



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

52 Pridham Place  
Bideford  
Devon  
EX39 3GA

**Asking Price: £86,000 Freehold**



*Changing Lifestyles*

01237 479 999

[bideford@bopproperty.com](mailto:bideford@bopproperty.com)

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- AN IMMACULATE MID-TERRACE SHARED OWNERSHIP HOME (40%)
  - 3 Bedrooms
- Convenient downstairs Cloakroom & upstairs Bathroom
  - Modern fitted Kitchen
- Generous Lounge/Dining Room with French doors opening onto the south-facing rear garden
  - 2 allocated parking spaces
  - Stylish décor throughout
- An ideal purchase for first time buyers, young families or anyone seeking a low-maintenance home in a sought after location



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52 Pridham Place presents a fantastic opportunity to purchase a 40% share of a beautifully maintained 3 Bedroom mid-terrace home within this popular modern development on the edge of Bideford. With an equity share priced at £86,000, this represents an accessible route onto the property ladder while still enjoying all the benefits of a spacious, modern home. The property comes with 2 allocated parking spaces, a sunny rear garden and stylish décor throughout, making it ideal for first time buyers, young families or anyone seeking a low-maintenance home close to excellent local amenities.

Stepping inside, a welcoming Entrance Hallway leads to the principal ground floor rooms, including a convenient downstairs Cloakroom. Overlooking the front of the home, the modern fitted Kitchen provides a contemporary and practical space with an integrated fridge/freezer, an electric oven and hob, plus further room for freestanding appliances such as a washing machine and dishwasher. To the rear, the generous Lounge/Dining Room offers a bright and comfortable living area with ample room for both seating and dining furniture. French doors open directly onto the south-facing rear garden, creating a lovely connection to the outdoors and an ideal spot for relaxing or entertaining. A useful understairs storage cupboard completes the ground floor.

Upstairs, the home enjoys 3 Bedrooms (2 well-sized doubles and a single bedroom suitable for guests, children or use as a home office). The Bathroom features a clean white suite with bath and overhead shower, WC and wash basin. The landing provides additional storage via a built-in cupboard.

Outside, the south-facing rear garden offers both a patio and a lawned area, providing an easy-to-maintain and sunny outdoor space. Two allocated parking spaces are positioned conveniently close to the property.

With double glazing, gas central heating and attractive presentation throughout, 52 Pridham Place is ready to move straight into. Well-located for access to Bideford, Northam, local schooling and commuter links, it offers excellent value in a sought-after residential area.

#### Shared Ownership Notes

To be eligible for Shared Ownership, you have to be:

- Over the age of 18
- Not currently own your property

AND

- Not earn more than £80000 (Total Household Income)
- Meet the S106 Local Connection requirements (Where applicable)
- You can apply online on the Westward Housing website as well and register your interest in any properties that you are interested in.

**S106 Local Connection Req.** - Please note there is a S106 local connection requirement on this property:

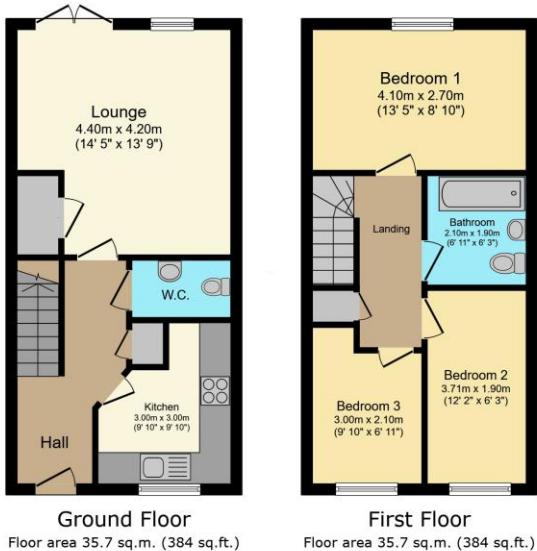
Having a local connection in this instance is defined as applicants who have a local connection to Torridge and must meet one or more of the below criteria:

1. Have lived there for 6 out of the past 12 months or 3 out of the past 5 years
2. Have permanent full/part time employment for at least the past 6 months
3. Have an immediate family member (Mother, Father, Brother, Sister, Son or Daughter) of the main applicants living there for a continuous period of 5 years prior to advert

#### Council Tax Band

B - Torridge District Council



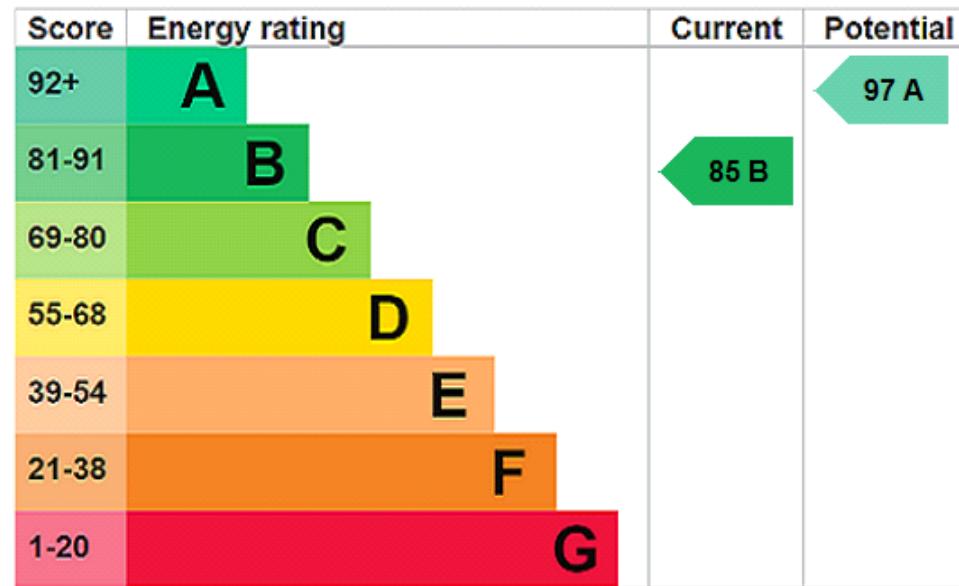


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



## 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 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. Continue on this road and up the hill until you see the turning for Pynes Lane on your right hand side. Upon entering Pynes Lane, take the first left hand turning into Grenville Estate Crescent. Follow on this road and turn left onto Stucley Road. Take the next turning left again into Pridham Place, then immediately right. Number 52 will be marked clearly 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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