



Bond
Oxborough
Phillips

Changing Lifestyles

3 York Rise
Bideford
Devon
EX39 3TN

Asking Price: £90,000 Leasehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

3 York Rise, Bideford, Devon, EX39 3TN

A CHARMING END-TERRACE SHARED OWNERSHIP HOME (40%)



- 2 Bedrooms

- Ground floor Cloakroom & First Floor Bathroom
 - Practical & sociable Kitchen / Diner
 - Lounge with French doors opening directly onto the rear garden
- Rear garden enjoying a good degree of privacy & views across the surrounding area
 - Allocated parking space
- Gas central heating & UPVC double glazing
- This is a fantastic opportunity to secure a delightful home in a desirable location



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An excellent opportunity to acquire a 40% shared ownership of this charming 2 Bedroom end-terrace home, quietly positioned within a tucked-away and leafy corner of this Bideford development. Enjoying a slightly elevated position, the property benefits from far-reaching views to the rear and a wonderfully private, "cottage-style" feel.

The accommodation is well-presented and thoughtfully arranged, ideal for first time buyers looking to step onto the property ladder. Upon entering, a welcoming Hallway provides access to a convenient ground floor Cloakroom and leads through to the Kitchen / Diner. This space is both practical and sociable, offering a range of fitted units, ample work surface space and room for dining.

To the rear of the property, the Lounge is a particularly appealing feature, enjoying a pleasant outlook over the garden and beyond. French doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless indoor-outdoor connection.

To the First Floor are 2 Bedrooms, both well-proportioned, with the principal bedroom offering generous dimensions. The second bedroom would serve equally well as a guest room, nursery or home office. These are served by a Bathroom fitted with a 3-piece suite.

Externally, the property benefits from both front and rear gardens. The rear garden is a real highlight, enjoying a good degree of privacy along with elevated views across the surrounding area, creating a peaceful and relaxing outdoor space. To the front, the garden enhances the property's kerb appeal, while an allocated parking space provides convenient parking.

Further benefits include mains gas central heating and UPVC double glazing throughout.

Available on a 40% shared ownership basis with Westward Housing, this is a fantastic opportunity to secure a delightful home in a desirable location, combining affordability with lifestyle appeal.

Council Tax Band

B - Torridge District Council

Agents Notes

Full Market Value: £225,000 (Two Hundred and Twenty-Five Thousand Pounds)

Share being sold: 40%

Share Value: £90,000 (Ninety Thousand Pounds)

Monthly Rent: £321.58

Monthly Service Charge: £15.00

Monthly Buildings Insurance: £8.74

Eligibility

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

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

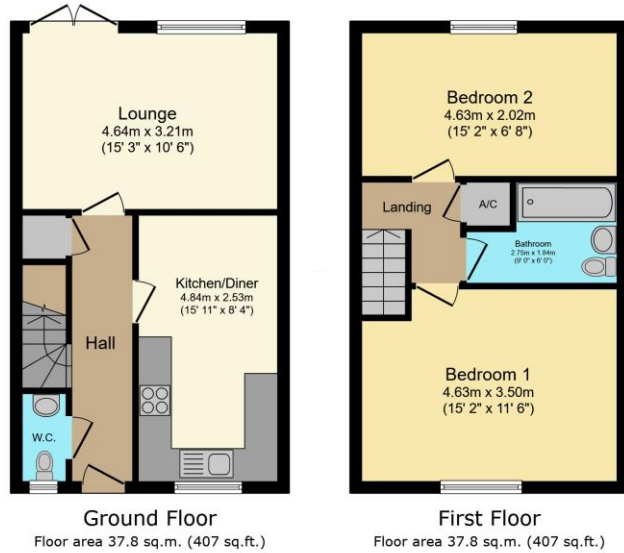
AND

- Not earn more than £80000 (Total Household Income)
- Meet the S106 Local Connection requirements

You can apply online on the Westward Housing website as well and register your interest in any properties that you are interested in.

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Total floor area: 75.6 sq.m. (814 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



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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		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed up Bridgeland Street passing our Office on your right hand side and bear right at the top onto North Road. Continue to the end of North Road and, at the junction, continue straight across into Lime Grove. Drive to the end and follow the road as it bears to your left onto Belvoir Road. Half way up the hill, turn left into York Rise following the road around to the left to where you will find the property on at the back left corner of the development.

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.