



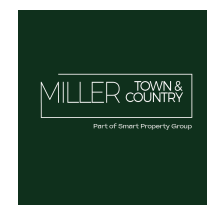
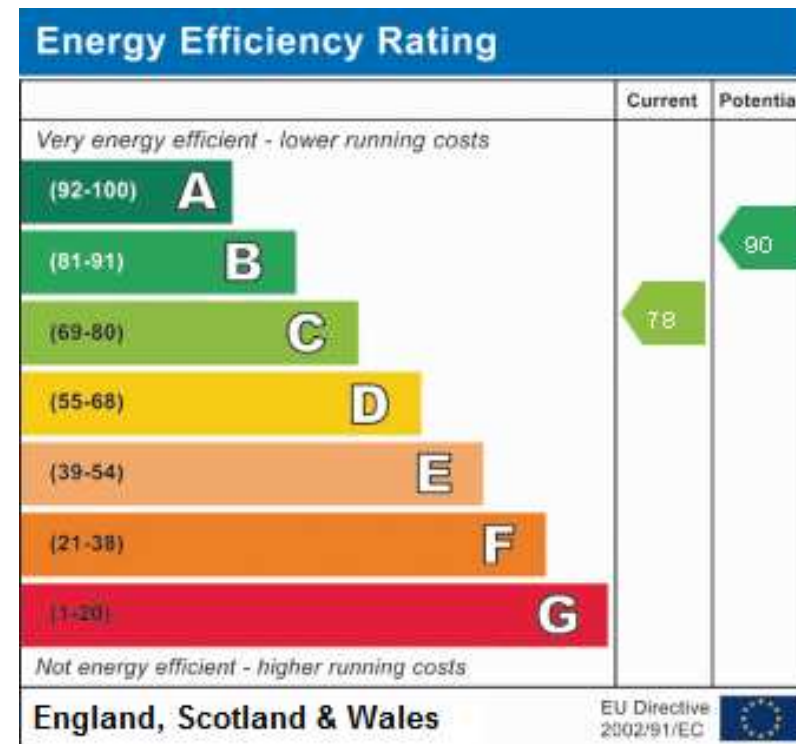
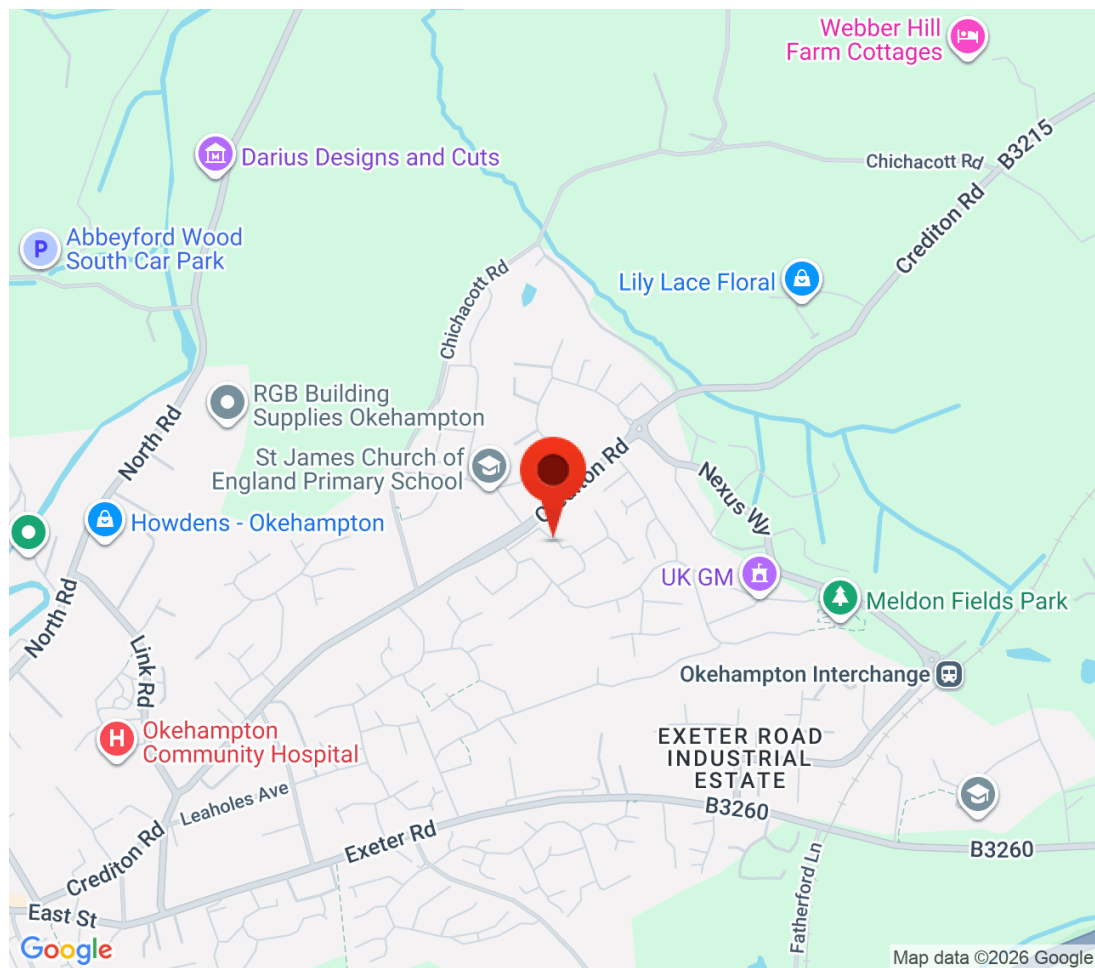
		
3	2	1
Bedrooms	Bathrooms	Receptions



- Garden
- Sitting Room
- En Suite Bathroom
- Garage
- Kitchen Dining Room
- Family Bathroom
- Gas Central Heating
- Downstairs Cloakroom
- Double Glazed
- Three Bedrooms

A Fabulous Three Bedroom Detached Home with an adjacent Garage and parking situated at the end of a cul de sac. This lovely property has much to offer and is situated on the eastern outskirts of the town with easy access to Exeter and beyond via the A30 and M5 Link and Railway link. The accommodation comprises of an entrance hall with doors to a cloakroom with low level w.c and wash hand basin, a large sitting room with a window and patio doors to the garden a spacious kitchen/breakfast room with a comprehensive range of matching base and wall mounted units and built in oven and hob. The first floor accommodation consists of a master bedroom with an en suite shower room, two further bedrooms and a family bathroom. The property benefits from gas central heating and double glazing throughout and there is good quality carpeting in the sitting room and all rooms on the first floor as well as wooden effect flooring in the entrance hall for easy maintenance. Outside there is a detached garage and a driveway with parking for two vehicles. To the rear of the property is an enclosed garden, mainly laid to lawn with a decking area for seating or other purposes.

Please note these are stock photos.



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Disclaimer

Whilst these particulars have been carefully prepared by Howes Estates or Pure Lettings their accuracy cannot be guaranteed. They do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Howes Estates or Pure Lettings. Registered in England No - 07520398. Registered Office 4 East Street, Okehampton, Devon, EX20 1AS. VAT No.

Energy performance certificate (EPC)

19 Long Barton Avenue
OKEHAMPTON
EX20 1FR

Energy rating

C

Valid until: 18 May 2032

Certificate number: 9519-0037-0215-5832-5204

Property type Detached house

Total floor area 85 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Timber frame, as built, insulated (assumed)	Very good
Roof	Pitched, 300 mm loft insulation	Very good
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	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 138 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
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This property produces	2.1 tonnes of CO2
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This property's potential production	0.9 tonnes of CO2
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By making the [recommended changes](#), you could reduce this property's CO2 emissions by 1.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (78) to B (90).

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£32
2. Solar photovoltaic panels	£3,500 - £5,500	£354

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£502
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Potential saving	£31
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#)

(<https://www.simpleenergyadvice.org.uk/>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	5139 kWh per year
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Water heating	2183 kWh per year
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Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Darren Howes
Telephone	07756695502
Email	devonepcassessor@gmail.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO034530
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	19 May 2022
Date of certificate	19 May 2022
Type of assessment	RdSAP