



WOOLLIAMS

Property Services

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Barnstaple
Devon EX32 8HJ

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Overview

This is a rather spacious and particularly deceptive end of terrace house occupying a cul de sac location at the bottom of Sticklepath and situated within an easy walk of the town centre. The property is available with no ongoing chain, highly recommended for viewing yet does require some modernisation and improvement. The accommodation comprises of Entrance Hallway Lounge/Diner Kitchen/Breakfast Room 1st floor landing 3 bedrooms, bedroom 1 having an ensuite shower room, useful study/occasional bedroom 4 and family bathroom. There is an integral double garage and a large enclosed garden to the rear. The property benefits from gas fired central heating & uPVC double glazing to most rooms and offers tremendous scope and potential to create an impressive family property. The large garage is a particular feature especially in an area of Barnstaple where parking is at a premium

10 Signal Terrace, Sticklepath

Barnstaple EX31 2BA

£265,000

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ACCOMMODATION

ENTRANCE LOBBY & HALL

Entrance Lobby-Front door off ceramic tiled floor door to garage Entrance Hall- part galzed door ceramic tiled floor staircase to first floor dining room under stairs recess double radiator exposed beam ceiling archway to lounge

LOUNGE/DINER 23' 1" x 12' 6" (7.04m x 3.8m)

uPVC double glazed window radiator exposed beam ceiling feature fire surround with Victorian style grate

KITCHEN/BREAKFAST ROOM 15' 2" x 11' 10" (4.62m x 3.6m)

Range of base units with draws and cupboards below SMEG gas hob with double oven below enamel sink unit with mixer tap h&c part tiled wall space with plumbing for washing machine uPVC double glazed sliding patio doors to rear

FIRST FLOOR LANDING

Access to loft space

BEDROOM 1 15' 6" x 14' 11" (4.72m x 4.55m)

A double aspect room with uPVC double glazed window radiator access to loft space



ENSUITE 8' 6" x 5' 5" (2.6m x 1.65m)

Low level wc walk in shower with curved glass screen heated towel rail (wash basin to be fitted) this room to be completed

BEDROOM 2 11' 6" x 9' 3" (3.5m x 2.82m)

uPVC double glazed window timber mantel with Victorian style grate

BEDROOM 3 11' 6" x 10' 0" (3.5m x 3.05m)

uPVC double glazed window radiator timber mantle with Victorian style grate

STUDY 8' 6" x 6' 11" (2.6m x 2.1m)

No window radiator

BATHROOM 12' 11" x 9' 0" (3.94m x 2.74m)

White suite comprising vanity wash hand basin with mixer tap h&c paneled bath walk in shower cubicle with glass block walling low level wc cupboard housing wall mounted gas fire combination boiler feeding domestic hot water and central heating system radiator

INTEGRAL GARAGE/ WORKSHOP 15' 6" x 14' 11" (4.72m x 4.55m)

Up & over door uPVC double glazed window light & power connected personal door to lobby

OUTSIDE

Standing at the end of Signal terrace this property enjoys a good sized level corner plot garden with an extensive brick paved patio area and terrace and pathway to the side of the property and pedestrian gate to the front there is a further area of lawned garden and a large mature oak tree as well as an outside tap

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SERVICES

Mains water electricity gas drainage connected

COUNCIL TAX

Band B

VIEWINGS

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



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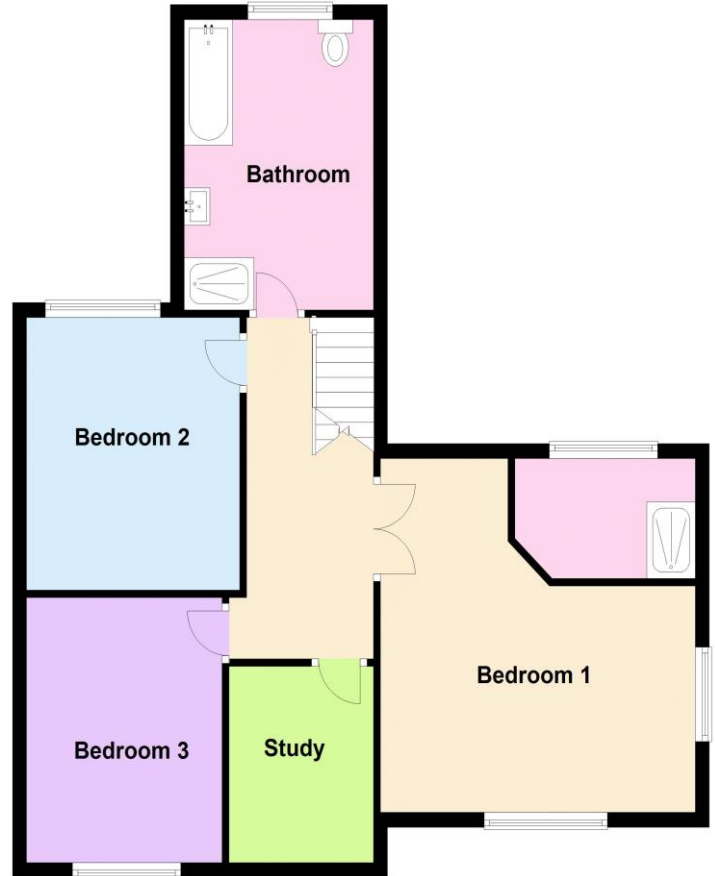
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Ground Floor



First Floor



Energy Performance Certificate



10, Signal Terrace, Sticklepath, BARNSTAPLE, EX31 2BA

Dwelling type: End-terrace house Reference number: 8807-7666-3229-1407-8213
 Date of assessment: 06 February 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 February 2019 Total floor area: 105 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

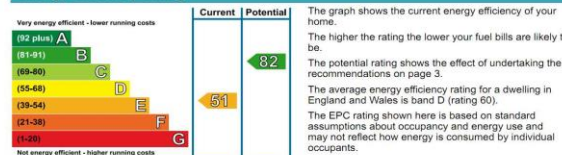
Estimated energy costs of dwelling for 3 years:	£ 3,753
Over 3 years you could save	£ 1,707

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 429 over 3 years	£ 216 over 3 years	
Heating	£ 2,976 over 3 years	£ 1,620 over 3 years	
Hot Water	£ 348 over 3 years	£ 210 over 3 years	
Totals	£ 3,753	£ 2,046	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 300
2 Internal or external wall insulation	£4,000 - £14,000	£ 585
3 Floor insulation (suspended floor)	£800 - £1,200	£ 222

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.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.