



Bond
Oxborough
Phillips

Changing Lifestyles

23 Hadfield Court
Bideford
Devon
EX39 4GA

Asking Price: £89,000 Leasehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

23 Hadfield Court, Bideford, Devon, EX39 4GA

A BEAUTIFULLY PRESENTED TERRACED SHARED OWNERSHIP HOME (35%)



- 2 Bedrooms

- Stylish fitted Kitchen with built-in oven, hob & extractor
- Spacious Lounge / Diner with French doors opening to the garden
- Ground floor Cloakroom & contemporary First Floor Bathroom
- Fully enclosed rear garden with patio, decking, lawn, shed & gated access
- 2 allocated parking spaces



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Situated on the popular The Grange estate in Bideford, this modern 2 Bedroom terraced house presents an exciting opportunity to step onto the property ladder with a 35% shared ownership purchase. Beautifully presented throughout, the home offers well-balanced accommodation designed with modern living in mind.

The ground floor features a stylish Kitchen, fitted with a built-in oven, hob and extractor along with space and plumbing for a washing machine. The light and spacious Lounge / Diner provides an inviting hub of the home, with ample space for relaxing and dining, French doors opening onto the garden and the benefit of a useful understairs storage cupboard. A convenient ground floor Cloakroom completes the layout. Upstairs, 2 generously sized double Bedrooms are served by an attractive and contemporary Bathroom.

Outside, the rear garden is a true highlight, fully enclosed and thoughtfully landscaped with a patio, decked seating area and an impressive lawn - ideal for children, pets or keen gardeners. A wooden storage shed is included, along with handy gated rear access. To the front, 2 allocated parking spaces add further practicality, making this an excellent choice for young families or professionals alike.

With quality shared ownership opportunities in short supply, this immaculate home is well worth viewing and could be the perfect way to secure your place on the property ladder.

Agents Note

Please note that this property has solar panels which improve the energy efficiency of this home thereby reducing bills.

Council Tax Band

B - Torridge District Council

Important Information

The full value of the property is £254,286. The share for sale is 35% and the share value is £89,000. The remaining share (65%) will be retained by LiveWest. There are staircasing rights to increase the percentage of ownership up to a potential maximum of 100%. Length of lease – 990 years from and including 25 January 2024. Rent (PCM) - £341.52. Service Charge - £19.17. Buildings insurance - £14.95. Total = £375.64. The successful buyer will need to pay an advanced rent payment of £500.

Eligibility

You can apply to buy the home if both of the following apply: • your household income is £80,000 or less • you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- in most cases you will need to have a local connection to the area where you would like to buy. This condition may form part of a local planning agreement.
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

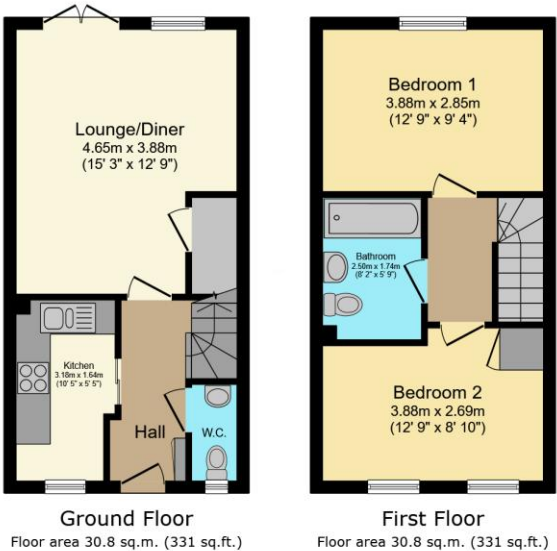
If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase. As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

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Total floor area: 61.5 sq.m. (662 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie



Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A	88 B	90 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed over the Old Bideford Bridge and upon reaching the mini roundabout, turn left in the direction of Barnstaple. Take the second right hand turning onto Manteo Way. Proceed towards the top of the hill to where the entrance to The Grange will be situated on your left hand side. Head into the development and follow the signs to Hadfield Court to where the property will be situated on your left hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 – £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have 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. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.