



Bond
Oxborough
Phillips

Changing Lifestyles

3 Graham Way
Westward Ho
Bideford
Devon
EX39 3FN

Asking Price: £110,000 Leasehold



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01237 479 999
bideford@bopproperty.com

3 Graham Way, Westward Ho, Bideford, Devon, EX39 3FN

AN EXCELLENTLY PRESENTED SEMI-DETACHED SHARED OWNERSHIP HOME (40%)



- 3 Bedrooms (1 En-suite)
- Spacious Living Room with French doors to the rear garden
- Well-equipped Kitchen / Diner with French doors to the rear garden
- Downstairs Cloakroom & upstairs Bathroom
- Generous, fully enclosed rear garden with patios, decking & shed
- Driveway parking with electric vehicle charging point
- Ideal for first time buyers or those looking to move affordably



Westward Ho! is a village, lying north of Bideford and west of Appledore. There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach. Originally called Bideford Quay, it was named Westward Ho! after Charles Kingsley's book of the same name. Nowadays, it's a bold mix of the old and the modern. It's a popular spot with families that return year on year. Surfers and horse riders love the long sandy beach.

Local amenities include newsagents, mini supermarkets, take-aways and a post office. There's also a primary school, health and dental centre and a number of churches in the area. Northam also has a decent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Bideford and Abbotsham on your doorstep with their cornucopia of restaurants and pubs.

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Situated on the ever-popular Deer Park estate in Westward Ho!, this beautifully presented three Bedroom semi-detached home offers a rare opportunity to acquire a 40% share, making it an ideal first time buy or an affordable step up the property ladder.

The property enjoys a peaceful location with driveway parking to the side and the added benefit of an EV charger. One of the standout features is the generous rear garden, fully enclosed and thoughtfully landscaped with a mix of level lawn, low-maintenance gravel pathways, established bedding areas and not one but two patio seating areas along with a decked space - perfect for alfresco dining, relaxing or letting children play in safety. A high quality garden shed is also included, and there is gated access leading out to the driveway.

Inside, the spacious Living Room features French doors opening onto the garden, while the well-equipped Kitchen / Diner is ideal for family living and entertaining, with a built-in oven and hob, an integrated dishwasher and space for a fridge, freezer and washing machine. This room also has French doors to the garden and houses the gas fired combination boiler in a convenient cabinet. A handy Cloakroom completes the ground floor.

Upstairs you'll find three Bedrooms (including a Main Bedroom with its own En-suite). The remaining two Bedrooms are served by a modern Family Bathroom. The freestanding wardrobes in Bedrooms 1 and 2 are included in the sale.

With early interest expected, we highly recommend arranging a viewing without delay.

Important Information

The full value of the property is £275,000. The share for sale is 40% and the share value is £110,000. The remaining share (60%) will be retained by Heylo. There are staircasing rights to increase the percentage of ownership up to a potential maximum of 100%. Length of lease - 125 years from and including 3rd June 2019. Rent (PCM) - £511.29. Service Charge (PCM) - £16.25. Total = £527.54.

Eligibility

• Buyers must be at least 18 years old • Buyers must have a total household income under £80,000 (£90,000 in London) • Buyers must meet the Homes England affordability and sustainability assessments (see the Homes England calculator guidance for further information) • Buyers are expected to use any savings and assets towards the purchase of their home. This may mean selling assets such as bonds, shares, land and any other financial investments • Buyers in receipt of benefits are eligible for shared ownership provided they meet the Homes England affordability assessment • Self-employed buyers must be able to provide 2-years evidence of their income • Buyers must purchase the maximum share they can reasonably afford within the parameters of the Homes England calculator • Household minimum income must be above £12,000 • Buyers must have good credit history and must not have the following (for more information on acceptable credit for Home Reach please refer to the credit policy): A mortgage or rent arrears, Other bad debts, County Court Judgements • Buyers must have a minimum 5% deposit towards the share they are purchasing • Buyers may retain a portion of their savings to cover the costs of purchase and moving home (typically up to £5,000). This may include: Legal fees, Stamp Duty Land Tax where applicable, Mortgage application fees, Valuation fees and any associated moving costs.

Council Tax Band

C - Torridge District Council

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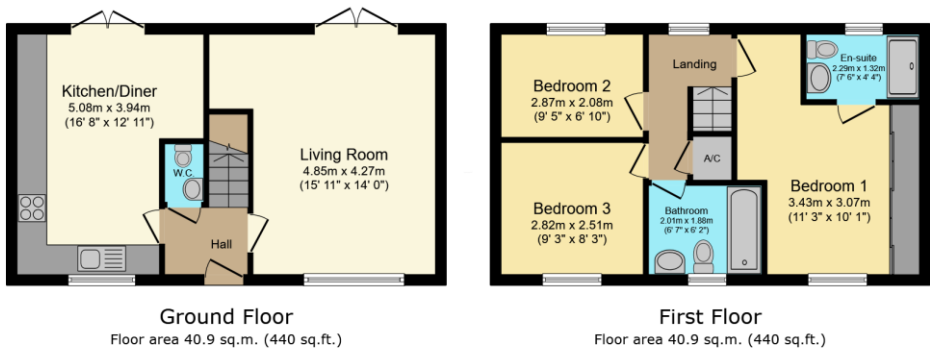
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Have a property to sell or let?

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.



Directions

From Bideford Quay proceed towards Northam passing Morrisons Supermarket on your right hand side. Upon reaching the Heywood Road roundabout, turn left onto the A39. Take the first right hand turning signposted Westward Ho! Continue along this road for approximately 0.5 miles taking the left hand turning into Taylor Crescent. Follow the road around until you reach the turning into Graham Way. Number 3 will be identifiable with a numberplate.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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