



WOOLLIAMS

Property Services

Guide price £350,000
1 Mead Park, Bickington, EX31



3

Bedrooms



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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Thoughtfully extended to the rear, the property now features a stunning modern kitchen and dining room—an ideal open space for family life and entertaining, plus a good size lounge and cloakroom. Upstairs, the property offers three generously sized double bedrooms along with a well-appointed family bathroom. One of the home's standout features is its exceptional rear garden, providing a rare combination of generous space and privacy, perfect for relaxing and outdoor gatherings. Additional benefits include a garage and a private driveway with parking for up to three vehicles, making this an excellent choice for families or anyone seeking a beautifully designed home in a sought-after location.

Situated in the popular and well-established residential area of Bickington, on the outskirts of Barnstaple, is this spacious and immaculately presented three-bedroom detached family home, offering stylish and comfortable living throughout.

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Barnstaple offers a good choice of National and local retailers, Theatre, Leisure Centre and Cinema. What this area of North Devon is renowned for is its glorious beaches, rugged cliff top scenes and the open wilds of Exmoor.

The property is being sold with no onward chain.

Pitched Entrance Porch

Entrance Hall

UPVC double glazed door off, radiator, under stairs recess, staircase to 1st floor.

Cloakroom *1.86m x 0.83m (6' 1" x 2' 9")*

Having a white suite with close coupled W.C. vanity wash basin with mixer tap and cupboards below.

Lounge *4.94m x 4.67m (16' 2" x 15' 4")*

Box bay window, double radiator, fitted carpet, wide opening French doors to

Dining Room/Kitchen *7.08m x 2.73m (23' 3" x 8' 11")*

Composite worktops with inset sink and mixer tap, cupboards with an integrated dishwasher below. Breakfast bar with drawers and cupboards below, UPVC double glazed French doors to garden, radiator, second UPVC double glazed door to garden, oak laminate floor, access to.

Kitchen *2.88m x 2.37m (9' 5" x 7' 9")*

Recently installed range of light grey kitchen units with composite worktops and integrated appliances. Inset Bosch ceramic hob, large pan drawers and cupboards below. Integrated fridge freezer, integrated Bosch double oven, both set into a wall of full-height cupboards. Extraction unit, two double wall units, ceiling spotlights, and effect laminate flooring.

First Floor Landing

Carpet extending to stairs, access to lost space, linen cupboard.

Bedroom 1 *4.85m x 3.31m (15' 11" x 10' 10")*

Two double radiators, fitted carpet.

Bedroom 2 4.25m x 2.72m (13' 11" x 8' 11")
Radiator, fitted carpet.

Bedroom 3 2.82m x 2.02m (9' 3" x 6' 8")
Radiator, fitted carpet.

Bathroom 1.92m x 1.91m (6' 4" x 6' 3")
Having a white suite and fully tiled walls comprising of a bath, shower unit. Close coupled W.C. pedestal wash hand basin, heated towel rail, vinyl floor.

Attached Garage 5.24m x 2.98m (17' 2" x 9' 9")
Metal up and over door, UPVC double glazed personal door to rear. Potterton Powermax HE Gas fire boiler feeding the hot water and central heating system, plumbing for washing machine, light and power connected, loft storage area.

Outside
There is a double width driveway providing off-road parking for 2 to 3 vehicles that leads to the garage. There is a lawn front garden with picket fence, a paved pathway extends to the side with a personal gate leading to the rear garden.To the rear is a good size level enclosed garden with a paved patio area directly behind the garage and a further patio at the top corner. A wide timber deck terrace leads from the dining area, there is a good sized lawn, variety of plants, bushes and shrubs, two inset timber boarded planters and a timber framed garden shed.

Services
Mains water, gas, electricity and drainage connected.

Tenure
Freehold

EPC
Rating - D

Council Tax
Band - C

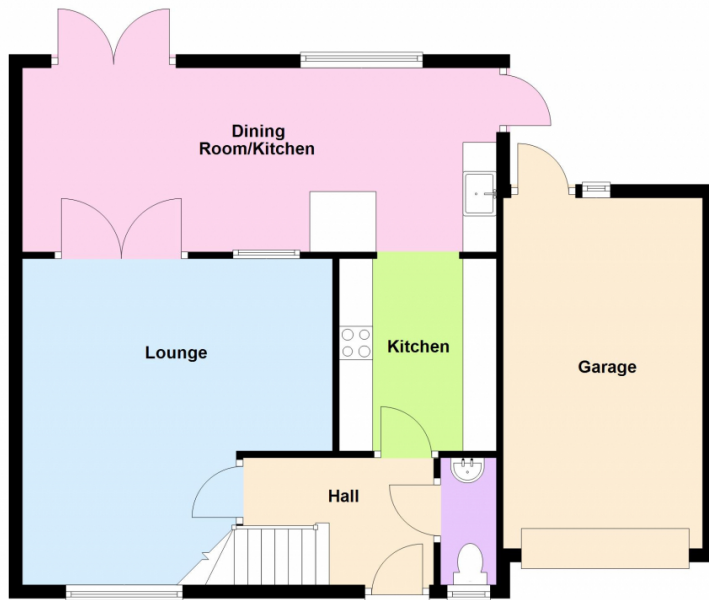
Viewings
By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

Directions
what3words//talent.modern.encloses

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-neighbourhoodTo 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



First Floor



Energy Efficiency Rating

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

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