WOOLLIAMS
Property Services

Auction guide price £125,000

3-4 Union Terrace, Barnstaple, EX32



2 Bedrooms

1 Bathroom

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

01271 328586

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The accommodation briefly comprises a communal entrance porch and hallway with stairs rising to the upper floors. A private entrance hallway leads into a bright and welcoming sitting room, featuring two sets of French doors opening onto a private balcony. South-facing and enjoying an elevated aspect, the balcony provides the perfect spot to sit and enjoy the pleasant outlook and surrounding views. The kitchen is fitted with a range of units, together with a built-in oven and hob, while a newly installed gas-fired boiler provides central heating and hot water. There are two well-proportioned bedrooms and a bathroom completing the internal accommodation.

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Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties

A delightful and spacious first-floor apartment set within an elegant Grade II listed Regency building, enjoying an elevated position overlooking the picturesque Rock Park, with glimpses across the River Taw. Now reduced in price, the property represents excellent value for money and is ideally situated within an easy, level walk of the town centre. Offered for sale with no onward chain, it is an appealing opportunity for those seeking a characterful home in a highly convenient location.

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Externally, the property benefits from attractive communal gardens to the front. To the rear is an enclosed turning area, together with a garage and additional communal guest parking.

In our opinion, this is one of the finest apartments within the building, thanks to its elevated position, sunny south-facing aspect and excellent outlook. Rock Park lies directly opposite, providing wonderful walking opportunities along the river and onward to the Tarka Trail, while the town centre, with its wide range of shops, cafés and amenities, is just a short and level stroll away.

Having now been reduced in price, this impressive apartment offers an excellent combination of character, generous accommodation, private outdoor space, garage and parking, together with a highly convenient location. It represents particularly good value for money and is an opportunity not to be missed.

Communal Entrance Porch
Front door off.

Communal Entrance Hall
Night storage heaters, staircases to each floor and communal landings.

Entrance Hall
Front door off, three storage cupboards, access to loft space, radiator, fitted carpet, a rear staircase leads to a small lobby and a back door to the flat.

Sitting Room *6.91m x 5.24m (22' 8" x 17' 2")*
Two elegant French doors on either side of the room open onto a private, full-width balcony at the front of the building. From here, there are delightful views across Rock Park towards the Taw Estuary. The room also features a beautiful marble fireplace surround, two double radiators, an entry phone system, and a fitted carpet.

Kitchen *4.11m x 2.98m (13' 6" x 9' 9")*
A sink unit with mixer tap, drawers and cupboards below and space with plumbing for a washing machine. Inset hob, built-in oven, working surface with drawers below, range of wall units. Wall mounted Worcester gas fire combination boiler fitted in March 2026, part tiled walls, double radiator, fitted carpet.

Bedroom 1 *4.20m x 3.01m (13' 9" x 9' 11")*
Built-in wardrobe with mirror fronted sliding doors, radiator, fitted carpet.

Bedroom 2 *4.11m x 2.52m (13' 6" x 8' 3")*
Radiator, fitted carpet.

Bathroom *2.52m x 1.85m (8' 3" x 6' 1")*
Pink suite comprising of a panelled bath with tiled wall area, mixer tap and shower attachment. W.C. pedestal wash hand basin, radiator.

Rear Lobby
Staircase off, door to outside.

Garage En Bloc *4.85m x 2.71m (15' 11" x 8' 11")*
Metal up and over door, loft storage area, light and power connected.

Outside
There's a very pleasant front garden accessible via iron gates and fronting onto Taw Vale. Flagstone pathways leads to the front of the building, there are areas of lawn, planted beds and borders which are a particular delight during the summer months. Vehicle access to the rear of the building is via a driveway adjacent to one Union Terrace. This leads to an enclosed hardstanding and parking area as well as a block of garages. There are some additional communal parking spaces. Flat four has its own garage, in addition there is a further garden area directly behind the garages.

Services
Mains water, electricity, gas, and drainage connected.

Council Tax
Band B. Please note cancel tax banding can be reassessed after a change of ownership, for further information please contact the local authority.

EPC
Rating D

Tenure
The flat is being sold with the balance of a 999-year lease granted in 1987. There is an annual ground rent of £10 payable on the 6th of April each year. The annual service charge for the financial year 1st November 2025 to 31st October 2026 is £3,243.77 or £270.31 per month. The service charge covers maintenance contributions towards the building's decoration, insurance, gardening and upkeep of the communal areas, which include window cleaning. We hold a copy of the lease at the office, and any interested purchaser or their legal advisor is welcome to inspect this before making an offer to purchase.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the Woolliams Property Services on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via Woolliams Property Services or The Auctioneer. Bids can be made via Woolliams Property Services or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process

in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

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

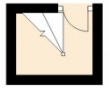
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Ground Floor



First Floor



Energy performance certificate (EPC)

Flat 4 3-4 Union Terrace BARNSTAPLE EX32 9AB	Energy rating **D**	Valid until:	**18 August 2036**
		Certificate number:	**2199-3971-2154-1154-0211**

Property type	Mid-floor flat
Total floor area	97 square metres

Rules on letting this property

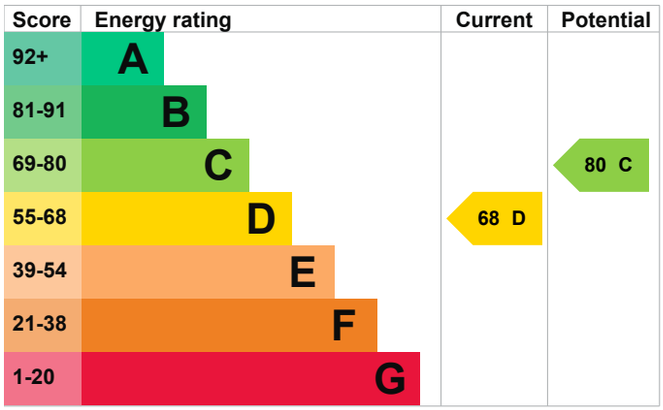
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

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

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 whin, as built, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Average
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 155 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Conservation area
  Conservation area.

Smart meters

This property had **no smart meters** 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 how to get a smart meter (https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,298 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 £521 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 8,814 kWh per year for heating
- 2,338 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 CO2
This property produces	2.6 tonnes of CO2
This property's potential production	1.4 tonnes of CO2

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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£7,500 - £11,000	£362
2. Draught proofing	£150 - £250	£47
3. Replace single glazed windows with low-E double glazed windows	£4,500 - £6,000	£113

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

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

- Free energy saving improvements: Warm Homes Local Grant (www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (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	Marc Baker
Telephone	07735295564
Email	marcbaker@mail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK307702
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	19 August 2026
Date of certificate	19 August 2026
Type of assessment	RdSAP