



Bond
Oxborough
Phillips

Changing Lifestyles

53 Union Close
Bideford
Devon
EX39 3FE

Asking Price: £75,000 Leasehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

53 Union Close, Bideford, Devon, EX39 3FE

A SPACIOUS GROUND FLOOR SHARED OWNERSHIP APARTMENT (50%)

- 2 Bedrooms

- Wonderfully generous internal space
 - Comfortably sized Bathroom
- Open-plan living space with French doors opening to the private rear garden & adjoining Kitchen
- Large, south-westerly-facing garden that offers a wonderful sense of privacy
- This is a great opportunity for those looking to get onto the property ladder



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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This superb opportunity allows you to acquire a 50% share in a spacious ground floor apartment occupying a prime corner position within the building. Its quirky layout not only adds charm but also creates a wonderfully generous internal space, ideal for those seeking room to spread out.

The flat is accessed via its own private entrance which opens into a welcoming Entrance Hall with 2 handy built-in storage cupboards. The accommodation includes 2 well-proportioned Bedrooms, both with sash windows and wardrobe space, including a mirror-fronted free-standing wardrobe in bedroom one which is included in the sale. The Bathroom is comfortably sized and fitted with a bath with an electric shower over, a WC, a pedestal wash hand basin and a large vanity mirror.

The real highlight is the open-plan living space that adjoins the well-equipped Kitchen, offering ample room for both relaxing and dining, with French doors opening directly onto the private rear garden. The Kitchen features a built-in double oven, gas hob, extractor, integrated washing machine and space for a fridge and freezer.

Outside, the flat enjoys a large, south-westerly-facing garden that wraps around the property and offers a wonderful sense of privacy. With 2 patio areas, low-maintenance stone chippings and raised flower beds, this outdoor space is perfect for entertaining or simply enjoying the sun throughout the day.

This is a great opportunity for those looking to get onto the property ladder.

Important information

The full value of the property is £150,000. The share for sale is 50% and the share value is £75,000. The remaining share (50%) 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 11 January 2008 less one day (181 unexpired years remaining as at date of initial issue). Rent (PCM) - £240.98. Service Charge - £171.04. Total = £412.02. 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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Floor Plan
Floor area 68.5 sq.m. (737 sq.ft.)

Total floor area: 68.5 sq.m. (737 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](#)



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 53 will be situated on your left hand side.

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		
81-91	B	81 B	81 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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