



Bond
Oxborough
Phillips

Changing Lifestyles

11 Moreton Court
Birdwood Crescent
Bideford
Devon
EX39 3FP

Asking Price: £145,000 Leasehold
75% Shared Ownership



Changing Lifestyles

01237 479 999
bideford@boproperty.com

11 Moreton Court, Birdwood Crescent, Bideford, Devon, EX39 3FP

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- A SHARED OWNERSHIP GROUND FLOOR APARTMENT
 - 2 Bedrooms
- 15' (4.57m) Lounge / Dining Room with patio doors to the communal gardens
- Modern fitted Kitchen, Wet Room & Cloakroom
- Secure intercom telephone entry system & emergency pull-cord alarm system
- 75% shared ownership in conjunction with Sanctuary Housing
 - Designed for the over 55` s
 - Residents lounge & activities room
 - Communal gardens
 - On-site hair salon & restaurant



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 modern 2 Bedroom Ground Floor apartment available on a 75% shared ownership basis in conjunction with Sanctuary Housing, designed for the over 55`s with a range of on-site services and facilities.

Moreton Court is a modern retirement development catering for the over 55`s. Designed to encourage maximum independence with care and support on site, complete with facilities including a resident's lounge, activities room and communal gardens together with an on-site hair salon and restaurant open to both residents and the public. The complex is staffed 24 hours a day whilst each apartment is equipped with a secure intercom telephone entry system together with an emergency pull-cord alarm system.

Number 11 is a spacious 2 Bedroom apartment offering comfortable accommodation complete with a 15' (4.57m) Lounge / Dining Room with patio doors to the communal gardens, a modern fitted Kitchen, Wet Room and Cloakroom whilst having the benefit of electric under-floor heating and a fresh air ventilation system.

Agents Note

The property is part of an Extra Care Scheme for the Elderly whereby properties are sold at no more than 75% of the open market value.

Lease Details

75% shared ownership with Sanctuary Housing (no rent is payable on the remaining 25% share).

The balance of a 99-year Lease remains which commenced February 2015.

Monthly Service Charge and Peace of Mind Charge for 2024 / 25 - £733.52 which covers the 24-hour telecare system, staffing and daily welfare checks and contributes towards the buildings insurance, maintenance and the water and heating costs.

Eligibility

Whether you currently have a care need or are simply planning for the future, if you are 55 or over and reside in, or have a family connection to the local area and do not own additional property, you will be eligible for an apartment.

The property is available only to purchasers assessed and approved by Sanctuary Housing who meet the residency criteria. The assessment involves completing an application form and having an informal interview.

The minimum age for this scheme is 55 years. Sanctuary Housing require proof of age for any prospective purchasers. Please also note that the purchaser cannot own another property. If they do, this must be sold prior or simultaneously with the purchase of this property.

Services

Mains electricity, water and drainage
Electric underfloor heating

Council Tax Band

C - Torridge District Council



Floor Plan
Floor area 67.4 m² (725 sq.ft.)

TOTAL: 67.4 m² (725 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.io

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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 High Street to the junction at the very top. At the junction, turn left and take the right hand turning onto Abbotsham Road. Follow this road past Bideford College on your left hand side. The road then dips and rises, take the next left hand turning just before the traffic lights into Birdwood Crescent. Moreton Court will be found on your right hand side with parking available.

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.