



WOOLLIAMS
Property Services

Guide price £275,000
Mead Park, Bickington, EX31



 **2**
Bedrooms

 **1**
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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01271 328586



This is a very nicely presented and quietly situated modern two bedroom semi detached bungalow available with no ongoing chain and being highly recommended for viewing. The bungalow benefits from gas fired central heating, UPVC double glazing throughout as well as a kitchen with a range of integrated appliances. We have keys for viewings and these can be arranged at short notice. The accommodation briefly comprises of an Entrance porch, Entrance hall, Lounge with square bay window, Kitchen with range of units and integrated appliances, two Bedrooms, UPVC double glazed Conservatory and Shower room. There is an easily maintained level garden to both front and rear, driveway with off-road parking for two vehicles and useful detached garage.

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Entrance Porch

Entrance Hall

UPVC double glazed door off, access to loft space, linen cupboard housing a Potterton gas fired boiler feeding domestic hot water and the central heating system. Double radiator, laminate flooring.

Lounge 4.62m x 3.29m (15' 2" x 10' 10")

Square bay window, double radiator, TV point, laminate flooring.

Kitchen 2.84m x 2.35m (9' 4" x 7' 9")

A double aspect room with a range of high gloss cream coloured units with integrated appliances comprising inset single drainer stainless steel top sink unit with cupboards drawers and integrated dishwasher below, working surface and integrated washing machine below, working surface with two cupboards built-in. Electrolux oven inset, ceramic hob, three wall units, integrated fridge freezer, stainless steel cooker hood, tiled splashback, laminate floor.

Bedroom 1 3.28m x 3.21m (10' 9" x 10' 6")

Radiator, laminate flooring.

Bedroom 2 2.87m x 2.27m (9' 5" x 7' 5")

Radiator, UPVC double glazed opening French doors to

Conservatory 2.95m x 2.55m (9' 8" x 8' 4")

UPVC double glaze door to garden, vinyl floor covering.

Shower Room 1.94m x 1.71m (6' 4" x 5' 7")

Double walk-in shower with tiled wall area, sliding glazed shower screen, shower unit. WC with concealed cistern, vanity wash hand basin with mixer tap with cupboards below. Chrome effect wall mounted heated towel rail. Honeywell heater, extractor unit, vinyl floor covering.

Detached Garage 5.08m x 2.70m (16' 8" x 8' 10")

Metal up and over door, UPVC double glazed personal door, loft storage, light and power connected.

Outside

The bungalow occupies a level plot which has been created for easy maintenance with a gravel front garden area, driveway with off-road parking for two cars leading to a detached garage. There is a pedestrian gate providing access to the rear. There is an enclosed level rear garden with a square lawn, well stocked beds and borders

planted with variety of shrubs and flowers. Behind the garage stands and aluminium framed greenhouse.

Services

Mains water, electricity, gas and drainage connected.

Council Tax

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

EPC

Band C

Tenure

Freehold

Viewings

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

Useful Information

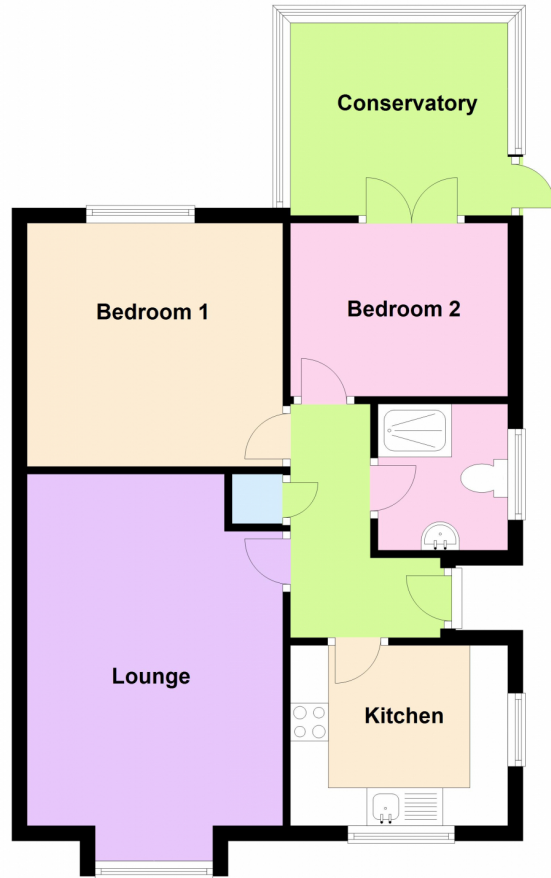
To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

What 3 Words /// pumpkin.being.subsystem



Ground Floor



Energy performance certificate (EPC)

29 Mead Park
Bickington
BARNSTAPLE
EX31 2PF

Energy rating

C

Valid until: 23 July 2033

Certificate number: 0370-2710-8230-2727-3821

Property type

Semi-detached bungalow

Total floor area

51 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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	Cavity wall, as built, insulated (assumed)	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, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 214 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,056 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 £177 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 5,071 kWh per year for heating
 - 1,712 kWh per year for hot water
-

Impact on the environment

This property's current 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. CO₂ harms the environment.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 1.9 tonnes of CO₂

This property's potential production 0.5 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£98
2. Solar water heating	£4,000 - £6,000	£79
3. Solar photovoltaic panels	£3,500 - £5,500	£711

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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	Stuart Moles
Telephone	07967 507 099
Email	stuart@fdea.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015528
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	20 July 2023
Date of certificate	24 July 2023
Type of assessment	RdSAP
