



WOOLLIAMS
Property Services

Guide price £110,000
Boutport Street, EX31



 **2**
Bedrooms

 **1**
Bathroom

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

01271 328586



This is a great opportunity to purchase a good sized gas central heated 2 bedroom first floor flat, located within a few yards of Barnstaple High Street. Barnstaple's historic square is also moments away while there is easy access to the Taw estuary, local cycle pathways, the Tarka trail and Rock Park. This would make an ideal first purchase or an investment opportunity with accommodation comprising of a communal entrance hall and staircase, private entrance hall, open plan lounge/kitchen area, with a range of built in cupboards oven, hob and extractor. There are 2 double bedrooms as well as bathroom and separate WC. We have keys available at the office and viewing appointments can easily be arranged.

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COMMUNAL ENTRANCE LOBBY

Communal entrance lobby with access to staircase for first floor, communal landing access to each flat. Store cupboard.

PRIVATE ENTRANCE HALL 3.40m x 0.97m (11.15ft x 3.18ft)

Front door off, radiator, entry phone, part carpet, part laminated flooring.

KITCHEN/LOUNGE 4.68m x 3.74m (15.35ft x 12.27ft)

Open plan kitchen/lounge area, 2 large windows, double radiator, telephone point and 2 wall lights. Kitchen area - Stainless steel Inset single drainer with mixer H&C tap. Electrolux inset gas hob, intergrated oven and stainless steel cooker hood. Drawers, cupboards and a range of wall units with working surface with space below. Part tiled wall. Plumbing for washing machine.

BEDROOM 1 3.76m x 2.97m (12.34ft x 9.74ft)

Large window, double radiator and former feature Victorian fireplace with mantel. Wardrobe recess with shelves, hanging space and drawers. Fitted carpet.

BEDRRM 2 3.49m x 2.25m (11.45ft x 7.38ft)

Large window, double radiator, former Victorian fireplace with tiled hearth and timber mantel, Laminated flooring.

BATHROOM 1.93m x 1.51m (6.33ft x 4.95ft)

White suite comprises of a panel bath with mixer H&C tap, shower attachment and folding shower screen. Wash hand basin, partly tiled walls. Radiator and laminated floor. Boiler cupboard housing a Baxi wall mounted gas fired combination boiler, feeding domestic hot water and the central heating system.

SEPARATE W.C. 1.69m x 0.75m (5.54ft x 2.46ft)

White low level W.C. wood laminated flooring.

SERVICES

Mains water, electricity, gas & drainage connected

COUNCIL TAX

Band A Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

EPC

Band D Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

TENURE

The property is being sold with the balance of a 125 year lease granted on 25th December 1994. The ground rent is set at £25 per annum and due for payment on 25th December each year. The buildings insurance is charged at 25% of the total premium as set out in Schedule 5 of the lease. There is no regular maintenance payment

due, however any works required at the building are split as per the terms set out in Schedule 5 of the lease, a copy of which is available at our office for inspection by a prospective buyer and/or their legal advisors. This flat is located above a beauty salon, as such there are flammable materials held here, there is also a public house nearby. If a buyer requires mortgage finance we recommend the broker or mortgage lender be made aware of these points. Such things can potentially impact their decision to lend or the amount of mortgage they are willing to loan against the value of the property purchase. This should therefore be taken into account by a prospective purchaser.

VIEWING

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 Email: sales@woolliamspropertyservices.com or www.woolliamspropertyservices.com

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

DIRECTIONS

www.what3words.com /// form.rubble.charm



Floor Plan



Energy performance certificate (EPC)

FLAT 1
69 BOUTPORT STREET
BARNSTAPLE
EX31 1HG

Energy rating

D

Valid until: **8 January 2031**

Certificate number: **0099-1204-3409-4823-0000**

Property type

Mid-floor flat

Total floor area

48 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 D. It has the potential to be C.

[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		
69-80	C		77 c
55-68	D	67 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	Solid brick, as built, no insulation (assumed)	Very poor
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	Low energy lighting in 40% of fixed outlets	Average
Roof	(another dwelling above)	N/A
Floor	(other premises below)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 246 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

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

This property produces 2.1 tonnes of CO₂

This property's potential production 1.3 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.8 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 D (67) to C (77).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£93
2. Low energy lighting	£15	£23
3. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£36

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	£518
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Potential saving	£152
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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/) (<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	6014 kWh per year
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Water heating	1449 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Solid wall insulation	2112 kWh per year
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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	Kevin Constantine
Telephone	07791595601
Email	kc.cfc@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID201760
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	8 January 2021
Date of certificate	9 January 2021
Type of assessment	RdSAP
