



WOOLLIAMS
Property Services

Guide price £400,000
Mead Park, Bickington, EX31 2PF



 **4**
Bedrooms

 **1**
Bathroom

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

01271 328586



Situated towards the head of a cul-de-sac on this popular residential development in Bickington, an opportunity to acquire a quietly situated detached 4 bedroom bungalow with pleasant gardens backing onto open farmland. The Bungalow benefits from gas fire central heating and UPVC double glazing and is available with no ongoing chain and is highly recommended for viewing. The accommodation briefly comprises of an entrance porch, hallway, lounge with square bay window, kitchen with built-in oven, hob and extractor, three bedrooms and shower room. There are two interconnecting conservatories whilst the former garage now comprises a lobby, study/bedroom four and workshop. The driveway provides parking for 2 to 3 vehicles and there are mature lawn and planted front gardens with a pleasant enclosed garden to the rear with a lawn, patio area, summer house and shed. This garden backs onto open farmland and enjoys views across the valley towards Ashford.

Situated towards the head of a cul-de-sac on this popular residential development in Bickington, an opportunity to acquire a quietly situated detached 4 bedroom bungalow with pleasant gardens backing onto open farmland. The bungalow was originally built with an integral double garage, however this was converted into a study/bedroom and workshop many years ago, but could be reinstated back to a garage if required. The Bungalow benefits from gas fire central heating and UPVC double glazing and is available with no ongoing chain and is highly recommended for viewing. The accommodation briefly comprises of an entrance porch, hallway, lounge with square bay window, kitchen with built-in oven, hob and extractor, three bedrooms and shower room. There are two interconnecting conservatories whilst the former garage now comprises a lobby, study/bedroom four and workshop. The driveway provides parking for 2 to 3 vehicles and there are mature lawn and planted front gardens with a pleasant enclosed garden to the rear with a lawn, patio area, summer house and shed. This garden backs onto open farmland and enjoys views across the valley towards Ashford.

Bickington is a popular village situated to the South-West of Barnstable and there are good connecting links to the Town, Instow and the Tarka Trail. Also nearby are a number of local and national retailers, ample schooling facilities, whilst the area is renowned for its superb countryside and Atlantic coastline.

Entrance Porch

Entrance Hall

Front door off, access to loft space, storage recess, double radiator, airing cupboard housing factory lagged cylinder.

Lounge 5.99m x 3.43m (19' 8" x 11' 3")

Square bay window, feature fireplace with fitted cole effect gas fire, double radiator, fitted carpet.

Kitchen 3.44m x 2.36m (11' 3" x 7' 9")

Inset one and a half bowl single drainer sink unit with a range of drawers and cupboards below, space for fridge. Working surface with cupboards and pan drawers below, inset NEFF ceramic hob, built-in NEFF oven with cupboards above and below, extractor unit, range of units with two glazed display cabinets, part tiled walls, double upright unit, vinyl floor covering, part glazed door to conservatory.

Bedroom 1 3.33m x 3.30m (10' 11" x 10' 10")

Affording country views, range of built-in wardrobes with sliding doors, radiator, fitted carpet.

Bedroom 2 3.50m x 2.69m (11' 6" x 8' 10")

Built-in wardrobe, radiator, fitted carpet.

Bedroom 3 3.30m x 2.23m (10' 10" x 7' 4")

Affording country views, fitted wardrobes to one wall with sliding doors, radiator, storage cupboard housing wall mounted Worcester gas boiler feeding domestic water and the central heating system.

Shower Room

A white suite with fully tiled walls comprising of a corner shower cubicle with curved glass sliding doors with a chrome effect shower unit. A wash handbasin with cupboards below. Low level W.C. shaver point, heated towel rail, vinyl floor covering.

Side Lobby

Access door from conservatory 1

Study/Bedroom 4 3.70m x 3.00m (12' 2" x 9' 10")

Double radiator, fitted carpet.

Workshop 5.27m x 2.04m (17' 3" x 6' 8")

Access to loft hatch, light and power connected.

Conservatory 1 3.99m x 2.29m (13' 1" x 7' 6")

Glazed door to the garden, double radiator, fitted carpet, full width folding doors, providing access to

Conservatory 2 4.08m x 3.06m (13' 5" x 10')

UPVC double glazed construction with French doors to the garden, ceramic tiled floor.

Outside

At the front of the bungalow is a lawn and planted garden area with a Tarmac driveway providing parking for 2 to 3 vehicles. A pathway leads to the entrance door beyond which is a gate providing side access to the rear. There is also a further side gate from the road providing access into a small paved area which leads behind the conservatory to the rear garden. This is a delightful garden backing onto open farmland and enjoying very pleasant views across the valley towards Ashford. The garden is predominantly lawn and there is a paved patio area, summer house and small timber framed garden shed along with a variety of plants bushes and shrubs.

Services

Mains water, electricity, gas and drainage connected.

Council Tax

Band C

EPC

An EPC for this property has been ordered and once available details will be added to the brochure.

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



Ground Floor

