



## 23 Mead Park, Bickington, Barnstaple, EX31 2PF

Price Guide £290,000

- Popular Residential Location
- Garage & Off-Road Parking
- Conservatory
- Modern Kitchen & Shower Room Suite
- Low Maintenance Bungalow
- Close to Bus Route & Amenities
- Private Rear Garden
- No Onward Chain!



## 23 Mead Park, Barnstaple EX31 2PF

Set within the sought-after Mead Park area of Bickington, this attractive semi-detached bungalow offers a blend of comfort and convenience. The property features two well-proportioned bedrooms, a contemporary kitchen and a modern fitted shower room, making it an ideal choice for those looking to downsize, retire in comfort or enjoy an easy-to-maintain home. Beautifully presented throughout, the accommodation includes a stylish kitchen finished to a high standard, a cosy lounge and a light-filled conservatory that provides an extension to the living space. Additional benefits include a garage, off-road parking and level access for practical day-to-day living. Well positioned within easy reach of Barnstaple and the A39 link road, the bungalow offers excellent access to nearby amenities and transport connections. With the advantage of no onward chain, it is ready for immediate occupation.



Council Tax Band: B



### Entrance Hall

Welcomes you into the home.

### Kitchen

9'6" x 7'6"

The kitchen is beautifully fitted with a contemporary range of matching wall and base units, offering ample storage and a modern finish. Integrated appliances include an oven with electric hob and extractor, a built-in fridge freezer, a slimline dishwasher, washer/dryer and a sink with drainer.

### Lounge

14'8" x 10'7"

The lounge is a bright space, featuring bi-fold doors that open to the garden, a cosy log burner and additional access into the conservatory.

### Conservatory

9'1" x 8'7"

The conservatory is a wonderful additional reception space, perfect for enjoying the sunshine, with a lovely outlook over the rear garden and direct access outside.

### Bedroom One

11'1" x 10'7"

A generous double bedroom overlooking the rear garden, complete with built-in storage.

### Bedroom Two

9'3" x 7'8"

A further double bedroom situated at the front of the property.

### Shower Room

6'2" x 4'3"

A modern three-piece suite comprising a shower cubicle, low-level WC and hand wash basin.

### Outside

The front of the property is laid with chippings. A rear gate leads to an enclosed garden, also laid with chippings and bordered by a wooden fence with mature shrubs and plants. There is a patio area ideal for alfresco dining, along with access into the property via the conservatory and lounge.

### Garage

The garage is located just around the corner from the property and is fully equipped with power and lighting, accessed via an up-and-over door.

### Services

All mains services are connected, with gas-fired central heating.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1000 Mbps.





## Directions

Start from our office on the Quay and proceed along the road until you reach a roundabout near The Old Bideford Bridge. Continue across the bridge, and at the first exit, turn left onto the B3233. Stay on the B3233, passing through Instow, Yelland, and Fremington, until you arrive at Bickington. Just before you reach the village take a left turn into Mead Park. Then take your second right where you will find number 23 straight ahead.



## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

