



2 Latham Court, Belvoir Road, Bideford
EX39 3JR

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estate agents

2 Latham Court, Belvoir Road, Bideford, EX39 3JR

An exceptionally well appointed, spacious and uniquely located three bedroom detached bungalow plus a detached one bedroom coach house/annex together with a double garage and excellent parking, all privately situated within a very private, level walled garden.

- SUPERBLY APPOINTED BUNGALOW
- THREE BEDROOMS, MASTER EN-SUITE
- LUXURY KITCHEN/BREAKFAST ROOM
- INTEGRATED APPLIANCES
- LOUNGE/DINING ROOM
- BESPOKE JOINERY
- ONE BEDROOM COACH HOUSE ANNEX
- LEVEL PRIVATE, WALLED GARDEN
- DOUBLE GARAGE

Latham Court is a prestigious select development of just three luxury detached bungalows located just off Belvoir Road in Bideford. It is located in a sought after area being, quiet, convenient and within walking distance of the Town Centre and Quay front of Bideford which offers a range of shopping facilities. The Town also offers a choice of Supermarkets, Schools and Health Centres. It lies within a mile of the nearest junction of the Link Road connecting it with the M5 at Tiverton and also offering easy access to Barnstaple, the areas major regional centre which is within 15 minutes driving distance. The coastal resort of Westward Ho! famed for its sandy beach and adjoining golf course is less than three miles away and it is a similar distance to the yachting village of Instow.

GENERAL

SERVICES: All main services are connected. Gas fired central heating.

COUNCIL TAX: Band E.

TENURE: Freehold





Completed by Robeda Construction, local builders of the highest repute in 2013, the property boasts the balance of a 10 year NHBC guarantee. Robeda Construction celebrated their 45th anniversary this year and have their own joinery workshop where all the joinery for this property was handmade by their own highly skilled craftsmen.

2 Latham Court offers spacious 3 bedroomed accommodation completed to an excellent specification and finishing schedule. It benefits from brick and stone walls with the highest quality hardwood double glazed windows and PVCu soffits and fascias for easy maintenance. The highest level of sound and thermal insulation has been installed and a luxury kitchen has been fitted. There gas fired central heating throughout. The kitchen, living room and hall are fitted with the highest quality oak flooring. To help reduce running costs 4KW photovoltaic panels have been fitted. These generate electricity for use in the house and also provide a small income from the feed-in tariff. **NOTE: these panels are owned by the property.**

The bungalow stands within a level garden with the added benefit of a very private walled enclosed south facing rear garden which has been landscaped to include a large sun terrace area and attractive borders. It includes a detached former stone built coach house which has been adapted to incorporate a double garage with a separate shower room, storage and a staircase to a guest bedroom/home office.

The spacious accommodation briefly comprises (for approximate measurements see floorplan):

PORCH: Courtesy light and hardwood entrance door into: **SPACIOUS RECEPTION HALLWAY:** Automatic opening velux roof window, central heating wall thermostat, archway through to:

INNER HALLWAY: Fitted smoke alarm, access to roof space with an excellent level of insulation, built-in airing cupboard with fitted shelving.

LOUNGE/DINING ROOM: Double glazed French doors leading out onto immediate rear sun terrace and private rear garden, contemporary Contura wood burning stove, fitted wall light points.

KITCHEN/BREAKFAST ROOM: Dual aspect room luxuriously equipped with a one and a half bowl stainless steel inset sink unit with mixer tap, range of granite worktops with cupboards and drawers under, matching wall cupboards with





underlighting, matching fitted dresser with display shelving and lighting, range of 'Neff' built-in appliances including gas hob unit with stainless steel extractor hood over, separate eye level double electric oven, integrated fridge/freezer and dishwasher, inset ceiling lights.

UTILITY ROOM: Matching units including inset stainless steel sink unit with storage cupboards under, appliance space and plumbing for washing machine and space for tumble dryer, wall mounted gas 'Vaillant' gas combination boiler providing instantaneous hot water and central heating throughout, Karndean flooring, hardwood double glazed door to side garden.

MASTER BEDROOM: Window to rear, telephone point, television point, door to:

EN-SUITE SHOWER ROOM: Comprising a fully enclosed shower cubicle with 'Mira' shower unit, vanity wash basin with mixer taps, pop up waste and storage cupboards under, fitted wall mirror with lighting, low level W.C., and chrome ladder effect radiator. Karndean flooring.

BEDROOM TWO: Window to front.

BEDROOM THREE: Window to front.

MAIN BATHROOM: Most spacious and well appointed with a four piece suite comprising non-slip panelled bath with side handles and mixer shower taps, separate corner shower cubicle with 'Mira' shower unit, vanity wash basin with mixer taps, storage cupboards under, vanity mirror with shelving and lighting, low level W.C., chrome ladder effect radiator, fitted extractor fan. Karndean flooring.

OUTSIDE: The bungalow stands within a good sized level and most private garden, south facing at the rear which incorporates a sun terrace area. The current owners have created beautifully planted borders, a vegetable garden and there is also a greenhouse. The brick paved driveway offers parking for a number of vehicles which also provides access to the:

DETACHED STONE BUILT COACH HOUSE/ANNEX AND DOUBLE GARAGE:

ENTRANCE LOBBY: With staircase to first floor.

SHOWER ROOM: With wash hand basin, close coupled W.C., and corner shower cubicle with 'Mira' shower unit.

STORAGE AREA: A useful space which could readily be adapted to various uses.

FIRST FLOOR BEDROOM/HOME OFFICE: Ideal for those wishing to work from home, as guest accommodation or play/hobbies room etc.

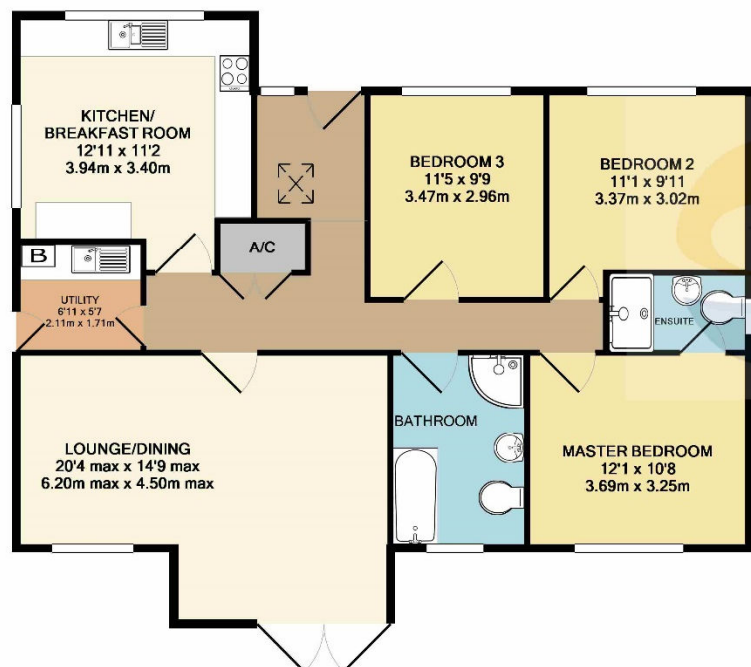
DOUBLE GARAGE: 18' 9 x 15' 7 (5.72m x 4.75m) Power and light connected.

DIRECTIONS: From our Quay front office turn up the main High Street. At the top bear left and then turn first right into Abbotsham Road. Proceed on past the entrance to the Health Centre and Hospital. At the traffic light junction turn down right into Belvoir Road. The entrance to Latham Court will then be found on the left behind a stone walled front boundary.

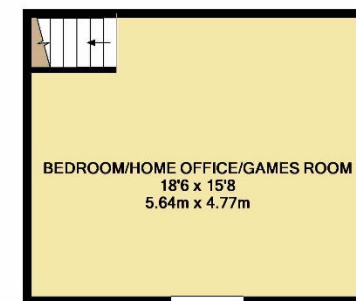




These floorplans do not illustrate the relationship of one building to the other

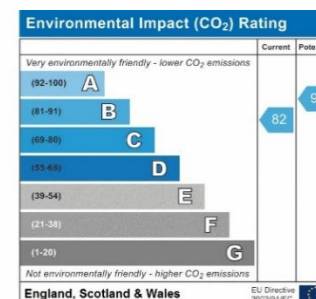
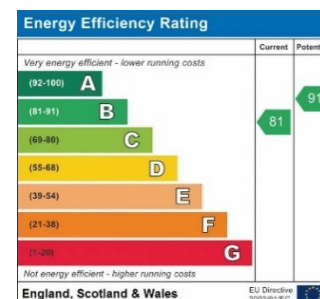


GROUND FLOOR
APPROX. FLOOR
AREA 1575 SQ. FT.
(146.3 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 290 SQ. FT.
(26.9 SQ. M.)

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TOTAL APPROX. FLOOR AREA 1865 SQ. FT. (173.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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