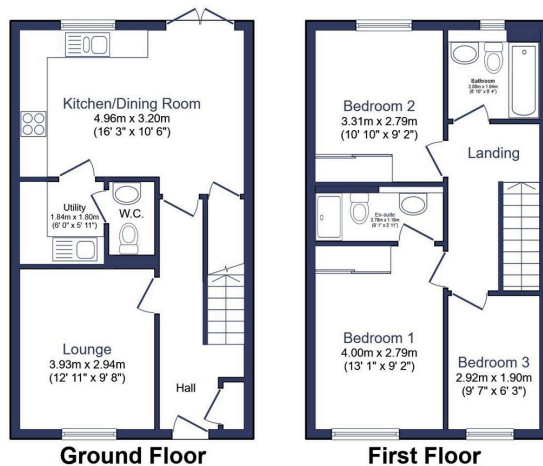


- Semi Detached Home
- Dining Area With French Doors Leading Into Garden
- Three Bedrooms Master With En-Suite
- Down Stairs WC
- Close To Local Amenities And Costal Route
- Modern Kitchen With Integrated Appliances
- Utility Room
- Three Piece Family Bathroom
- Long Drive Way
- No Upper Chain



Modern Three Bedroom Semi Detached Family Home, Near The Coast

This fantastic home offers a great deal of accommodation for its price. Arranged over two floors, on the first floor you will find three good sized bedroom with the master offering an en-suite shower room, along with a separate three-piece family bathroom that serves the rest of the home. The ground floor is a welcoming space with front aspect living room, to the rear of the property there is a full width modern kitchen/diner that grants direct access to the enclosed landscaped garden, the property also has the benefit of a downstairs WC and utility room. A long drive way to the side of the property is an added bonus for private parking.



Total floor area 85.1 m² (916 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy performance certificate (EPC)																																		
2 Dove Court Lynmouth Road Barnstaple, Exington Barnstaple NE11 5BP	Energy rating B	Valid until: 17 December 2023																																
Property type Semi-detached house		Certificate number: 8141-7332-8648-2558-8998																																
Total floor area 90 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/landlords-on-the-requirements-and-exemptions																																		
Energy rating and score																																		
This property's energy rating is B. It has the potential to be A.																																		
The graph shows this property's current and potential energy rating.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>40+</td> <td>A</td> <td></td> <td>88 A</td> </tr> <tr> <td>31-39</td> <td>B</td> <td>82 B</td> <td></td> </tr> <tr> <td>21-30</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>14-20</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>9-13</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>4-8</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-3</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>			Score	Energy rating	Current	Potential	40+	A		88 A	31-39	B	82 B		21-30	C			14-20	D			9-13	E			4-8	F			1-3	G		
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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																																		

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