



**WOOLLIAMS**  
Property Services

**Guide price £375,000**  
Mead Park, Bickington, EX31 2PF



4

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
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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.

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

### **EPC**

Band D

### **Tenure**

Freehold

### **Viewings**

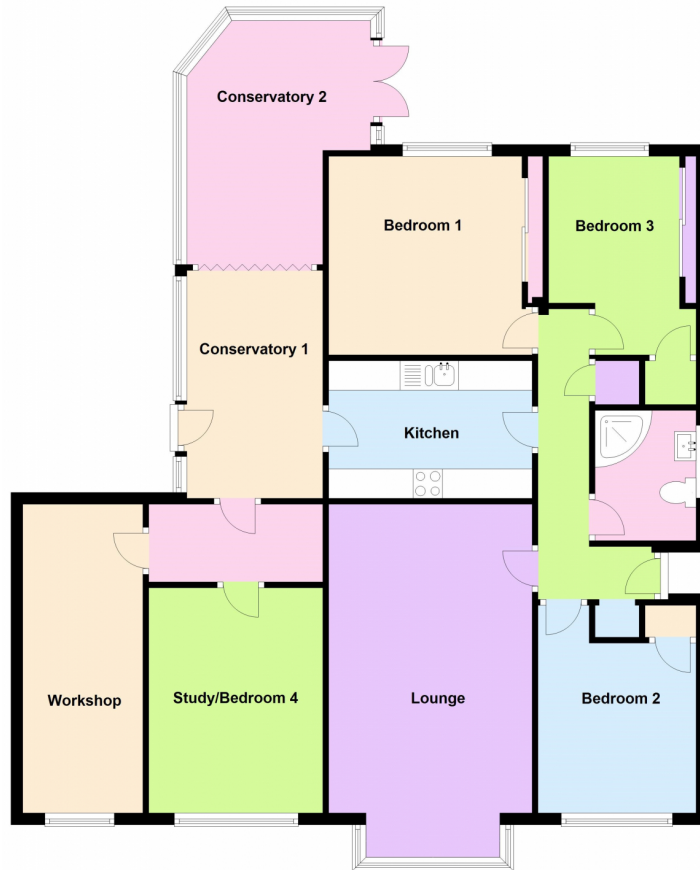
By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or [www.woolliamspropertyservices.com](http://www.woolliamspropertyservices.com)

### **Useful Information**

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



**Ground Floor**



# Energy performance certificate (EPC)

42 Mead Park  
Bickington  
BARNSTAPLE  
EX31 2PF

Energy rating

D

Valid until: 18 April 2034

Certificate number: 9484-3037-1204-3414-1204

Property type: Detached bungalow

Total floor area: 107 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 energy rating is D. It has the potential to be A.

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

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

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## 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, filled cavity	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
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 192 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£1,455 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 £175 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 10,824 kWh per year for heating
  - 2,791 kWh per year for hot water
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## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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This property produces 3.6 tonnes of CO<sub>2</sub>

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This property's potential production 0.2 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> 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.

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## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£85
2. Solar water heating	£4,000 - £6,000	£91
3. Solar photovoltaic panels	£3,500 - £5,500	£602
4. Wind turbine	£15,000 - £25,000	£1,111

### 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](http://www.gov.uk/improve-energy-efficiency)

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## 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	<a href="mailto:stuart@fdea.co.uk">stuart@fdea.co.uk</a>

### 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	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	18 April 2024
Date of certificate	19 April 2024
Type of assessment	<a href="#">RdSAP</a>

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