



BRIGHTS
ESTATE AGENTS



10 DANE COURT, NORTHAM, BIDEFORD. EX39 1UA
GUIDE £200,000

Most comfortable and well presented detached 2 bed coach house styled property with garage, forecourt parking and attractive paved and stone chipped garden. Set within a popular development not far from amenities and facilities.



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Forming part of the Burrough Farm residential development adjacent to Goats Hill Road and handy for the local indoor swimming pool and leisure complex. Also a short walk from other amenities including Medical Centre, Dental Surgery, Library, Churches, Public House and Shops around the village square.

Northam has its own Junior and Infants Schools and is the home of the Royal North Devon Championship Golf Course.

The seaside resort of Westward Ho! with its long sandy beach is just over a mile away as is the Port and Market town of Bideford to which there are regular bus services.

SERVICES: All mains services. Gas fired central heating. Upvc double glazed windows.

COUNCIL TAX BAND: B

TENURE: Freehold

ANNUAL COST: There is an annual charge payable for future management of the estate and maintenance of areas of open space, this currently is in the region of £130.

AGENTS NOTE: It is the responsibility of the owner of the Coach House to insure the whole building and each one of the garage leaseholders (below) are to contribute one sixth towards this cost.

DIRECTIONS TO FIND: From Bideford Quay proceed in a northerly direction passing through the Torridge Bridge roundabout and after a quarter mile or so turn right as towards Appledore. After approx. 200 metres turn right again by the swimming pool and continue into Benson Drive where upon the entrance to Dane Court will be seen on the left and the Coach House will be found in the far left-hand corner.

The accommodation is at present arranged to provide (measurements are approximate):-

GROUND FLOOR

CANOPY PORCH: Composite styled entrance door to:-

ENTRANCE LOBBY: Cloak fixture. Electric consumer (fuse box) unit. Central heating radiator. Floorboard effect laminate flooring. Wide carpeted staircase to:-

FIRST FLOOR

LANDING: Velux window with fitted blind. Central heating and hot water timing control. Central heating radiator. Carpet as laid.

LIVING ROOM: 13'8" (4.18m) x 11' (3.37m) Upvc double glazed window. Central heating radiator. Carpet as laid. Opening through to:-

KITCHEN: 8'4" (2.56m) x 6'3" (1.93m) Upvc double glazed window. 'U' Shaped working surface incorporating one and a half bowl sink unit and 4 ring gas hob (concealed extractor over) with cupboards, drawers, oven and recess space for washing machine under. Recess space for fridge/freezer. Matching wall cabinets. Skirting board heater. Vinyl flooring.

BEDROOM 1: 10'2" (3.1m) plus door recess x 8'9" (2.67m) plus substantial recess for wardrobes. Upvc double glazed window. Built-in airing cupboard with hot water cylinder and slatted shelves. Access hatch to loft space. Central heating radiator. Carpet as laid.

SHOWER ROOM: 7' (2.14m) x 5'6" (1.68m) A very smart suite with splashback boarded walls. Wash hand basin with cupboard under and adjoining wc with concealed cistern. Large shower with glazed screening and plumbed in shower. Chrome ladder style central heating radiator. Extractor fan. Obscure upvc double glazed window. Floorboard effect laminate flooring.

BEDROOM 2: 8'10" (2.7m) x 6'4" (1.95m) plus door recess. Velux window with fitted blind. Central heating radiator. Carpet as laid.

OUTSIDE

Forecourt parking area to the front which gives access to:-

GARAGE: 18' (5.5m) x 8'5" (2.59m) Up and over door. Power & light. Part obscured door to the rear garden area. Door to the understairs storage area with wall mounted Worcester boiler.

Immediately to the rear of the property is a stone chipped garden strip being approximately 32'9" (10m) wide with a depth of 6'6" (2m). Cold water tap.

The main garden area is to the side being triangular in shape and designed for ease of maintenance having been paved and stone chipped with raised shrub and planting beds. Being well screened with wood panelled fencing and useful access gate to the front.

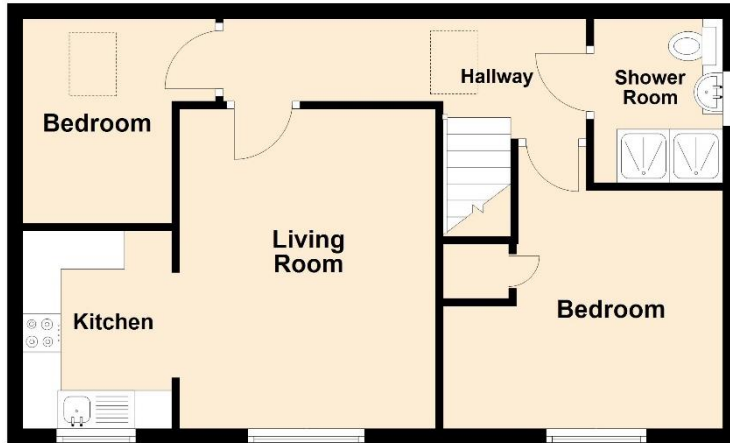
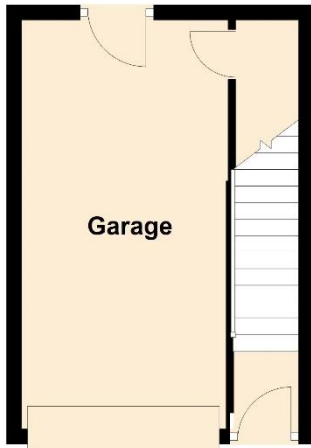




Ground Floor



First Floor



NOT TO SCALE – FOR IDENTIFICATION ONLY

Total area: approx. 68 sq. metres (738 sq. feet)

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract. Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



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