

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026



**3 Bed Bungalow - Detached**  
30 Mead Park, Bickington, Barnstaple, Devon, EX31 2PF

Offers In Excess Of

**£315,000**

- 3 Bedroom Detached Bungalow
- Beautiful Far Reaching Views
- Garage & Driveway Parking
- No Ongoing Chain
- Close To Amenties
- A Must View

**Directions**

When driving through Bickington from Barnstaple, pass the pub on the left and shop on the right, turn right into Mead Park. Follow the road taking the second right into Mead Park, as the road bears to the left the property can be seen straight in front of you with number clearly displayed.

**Looking to sell? Let us value your property for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.  
Our company registration number is 04753854 and we are registered in England and Wales.



## Room list:

### Hallway

### Sitting Room

4.95 x 3.38 (16'2" x 11'1")

### Kitchen

3.26 x 2.33 (10'8" x 7'7")

### Conservatory

### Bedroom 1

3.8 x 3.40 (12'5" x 11'1")

### Bedroom 2

3.16 x 2.82 (10'4" x 9'3")

### Bedroom 3

3.20 x 2.07 (10'5" x 6'9")

### Bathroom

2.20 x 1.56 (7'2" x 5'1")

### Garage

5.09 x 2.71 (16'8" x 8'10")

## Overview

Situated within a quiet cul-de-sac this 3 bedroom detached bungalow is in the popular village location of Bickington. The bungalow has a unique position being edge of village with uninterrupted views across rolling countryside towards Ashford and the estuary.

Inside there is a large sitting room, leading to the kitchen with conservatory off and the property is served by the family bathroom.

The bungalow has 3 bedrooms and is perfect for those looking for something in a peaceful location that they can put their own stamp on.

## Outside

To the front there is driveway parking leading to the attached garage which has an up and over door. At the rear is the easy to maintain garden that offers some truly wonderful views over the neighbouring field towards the estuary and beyond.

The property is within a short stroll to an active bus route, shops, pubs and restaurants, great travel links provide easy access to Barnstaple with a whole range of national and local family ran retailers. Further restaurant chains, butchers, gyms and recreational facilities. In the opposite direction is Fremington and Instow. Accessible via the North Devon Tarka Trail enjoying some fine views of the rugged coast. Fremington Quay is within a short stroll, Then leading to Instow with award winning seaside restaurant, local deli and excellent golden sandy beach.

## Services

Type your text here

## Council Tax band

## EPC Rating

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

