



Bond
Oxborough
Phillips

Changing Lifestyles

57 Union Close
Bideford
Devon
EX39 3FE

Asking Price: £54,950 Leasehold

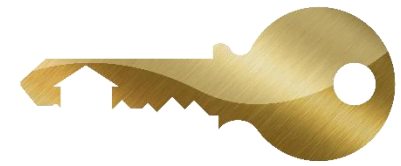


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01237 479 999
bideford@bopproperty.com

57 Union Close, Bideford, Devon, EX39 3FE

A BEAUTIFULLY PRESENTED GROUND FLOOR SHARED OWNERSHIP APARTMENT (35%)



- 2 Bedrooms

- Spacious Living / Dining Room with French doors opening onto the private garden
- Fully enclosed, low-maintenance private garden with shed
 - Well-equipped Kitchen with garden views
 - Contemporary Bathroom
- Elegantly decorated throughout with a modern, stylish finish
- Dedicated parking permit & additional visitor permit included
- Ideal, affordable step onto the property ladder; early viewing recommended



Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

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A fantastic opportunity to acquire a 35% share in this stylish, beautifully presented, purpose-built Ground Floor apartment.

Elegantly decorated throughout, this spacious 2 Bedroom property boasts a welcoming and attractive Living / Dining Room with French doors that open directly onto the private garden. The living area offers versatile space for various lounge and dining layouts, enhanced by a practical built-in storage cupboard and attractive, low-maintenance wood laminate flooring. Adjacent is a well-equipped Kitchen featuring a delightful outlook over the garden and offering ample eye and base level units with matching drawers, a built-in 4-ring gas hob with extractor hood, and a double oven. Additional conveniences include space and plumbing for a washing machine and room for a fridge / freezer, while a modern wall mounted gas fired boiler ensures efficient heating and hot water.

The Main Bedroom impresses with its generous proportions and a charming UPVC double glazed sash window, a feature echoed in the second Bedroom which is also comfortably sized as a double room. The contemporary Bathroom adds further appeal, showcasing a sleek cabinet mounted wash hand basin, a bath with overhead shower and a WC, complemented by a large, stylish wall mounted mirror.

Externally, the inviting garden offers a private and fully enclosed outdoor retreat, enclosed by secure fencing and an attractive stone wall. An outdoor shed provides practical storage, and there is ample space for relaxation and sunbathing. Included with the flat is a dedicated parking permit for the development, alongside a visitor permit for added convenience.

This appealing apartment represents a stylish and affordable way for first time buyers to step onto the property ladder. An early viewing is highly recommended to fully appreciate all it has to offer.

Important Information

The full value of the property is £157,000. The share for sale is 35% and the share value is £54,950. 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%.

There are no formal allocated parking spaces. Parking is provided by a residents / visitors permit system on a first come, first served basis.

Pets - prior written consent from LiveWest is required for pets. Once you have been approved to purchase, you will need to register your pet with your homeownership officer.

Length of lease - 199 years from and including 11th January 2008 less one day. Rent (PCM) - £240.86. Service Charge - £171.04. Total = £411.90. 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.

Council Tax Band

B - Torridge District Council

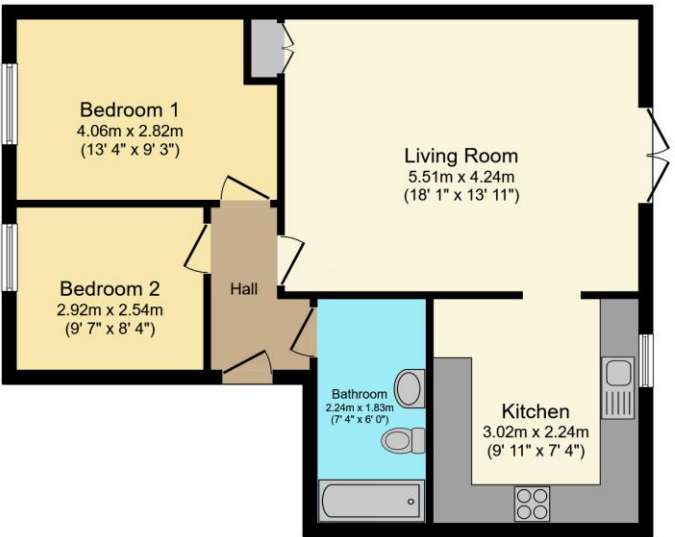
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Total floor area: 64.7 sq.m. (697 sq.ft.)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Directions

From Bideford Quay proceed up the main High Street turning left at the very top and continue through Old Town. Upon reaching the pedestrian crossing, continue straight onto Clovelly Road. Union Close will be situated a short distance on your left hand side. Proceed into the development taking the left hand turn and proceed towards the bottom of the hill to where number 57 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.

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