



£1,400 pcm

Winkleigh, Devon, EX19 8LE

Bedrooms : 4

Bathrooms : 1

Reception Rooms : 2

Kitchen/Breakfast Room

Dining Room

Sitting Room

Double Garage

Large Gardens

4 Bedrooms

Howes Estates and Pure Lettings

4 East Street, Okehampton, Devon, EX20 1AS

okehampton@howesestates.co.uk | 0183783393

Website: www.howesestates.co.uk



A fantastic opportunity to rent this spacious semi-rural four bedroom detached bungalow with integral double garage set within good-sized gardens offering lovely countryside views.

Situated within a peaceful & idyllic location, the property accommodation comprises of an entrance hall, kitchen/breakfast room, utility room, cloakroom, dining room, sitting room, four well proportioned bedrooms and a family bathroom.

With good village amenities a short drive away, this spacious family home is an opportunity not to be missed!

Agents Note: The property is currently in the process of re-decoration and re-carpeting. Internal pictures are not available at this time.

Location

The award winning village of Winkleigh is set within the beautiful mid-Devon countryside perfectly positioned between the moors of Dartmoor National Park to the south and Exmoor National Park to the north. Bullows Brook is situated on the outskirts of the picture postcard village, which benefits from a number of useful amenities, including a good general store, a butcher's shop, a post office, two food serving pubs, a Bistro, and a vet. There are two churches, a doctor's surgery and a village primary school with attached pre-school. There is also a hairdressers, flower shop serving coffee & cake, a Vineyard and renowned Cider factory with attached Cafe and two garages. This lively and vibrant community also has the benefit of a Community Centre and a Village Hall, both are well used by local clubs and classes. There is a Sports Centre with football pitch and tennis courts as well as indoor bowls and badminton. The village has the benefits of a regular bus service linking Barnstaple and Exeter and Eggesford train station is only 4 miles from the village. The larger towns of Crediton and Okehampton are both within easy reach and the village is also within commuter distance of the Cathedral City of Exeter or the regional Business town of Barnstaple.

Entrance Hall

Vinyl flooring, radiator, double power socket, Openreach socket.

Cloak Room

W.C, wash hand basin, window, radiator, vinyl flooring.

Kitchen 4.92m x 3.53m (16' 2" x 11' 7")

Matching wall/base storage cupboards & drawers, rolled edge work surfaces, electric cooker & hob with extractor over, space for white goods, 1.5 bowl stainless steel sink/drain, oil fired Esse Rayburn, window, double power sockets, vinyl flooring.

Utility Room

Matching storage cupboards & drawers, rolled edge work surface, space & plumbing for a washing machine, window, vinyl flooring.

Dining Room 4.02m x 3.27m (13' 2" x 10' 9")

Fitted carpet, radiator, window, double power sockets.

Sitting Room 5.34m x 4.43m (17' 6" x 14' 6")

Fitted carpet, fireplace with wood burner, sliding patio doors, window, 2x radiator, double power sockets, tv & telephone points.

Bedroom One 4.48m x 3.83m (14' 8" x 12' 7")

Fitted carpet, radiator, window, double power sockets, tv & telephone points.

Bedroom Two

Fitted carpet, radiator, window, double power sockets.

Bedroom Three 2.98m x 2.54m (9' 9" x 8' 4")

Fitted carpet, radiator, window, double power sockets, tv & telephone points.

Bedroom Four 3.83m x 2.33m (12' 7" x 7' 8")

Fitted carpet, radiator, window, double power sockets, tv point.

Bathroom 2.88m x 2.54m (9' 5" x 8' 4")

Bath, double shower cubicle with mains fitted shower, w.c, wash hand basin, electric shaver point, radiator, window, tiled flooring.

Integral Garage 6.88m x 6.18m (22' 7" x 20' 3")

Metal up & over door, power/light/water connected, window, rear access door.

Parking

To the front of the property is off street parking for several vehicles.

Gardens

Large well maintained lawn, raised borders for plants and flowers, gravelled seating area, garden shed and greenhouse.

Services

Mains Water Private Drainage Mains Electricity Council Tax Band 'D'

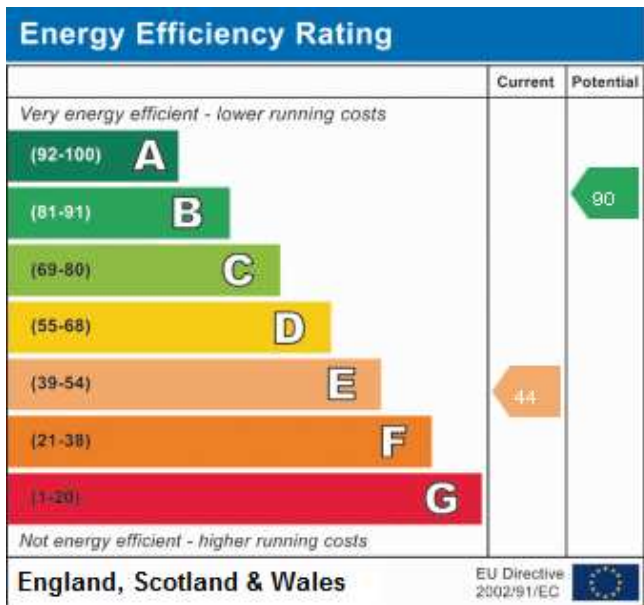
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Bullows Brook, WINKLEIGH, EX19 8LE

Dwelling type: Detached bungalow
Date of assessment: 05 March 2020
Date of certificate: 05 March 2020

Reference number: 0051-2875-6577-2500-4771
Type of assessment: RdSAP, existing dwelling
Total floor area: 140 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,530
Over 3 years you could save	£ 1,875

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 357 over 3 years	£ 357 over 3 years	
Heating	£ 3,495 over 3 years	£ 2,040 over 3 years	
Hot Water	£ 678 over 3 years	£ 258 over 3 years	
Totals	£ 4,530	£ 2,655	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	44	90

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 291
2 Floor insulation (suspended floor)	£800 - £1,200	£ 483
3 Heating controls (room thermostat)	£350 - £450	£ 249

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, insulated (assumed)	★★★★☆
Roof	Pitched, 100 mm loft insulation	★★★☆☆
Floor	Suspended, no insulation (assumed)	—
Windows	Fully double glazed	★★★☆☆
Main heating	Boiler and radiators, oil	★★☆☆☆
Main heating controls	Programmer, TRVs and bypass	★★★☆☆
Secondary heating	Room heaters, wood logs	—
Hot water	From main system	★★☆☆☆
Lighting	Low energy lighting in 75% of fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 248 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Biomass secondary heating

Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	15,791	(1,386)	N/A	N/A
Water heating (kWh per year)	2,985			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Increase loft insulation to 270 mm	£100 - £350	£ 97	E48
Floor insulation (suspended floor)	£800 - £1,200	£ 161	E54
Heating controls (room thermostat)	£350 - £450	£ 83	D57
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 235	D66
Solar water heating	£4,000 - £6,000	£ 48	D68
Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 338	C76
Wind turbine	£15,000 - £25,000	£ 653	B90

Alternative measures

There are alternative measures below which you could also consider for your home.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)

Financial Support and the Green Deal

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may also be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures under the ECO scheme, provided that you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202** for England and Wales.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: STRO034530
Assessor's name: Darren Howes
Phone number: 07756695502
E-mail address: devonepcassessor@gmail.com
Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 8.4 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 6.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

