



12 Mead Park, Bickington, Barnstaple, Devon, EX31 2PF







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Offers Over £340,000

Pleasantly set within a cul-de-sac of similar style properties in this highly sought after location is this well presented detached PVC double glazed and gas centrally heated 2 double bedroomed (master en-suite) bungalow with a generous sized conservatory and an enclosed Southerly facing rear garden, which enjoys a high degree of privacy.

The bungalow is situated within easy reach of the amenities available within the highly popular village of Bickington, which include a shop/post office, hairdressers, village inns etc with the neighbouring village of Fremington offering a wider range of facilities, being just a short distance away. The market town of Barnstaple and Bideford are both accessible by a regular bus service, which runs through Bickington.

In all, a wonderful opportunity with internal viewings highly recommended.



# 12 Mead Park, Bickington, Barnstaple, Devon, EX31 2PF

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Well Presented Detached 2 Double Bedroom Bungalow  
Sought After Cul-De-Sac Location  
Gas Central Heating and PVC Double Glazing  
Level Enclosed Southerly Facing Rear Garden  
Easy Access To Village Amenities In Bickington  
Spacious Accommodation  
Delightful Conservatory Overlooking Rear Garden  
Master Bedroom With En-Suite Facilities  
Regular Bus Route Accessible Nearby  
Internal Inspection A Must!!



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## Entrance Hall

### Living Room

18' 1" x 10' 6" (5.51m x 3.20m)

### Conservatory

15' 2" x 12' 0" (4.62m x 3.66m)

### Kitchen

13' 4" x 9' 4" (4.06m x 2.84m)

### Master Bedroom

13' 4" x 10' 6" (4.06m x 3.20m)

## En-Suite Shower Room

8' 0" x 6' 2" (2.44m x 1.88m)

### Bedroom Two

10' 6" x 7' 10" (3.20m x 2.39m)

### Family Bathroom

9' 4" x 6' 8" (2.84m x 2.03m)

## Outside

To the front of the bungalow is a lawned garden area with a parking facility in front of the former garage. To the side of the bungalow a wooden pedestrian gate provides access to the Southerly facing rear garden, which is laid mainly to lawn with a paved patio area. There is an external tap.

### Former Garage

9' 3" x 5' 10" (2.82m x 1.78m) With up and over door. Power and lighting connected.



### **Agents Note**

To comply with Estate Agency legislation, please note that this property is being marketed by an employee of John Smale & Co.

### **SERVICES**

Services: We are advised that all mains services are 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 Energy Rating: D.

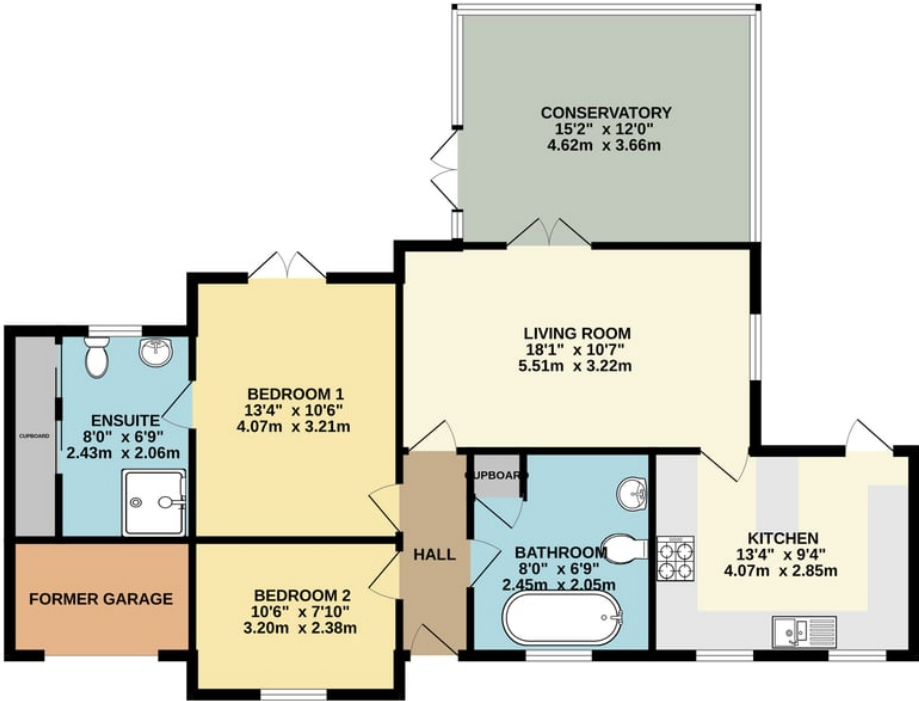
### **DIRECTIONS**

From Barnstaple town centre, proceed towards Bickington through Sticklepath. Descend the hill into Bickington, passing the shop/post office on your right hand side. Take the next turning on your right into Mead Park. Follow the road around to the right, turning into the cul-de-sac on your left where number 12 is located.

*At John Smale & Co we don't just sell houses!  
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*



GROUND FLOOR



MEAD PARK, BICKINGTON

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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 78        |
| (55-68) <b>D</b>                            | 64      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |







