



BIDEFORD • NORTH DEVON

# ADAMS COURT









## LOCATION

### BIDEFORD • NORTH DEVON

Bideford is an attractive town located on the west bank of the River Torridge and is a short drive from some of North Devon's finest beaches and coast lands. Bideford has something to satisfy every taste, whether that is quirky restaurants, strolling the town lanes or roaming the glorious coastline.

Conveniently located 10 miles outside of the large town of Barnstaple, Bideford enjoys a range of facilities including a variety of pubs and eateries, with reputable health clubs and outstanding schools.

Bideford was once Britain's third largest port and takes its name from "By-the-ford". Known for its thriving shopping centre, the town is home to a historic pannier market which has everything from fresh produce to local arts and crafts. It also has some incredible antique shops which are scattered through the famous narrow back streets and alleyways leading to the tree lined Quay.

A ferry operates between Bideford Quay and Lundy Island, which lies approximately 22 miles (35 km) away in the Bristol Channel. Lundy has a population of 28 people and is undisturbed by cars. The Island encompasses a small village with an inn, Victorian church and the 13th

century Marisco Castle. There is also a disused lighthouse to discover and offers stunning views over the island. There are variety of activities to participate in too, including bird watching, fishing and diving.

For cyclists and walkers, there is the Tarka Trail, free of traffic to explore the lovely local scenery, the track stretches over 32miles from Braunton to Meeth along woodlands and the estuary side.

Bideford's beautiful Victoria Park boasts a wonderful children's play area and free splash pool which is popular on sunny days.

Scattered around Bideford are some charming villages such as Appledore, Instow and Clovelly, offering many fascinations. If you love exploring nature, not too far away is the beautiful Exmoor National Park.

# THE DEVELOPMENT

## ADAMS COURT

**In the pretty North Devon town of Bideford, a wonderful development of just 14 new homes finished to an exceptional standard.**

Adams Court, Bideford is MJ Saltmarsh's latest scheme of luxury 4 bed detached houses. Sympathetically designed the properties offer Contemporary architecture with the comfortable modern amenities of 21st Century living.

All the houses are finished to an extremely high standard with:

- *Hand fitted Benchmark Soft-close Handleless Soho Dove Kitchen, with integrated oven, dishwasher, washing machine and fridge / freezer.*

- *Bathrooms fitted with Thirty6 sanitary ware, thermostatic shower and chrome towel rails.*

- *Devon based British ceramic tiles in bathrooms, ensuite and cloakroom.*

- *Gas fired central heating including a high efficiency Idealogic combination 35w boiler.*

- *Brick and Cedral exterior cladding (maintenance free) in contemporary coloured finishes and slate roof.*

- *All properties are sold with a 10 Year NHBC Guarantee.*





### KEY TO SITE PLAN

- SAUNTON
- ROCKHAM
- INSTOW
- PUTSBOROUGH
- PORLOCK
- APPLEDORE
- LYNTON
- ABBOTSHAM
- HARTLAND





# SAUNTON

4 BED DETACHED  
No. 1 & 12



## GROUND FLOOR

Cloakroom	1.25 x 2.75m / 4.1 x 9.0ft
Lounge Diner	5.90 x 5.35m / 19.3 x 17.5ft
Kitchen	2.80 x 3.45m / 9.1 x 11.3ft
Garage	2.80 x 5.50m / 9.1 x 18.0ft

## FIRST FLOOR

Bedroom 1	3.10 x 3.40m / 10.1 x 11.1ft
Bedroom 1 Ensuite	1.45 x 2.10m / 4.7 x 6.8ft
Bedroom 2	3.10 x 3.60m / 10.2 x 11.8ft
Bedroom 3	2.10 x 2.60m / 6.8 x 8.5ft
Bedroom 4	2.40 x 2.25m / 7.8 x 7.3ft
Bathroom	1.85 x 2.10m / 6.0 x 6.8ft

## GROUND FLOOR

Cloakroom	0.95 x 2.10m / 3.1 x 6.8ft
Kitchen Diner	5.20 x 3.50m / 17.0 x 11.4ft
Lounge	5.20 x 3.50m / 17.0 x 11.4ft
Garage	2.80 x 5.50m / 9.1 x 18.0ft

## FIRST FLOOR

Bedroom 1	3.20 x 3.75m / 10.4 x 12.3ft
Bedroom 1 Ensuite	2.10 x 1.80m / 6.8 x 5.9ft
Bedroom 2	2.45 x 4.15m / 8.0 x 13.6ft
Bedroom 3	2.25 x 3.75m / 7.3 x 12.3ft
Bedroom 4	2.95 x 2.15m / 9.6 x 7.0ft
Bathroom	1.85 x 1.85m / 6.0 x 6.0ft



GROUND FLOOR



FIRST FLOOR



3D VISUALISATION OF ROCKHAM HOUSE TYPE



## ROCKHAM

4 BED DETACHED  
No. 2





GROUND FLOOR



FIRST FLOOR

## INSTOW

4 BED DETACHED  
No. 3

### GROUND FLOOR

Cloakroom	2.25 x 1.10m / 7.3 x 3.6ft
Lounge Diner	5.50 x 4.05m / 18.0 x 13.2ft
Kitchen	4.10 x 3.35m / 13.4 x 10.9ft
Garage	2.80 x 5.50m / 9.1 x 18.0ft
Utility	2.25 x 2.85m / 7.3 x 9.3ft

### FIRST FLOOR

Bedroom 1	3.30 x 3.20m / 10.8 x 10.4ft
Bedroom 1 Ensuite	1.00 x 3.20m / 3.2 x 10.4ft
Bedroom 2	3.20 x 3.60m / 10.4 x 11.8ft
Bedroom 3	2.30 x 2.55m / 7.5 x 8.3ft
Bedroom 4	2.45 x 2.50m / 8.0 x 8.2ft
Bathroom	2.45 x 1.80m / 8.0 x 5.9ft



3D VISUALISATION OF INSTOW HOUSE TYPE



# PUTSBOROUGH

4 BED DETACHED  
No. 4 & 5



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Cloakroom	0.95 x 2.00m / 3.1 x 6.5ft
Lounge Diner	5.15 x 5.35m / 16.8 x 17.5ft
Kitchen	2.80 x 3.45m / 9.1 x 11.3ft
Garage	2.80 x 5.50m / 9.1 x 18.0ft

## FIRST FLOOR

Bedroom 1	3.35 x 3.40m / 10.9 x 11.1ft
Bedroom 1 Ensuite	1.40 x 1.95m / 4.5 x 6.3ft
Bedroom 2	3.00 x 3.50m / 9.8 x 11.4ft
Bedroom 3	2.35 x 2.50m / 7.7 x 8.2ft
Bedroom 4	2.30 x 2.15m / 7.5 x 7.0ft
Bathroom	1.80 x 1.95m / 5.9 x 6.3ft

## GROUND FLOOR

Cloakroom	0.95 x 2.00m / 3.1 x 6.5ft
Lounge Diner	5.15 x 5.35m / 16.8 x 17.5ft
Kitchen	2.80 x 3.45m / 9.1 x 11.3ft
Garage	2.80 x 5.50m / 9.1 x 18.0ft

## FIRST FLOOR

Bedroom 1	3.35 x 3.40m / 10.9 x 11.1ft
Bedroom 1 Ensuite	1.40 x 1.95m / 4.5 x 6.3ft
Bedroom 2	3.00 x 3.50m / 9.8 x 11.4ft
Bedroom 3	2.30 x 2.50m / 7.5 x 8.2ft
Bedroom 4	2.30 x 2.15m / 7.5 x 7.0ft
Bathroom	1.80 x 1.95m / 5.9 x 6.3ft



3D VISUALISATION OF PORLOCK HOUSE TYPE



## PORLOCK

4 BED DETACHED  
No. 6 & 13





## APPLEDORE

4 BED DETACHED  
No. 7 & 8



3D VISUALISATION OF APPLEDORE HOUSE TYPE

### GROUND FLOOR

Cloakroom	0.95 x 2.00m / 3.1 x 6.5ft
Lounge Diner	5.15 x 5.35m / 16.8 x 17.5ft
Kitchen	2.80 x 3.45m / 9.1 x 11.3ft
Garage	2.80 x 5.50m / 9.1 x 18.0ft

### FIRST FLOOR

Bedroom 1	3.35 x 3.30m / 11.0 x 10.8ft
Bedroom 1 Ensuite	1.40 x 2.05m / 4.5 x 6.7ft
Bedroom 2	3.00 x 3.50m / 9.8 x 11.4ft
Bedroom 3	2.30 x 2.50m / 7.5 x 8.2ft
Bedroom 4	2.30 x 2.15m / 7.5 x 7.0ft
Bathroom	1.80 x 2.05m / 5.9 x 6.7ft



# LYNTON

4 BED DETACHED  
No. 9

3D VISUALISATION OF LYNTON HOUSE TYPE



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

Cloakroom	1.95 x 1.40m / 6.3 x 4.5ft
Lounge Diner	3.40 x 7.95m / 11.1 x 26.0ft
Kitchen	4.10 x 2.95m / 13.4 x 9.6ft
Garage	2.80 x 5.50m / 9.1 x 18.0ft
Utility	1.90 x 1.70m / 6.2 x 5.5ft

## FIRST FLOOR

Bedroom 1	3.75 x 3.45m / 12.3 x 11.3ft
Bedroom 1 Ensuite	2.55 x 1.60m / 8.3 x 5.2ft
Bedroom 2	3.00 x 3.30m / 9.8 x 10.8ft
Bedroom 3	2.90 x 2.75m / 9.5 x 9.0ft
Bedroom 4	2.35 x 3.35m / 7.7 x 10.9ft
Bathroom	2.25 x 1.75m / 7.3 x 5.7ft



## GROUND FLOOR

Cloakroom	0.95 x 2.10m / 3.1 x 6.8ft
Lounge	3.40 x 5.90m / 11.1 x 19.3ft
Kitchen Diner	3.30 x 5.15m / 10.8 x 16.8ft
Garage	2.80 x 5.50m / 9.1 x 18.0ft

## FIRST FLOOR

Bedroom 1	3.45 x 3.00m / 11.3 x 9.8ft
Bedroom 1 Ensuite	1.40 x 1.95m / 4.5 x 6.3ft
Bedroom 2	3.45 x 2.35m / 11.3 x 7.7ft
Bedroom 3	3.55 x 2.60m / 11.6 x 8.5ft
Bedroom 4	2.90 x 2.75m / 9.5 x 9.0ft
Bathroom	2.10 x 1.70m / 6.8 x 5.5ft



3D VISUALISATION OF ABBOTSHAM HOUSE TYPE



## ABBOTSHAM

4 BED DETACHED  
No. 11



GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

Cloakroom	1.95 x 1.40m / 6.3 x 4.5ft
Lounge Diner	3.40 x 7.95m / 11.1 x 26.0ft
Kitchen	4.10 x 2.95m / 13.4 x 9.6ft
Utility	1.90 x 1.70m / 6.2 x 5.5ft

### FIRST FLOOR

Bedroom 1	3.55 x 3.45m / 11.6 x 11.3ft
Bedroom 1 Ensuite	2.55 x 1.60m / 8.3 x 5.2ft
Bedroom 2	3.00 x 3.30m / 9.8 x 10.8ft
Bedroom 3	2.90 x 2.75m / 9.5 x 9.0ft
Bedroom 4	2.35 x 3.35m / 7.7 x 10.9ft
Bathroom	2.25 x 1.75m / 7.3 x 5.7ft



## HARTLAND

4 BED DETACHED  
No. 10 & 14



3D VISUALISATION OF HARTLAND HOUSE TYPE





## FREQUENTLY ASKED QUESTIONS

### **Who is eligible for Help to Buy?**

The Help to Buy Equity Loan scheme is available to both first and next time buyers you will need a minimum 5% deposit. Not available for second homes or buy to let investors.

### **How long will Help to Buys scheme run for?**

Currently the popular Help to Buy Equity Loan scheme has been extended until 2021 through a further £8.6billion in government funding.

### **Are there any fees to pay?**

The Help to Buy equity loan is interest free for 5 years. After that you pay a fee of 1.75%, rising each year by 1% plus RPI. Please check with your mortgage advisor and solicitor if any fees are applicable

### **Can I pay off the equity loan before the end of the first 5 years?**

Yes. Once you have purchased your home, you can choose at any time to make a voluntary part or full repayment based on market value at the time. The minimum voluntary repayment is 10% of the market value at that time.

### **What happens if the property falls in value?**

Up to 20% of the property market value is repayable, whether the value is more or less than the original purchase price.

## HELP TO BUY

Whether you're a first-time buyer or looking to buy your next home, there are plenty of schemes designed to help you own your home.

With a Help to Buy: Equity Loan the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest.

You won't be charged loan fees on the 20% loan for the first five years of owning your home.

Equity loans are available to first time buyers as well as homeowners looking to move. The home you want to buy must be newly built with a price tag of up to £600,000.

You won't be able to sublet this home or enter a part exchange deal on your old home. You must not own any other property at the time you buy your new home with a Help to Buy: Equity Loan. This scheme is available in England only.

For more information speak to your bank or mortgage advisor, alternatively visit [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk)

# THE SPECIFICATION

- 10 Year NHBC Guarantee
- Timber Frame Construction
- Multi Point Security to All Windows and Doors
- UPVC Anthracite Grey External Doors
- UPVC Anthracite Grey Factory Double Glazed Windows
- Gas Fired Central Heating Including High Efficiency Idealogic Combination 35W Boiler

## **EXTERNAL FEATURES**

- External Security Porch Lighting
- Rear Outside Lighting
- PVC Rainwater Goods
- Patio / Turfed Rear Garden
- Level Thresholds to Front of All Properties
- Brick and Maintenance Free Cedar Cladding Elevations
- Natural Slate Roofs
- Close Board Timber Fencing to Rear and Side Boundaries

## **INTERNAL FEATURES**

- Internal Walls - Skim Plaster Finish
- Smooth Plain Plaster Ceilings
- Dordogne Smooth Style Doors with Newington Satin Levers and Hinges
- Mains Smoke Detectors
- TV Points To Lounge And Bedrooms
- BT Point To Living Room
- USB Points to All Habitable Rooms

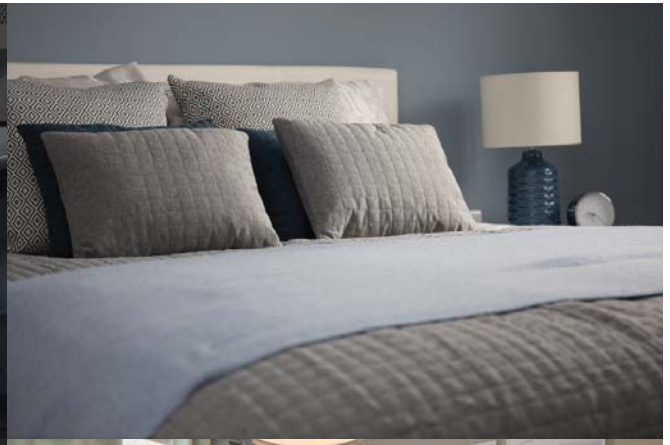
## **Kitchen / Utility**

- Benchmark Softclose Handleless Soho Dove, Grey Matt Kitchen
- Built In Stainless Steel Oven With 4 Zone Gashob
- Stainless Steel Chimney Extractor Hood
- Integrated Dishwasher
- Integrated Fridge / Freezer
- Integrated Washing Machine
- Stainless Steel Sink with Chrome Mixer Tap

## **Bathroom / Ensuite**

- White Thirty6 My Home Range Sanitaryware
- Thermostatic Shower
- Shower Cubicle with Mains Shower (Ensuites)
- Luna Dust Grey Matt Wall Tiles
- Chrome Towel Rails



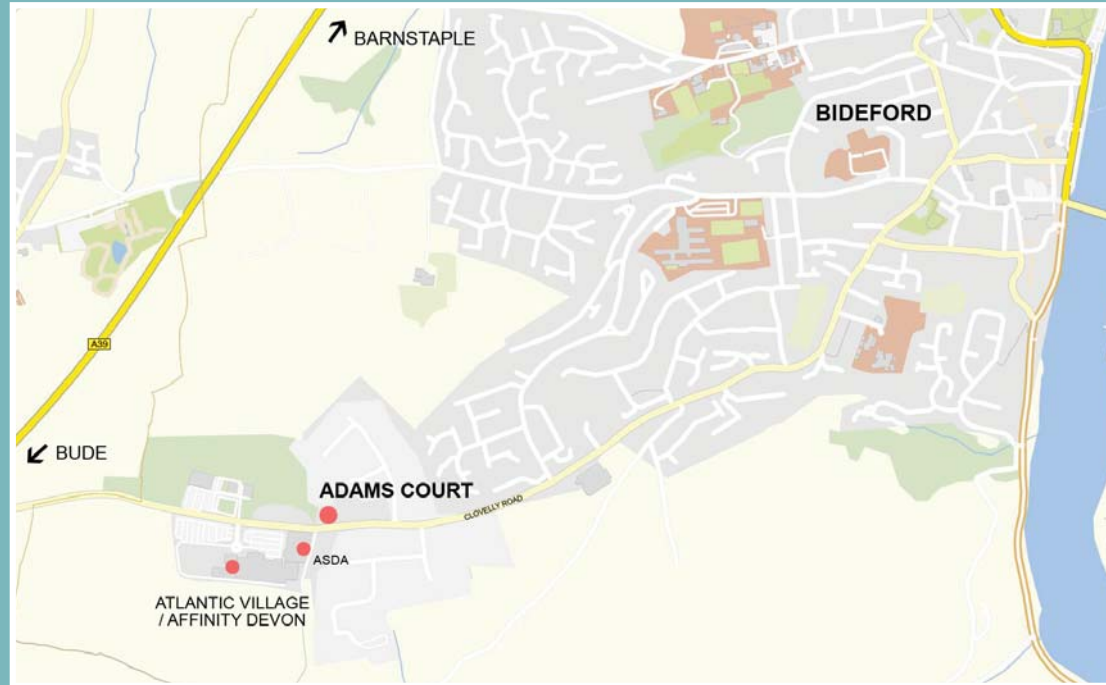








## HOW TO FIND US



Adams Court  
Clovelly Road  
Bideford  
EX39 3FT

BIDEFORD • NORTH DEVON

# ADAMS COURT



01237 423100

[bideford@cowlingsproperty.co.uk](mailto:bideford@cowlingsproperty.co.uk)



01392 215631

[exeter@struttandparker.com](mailto:exeter@struttandparker.com)