STAGS

32 Mead Park, Bickington, Barnstaple, EX31 2PF

Situated in the charming village of Bickington, this delightful detached bungalow offers a blend of comfort and convenience

Barnstaple 2.3 miles | Instow 4.1 miles | Bideford 7.3 miles

• Detached three-bedroom bungalow • Newly redecorated with new flooring throughout • Views towards the River Taw • Garage, parking and gardens • Available immediately • One pet may be considered subject to vetting • 12 months + • Deposit £1500 • Council Tax Band C • Tenant fees apply

£1,300 Per Month

01271 322837 | rentals.northdevon@stags.co.uk

THE ACCOMMODATION COMPRISES OF

The front garden provides a large driveway and access to the front door in to the main hallway.

LOUNGE — 11'1" x 10'4"

Fitted carpet, large double glazed picture window overlooking the front garden, electric fire

KITCHEN — 7'8" x 10'4"

Fitted kitchen with gas hob, eye level fitted double oven, integrated dishwasher and fridge freezer, stainless steel sink with mixer tap

CONSERVATORY — 9'4" x 10'2"

Double glazed, vinyl flooring

BEDROOM ONE — 11'2" x 12'7"

Fitted carpet, double glazed

BEDROOM TWO — 9'7" x 10'5"

Fitted carpet, double glazed

BEDROOM THREE — 6'11" x 10'5"

Fitted carpet, double glazed, cupboard housing gas combi boiler

SHOWER ROOM — 6'8" x 5'5"

Ceramic sink with built around cupboard, WC and walk in shower enclosure with thermostatic shower, heated towel radiator, double glazed, extractor fan, vinyl flooring

GARAGE — 16'6" x 8'9"

contains washing machine pipework and space for tumble dryer. meters and fuse board, electric remote controlled door

REAR GARDEN

OVer 20 meter long tiered rear garden with views across the local land and the River Taw. Planted with a variety of mature shrubs and plants.

DIRECTIONS

From our Barnstaple office proceed along Bear Street and at the traffic lights turn right onto Alexandra Road (A39). Continue to the next roundabout and take the second exit onto Belle Meadow Road (A3125), signposted Barnstaple. Follow the A3125 through the next three roundabouts towards Bickington. At the next roundabout, take the second exit onto Bickington Road and continue for approximately 0.8 miles. Turn right into Mead Park, then take the second right to continue in to the cul-de-sac. Follow the road round to the left, where the property will be found within the cul-de-sac directly in front.

What3Words: ///village.compacts.forgotten

SITUATION

Situated within the popular village of Bickington, Mead Park offers convenient access to Barnstaple, local amenities, schools and transport links. The village benefits from a range of everyday facilities, whilst the nearby North Devon Link Road provides excellent connectivity throughout the region. The location combines the convenience of village living with easy access to the surrounding North Devon countryside and coast.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1300.00 pcm exclusive of all charges. DEPOSIT: £1500.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). A minimum annual gross household income of £39,000.00 is required to be considered. References required, viewings strictly through the agents. A pet may be considered at this property subject to a vetting application.

SERVICES

Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas central heating
Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps
Ofcom predicted mobile coverage for voice and data: EE - good outdoor and variable in home, Three, O2 and Vodafone - good outdoor.
Local Authority: Council tax band C

TENANT FEES & HOLDING DEPOSIT

This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit of £300.00 (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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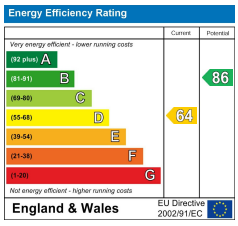
@StagsProperty

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