



**WOOLLIAMS**  
Property Services

Guide price £330,000  
Mead Park, Bickington, Barnstaple, EX31 2PF



 **3**  
Bedrooms

 **2**  
Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
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**This beautifully presented three-bedroom semi-detached bungalow is situated in a quiet cul-de-sac in the sought-after area of Bickington. Thoughtfully extended by the current owners, the property now benefits from a spacious kitchen, useful utility room, and a second modern wet room, with the most recent extension completed just last year.**

This beautifully presented three-bedroom semi-detached bungalow is situated in a quiet cul-de-sac in the sought-after area of Bickington. Thoughtfully extended by the current owners, the property now benefits from a spacious kitchen, useful utility room, and a second modern wet room, with the most recent extension completed just last year.

The home features gas fired central heating and uPVC double glazing, ensuring year round comfort and efficiency. Designed with accessibility in mind, the bungalow offers gentle sloping access to the rear, making it ideal for wheelchair users or those with limited mobility. Both wet rooms are easily accessible and add further convenience. Internally, the accommodation comprises of an Entrance Hall, Lounge, Kitchen, Utility room, 3 bedrooms, 2 Wet rooms and a Rear porch.

Externally, the south facing garden offers a lovely private space for relaxation, while the driveway provides parking for two vehicles and leads to an attached garage.

Located on a bus route between Barnstaple and Bideford, Bickington offers a local convenience store and easy access to the Tarka Trail via Fremington Quay, perfect for walking or cycling enthusiasts. The coastline of North Devon has glorious sandy beaches such as those found at Saunton, Croyde and Woolacombe with breathtaking clifftop scenery located around the Northern Devon coastline. Exmoor National Park is half an hour drive and provides access to many miles of open and unspoiled countryside.

This is a superb opportunity to purchase a versatile and move-in-ready home in a desirable and convenient location.

### **Entrance Hall**

UPVC double-glazed door off, access to a boarded loft space with light connected via a retractable ladder, shelved linen cupboard. Downlighters with switch and sensor for 1 light.

### **Lounge** 4.58m x 3.29m (15' x 10' 10")

Fitted log effect gas fired stove with remote controller, double radiator, fitted carpet, light tube, double glazed French doors to

### **Kitchen** 3.59m x 3.40m (11' 9" x 11' 2")

A double aspect room with two Velux skylights. Range of units comprising an inset one and a half bowl single drainer sink unit with mixer tap, cupboards below. L-shaped worksurface with drawers and cupboards below, double upright unit, two wall units, cooker hood, LED lights, new laminate flooring, access to

### **Rear Porch** 2.10m x 1.12m (6' 11" x 3' 8")

UPVC double glazed door to rear, new laminate flooring.

### **Bedroom 1** 3.54m x 3.23m (11' 7" x 10' 7")

Radiator, vinyl flooring, access to

### **Utility Room** 3.81m x 1.67m (12' 6" x 5' 6")

UPVC double glazed door to rear garden, large skylight, LED lights, extractor, working surface with space below and plumbing for washing machine, heated towel rail, access to

### **Wet Room** 3.30m x 1.03m (10' 10" x 3' 5")

Fully shower boarded walls and waterproof flooring with a dedicated shower area, wash hand basin with mixer tap and a fully automated WC with a flush, wash and drying facility, LED lights, two extractor units.

**Bedroom 2** *2.86m x 2.32m (9' 5" x 7' 7")*

A double aspect room, sliding door off, radiator, downlighters, ceiling fan, fitted carpet.

**Bedroom 3** *2.87m x 2.20m (9' 5" x 7' 3")*

Radiator, fitted carpet.

**Wet Room** *1.99m x 1.65m (6' 6" x 5' 5")*

Walls are fully shower boarded with a dedicated shower area. WC with enclosed system, wash hand basin with mixer tap, heated towel rail, wall-mounted Bluetooth connected illuminated mirror with integral speaker, LED lights and shaver point.

**Garage** *4.99m x 2.66m (16' 4" x 8' 9")*

This has been divided to create a small workshop area and further store, the division can be removed if necessary. There is an automated roller door, light and power connected, UPVC double glazed personal door off.

**Outside**

The property stands on a level plot with a gravel front garden area. A driveway extends to the side of the property and provides hard standing for two cars whilst leading to the detached garage. A pedestrian gate provides access to a fully enclosed south facing sunny rear garden. The garden has a good sized paved patio area with a further small paved area and an Astroturf lawn. There is a separate workshop and summer house. A gently sloping pathway provide access from the rear of the bungalow to the garden.

**Services**

Mains water, electricity, gas & 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](http://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, et.c why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)

**Directions**

[what3words//date.dupe.plots](https://www.what3words.com/date.dupe.plots)



**Ground Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Mead Park, Bickington, EX31 2PF

