





**WOOLLIAMS**  
Property Services

Guide price £330,000  
Silverwood Heights, Barnstaple, EX32 7RJ



 **4**  
Bedrooms

 **3**  
Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
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This beautifully presented and deceptively spacious four-bedroom, three-bathroom semi-detached home offers modern living with an abundance of style and versatility, perfect for families or those seeking additional guest or work-from-home space. Finished to a high standard throughout, the property boasts a contemporary fitted kitchen complete with composite worktops. To the rear, you'll find a level garden, ideal for entertaining or relaxing, featuring a hot tub and seating areas. One of the standout features of this home is the purpose-built bar and games room. This impressive space has been thoughtfully designed with UPVC double-glazed French doors, an L-shaped bar, and is fully wired for Sky TV. On the ground floor, the property also benefits from a self-contained studio complete with living area, kitchenette, and access to a ground floor shower room—ideal for guests, extended family, or as an income-generating space.

This beautifully presented and deceptively spacious four-bedroom, three-bathroom semi-detached home offers modern living with an abundance of style and versatility, perfect for families or those seeking additional guest or work-from-home space.

Finished to a high standard throughout, the property boasts a contemporary fitted kitchen complete with composite worktops, offering both elegance and functionality. The interior has been stylishly decorated, creating a warm and welcoming atmosphere throughout.

To the rear, you'll find a level garden, ideal for entertaining or relaxing, featuring a hot tub and seating areas. One of the standout features of this home is the purpose-built bar and games room. This impressive space has been thoughtfully designed with UPVC double-glazed French doors, an L-shaped bar, and is fully wired for Sky TV and internet, providing the perfect retreat or entertainment zone.

On the ground floor, the property also benefits from a self-contained studio complete with living area, kitchenette, and access to a ground floor shower room—ideal for guests, extended family, or as an income-generating space.

Early viewing is highly recommended to fully appreciate the quality and flexibility this unique home offers.

### **Entrance Hall**

UPVC double glazed front door, staircase to 1st floor, double radiator, vinyl floor covering.

### **Shower Room** *1.98m x 1.79m (6' 6" x 5' 10")*

White suite comprising close coupled W.C. wash handbasin, shower cubicle with glazed sliding doors and shower unit, radiator, grey slate effect tile flooring.

### **Ground Floor Studio** *7.70m x 5.01m (25' 3" x 16' 5")*

UPVC double-glazed French doors to the front of the building. Personal door to the hallway, UPVC double-glazed door to the rear. This was a large former integral garage that was turned into a studio area by a previous owner. This has a lounge area with a recess at the rear for a bed and a separate kitchenette with inset one and a half bowl single drainer sink unit with mixer tap, drawers and cupboards and space below with plumbing for a washing machine. Inset LOGIK ceramic hob and built-in LOGIK oven, breakfast bar, double radiator.

### **Utility Area** *3.38m x 1.77m (11' 1" x 5' 10")*

This is the original utility area which extends underneath the stairs. There is an inset single drainer sink unit with mixer tap, cupboard and space below with plumbing for a washing machine.

### **First Floor Landing**

Fitted carpet extending to stairs, door to

### **Lounge** *4.29m x 4.02m (14' 1" x 13' 2")*

There are two feature walls with dark wood panelling, radiator, opening doors to kitchen, UPVC double-glazed French doors to

### **Balcony** *2.74m x 1.56m (9' x 5' 1")*

This is a covered balcony with an outside light and a galvanised balustrade.

**Kitchen/Dining area** *5.02m x 3.24m (16' 6" x 10' 8")*

Opening double doors from the lounge and UPVC double glazed French doors to the rear garden. The kitchen has been re-fitted with a range of grey units and composite marble effect working surfaces and matching splashback. Inset sink unit with mixer tap, cupboard and integrated washing machine below. Working surface with drawers and cupboards below, inset BEKO ceramic hob and built-in BEKO oven below. Brushed steel cooker hood above, range of wall units, wall mounted Potterton Titanium gasified combination boiler feeding domestic water and central heating system. Feature wall with stone effect tiling, radiator, vinyl floor covering.

**Inner Hall**

Staircase to 2nd floor

**Bedroom 4/Study** *2.99m x 1.77m (9' 10" x 5' 10")*

A double aspect room, radiator, fitted carpet.

**Second Floor Landing**

Fitted carpet extending stairs, access to lost space, radiator, built-in double linen/storage cupboard.

**Bedroom 1** *4.23m x 3.06m (13' 11" x 10' )*

Enjoying glimpses of the field, radiator, fitted carpet door to

**En-Suite Shower Room** *3.07m x 0.75m (10' 1" x 2' 6")*

White suite comprising a W.C. vanity wash handbasin with mixer tap and cupboard below, walk-in shower cubicle with glazed shower door, with a large rainfall showerhead and separate shower hose, heated towel rail, radiator, extractor unit.

**Bedroom 2** *4.22m x 3.07m (13' 10" x 10' 1")*

For glimpses towards open countryside and beyond to Braunton Burrows. Built-in wardrobe with three sliding doors, radiator, fitted carpet.

**Bedroom 3** *3.11m x 1.87m (10' 2" x 6' 2")*

Radiator, fitted carpet.

**Bathroom** *3.40m x 1.87m (11' 2" x 6' 2")*

A double aspect room with a white suite comprising a panelled bath with tiled wall area and a glazed shower screen, mixer tap and shower attachment. Pedestal wash handbasin with tiled splash backing, close-coupled WC, L shaped timber shelf with double cupboard below, radiator, extractor unit, vinyl floor covering.

**Outside**

At the front of the house is a driveway providing off-road parking for one car. This is partly covered by the first floor balcony, and adjacent to the parking area is a small brick paved area. At the side of the house is a concrete and gravel hardstanding area with an outside staircase leading to the rear of the property and timber deck area. This leads behind the house, where there is pedestrian access into the rear of the ground floor studio. At the rear of the house is a good sized garden with a full-width timber deck area and a large paved patio. There is outside power supply, an aluminium pergola, and then steps lead up to a small Astra Turfed garden area, which gives access to ET's Bar.

**ET's Bar** *4.33m x 4.21m (14' 2" x 13' 10")*

This is a purpose-built garden building constructed during lockdown. The owner has created a delightful bar/games room and has UPVC double-glazed French doors off. There is an L shaped bar, the building is wired for Sky TV and Internet and the building has internal spot lighting.

**Services**

Mains water, gas, electricity, and drainage connected.

**Tenure**

Freehold

**Council Tax**

Main House - Band B Ground floor studio - Band A

**EPC**

Band B

**Viewings**

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

**Directions**

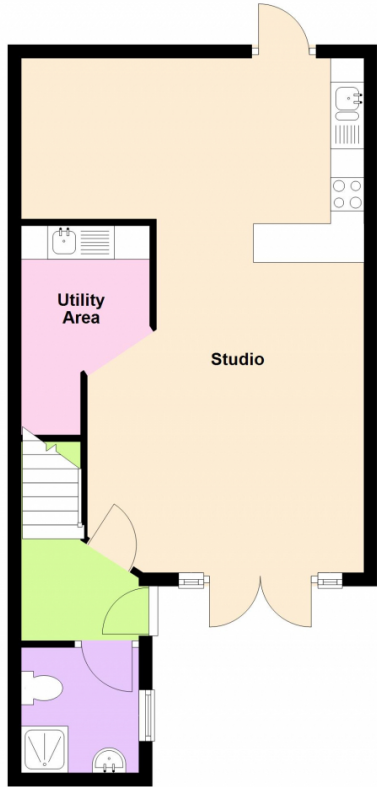
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**Useful Information**

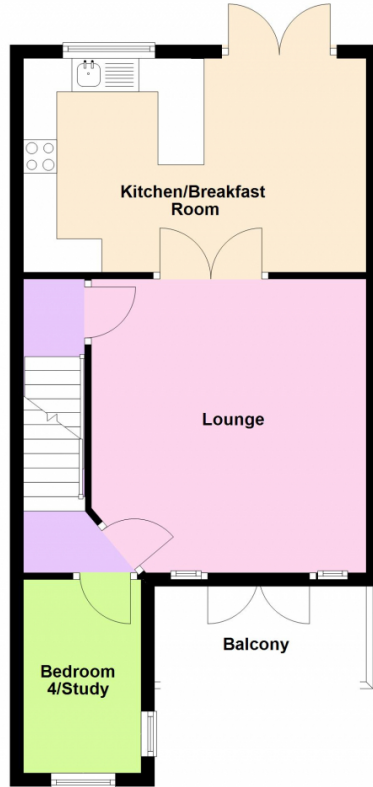
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)



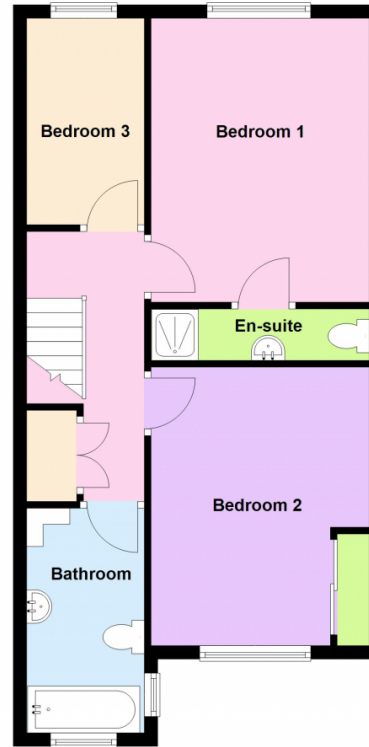
**Ground Floor**



**First Floor**



**Second Floor**



# Energy performance certificate (EPC)

25 Silverwood Heights BARNSTAPLE EX32 7RJ	Energy rating <b>B</b>	Valid until: <b>5 September 2035</b>
		Certificate number: <b>0350-2486-4510-2305-8441</b>

Property type	Detached house
Total floor area	136 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 B. 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+	<b>A</b>		
81-91	<b>B</b>	85 B	85 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## 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, 125 mm loft insulation	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	Good lighting efficiency	Good
Floor	Solid, limited insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Solar photovoltaics

### Primary energy use

The primary energy use for this property per year is 116 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)  
The assessment does not include any feed-in tariffs that may be applicable to this property.

### Smart meters

This property had **smart meters for gas and electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

## How this affects your energy bills

An average household would need to spend **£1,252 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 £0 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:

- 11,148 kWh per year for heating
- 2,579 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is C. It has the potential to be C.

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	3.0 tonnes of CO <sub>2</sub>
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This property's potential production	3.0 tonnes of CO <sub>2</sub>
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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

The assessor did not make any recommendations for this property.

### Advice on making energy saving improvements

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

### Help paying for energy saving improvements

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

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)

## 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	6 September 2025
Date of certificate	6 September 2025
Type of assessment	<a href="#">RdSAP</a>