



A 2 bedroom 1st floor apartment for sale with 50% shared ownership. The property offers spacious accommodation throughout and comes with the advantage of an allocated parking space. EPC TBA



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39 Fulford Close, Bideford, Devon, EX39 4DX  
| £77,500

Situated in this popular residential development within short driving distance of everyday amenities, this First Floor 2 Bedroom purpose-built apartment offers light and airy accommodation and is being offered on the open market with 50% shared ownership.

Bideford is a Market Town and Port located on the banks of the River Torridge which houses a good selection of amenities. Within easy reach is the coastal Village of Westward Ho! famed for its long sandy beach and pebble ridge and also the coastal Village of Instow again with a popular sandy beach and local facilities. Barnstaple, North Devon's regional centre housing the area's main shopping business and commercial venues is approximately 20 minutes driving distance away, where access is available to the A361 (North Devon Link Road) leading through to Junction 27 of the M5 Motorway at Tiverton.

**Directions To Find:** From The Quay proceed in a westerly direction to a mini roundabout where you turn left over the Old Bideford Bridge and upon reaching a further mini roundabout proceed straight across onto Torrington Lane. Follow this road up the hill and at the roundabout at the top take the second exit onto Gammaton Road and follow this road around to your left after which you turn left into Fulford Close, bear around to the left and the flats will be seen a short way along on the left hand side.

The accommodation comprises: (All measurements are approximate)

**Communal Entrance Hall:** Entrance from the front of the building opens into a communal entrance hall with stairs leading to all apartments.

**Apartment Hallway:** Hallway with fitted carpet with doors leading to all rooms.

**Living Room: 16' 2" x 10' 0" (4.92m x 3.05m)** Spacious living room with a large window overlooking the front of the property. The room then opens into:

**Kitchen: 10' 8" x 8' 3" (3.25m x 2.51m)** A good size kitchen with a range of grey fitted units at both base and eye level with space for a fridge/freezer, plumbing for a washing machine together with space for a single oven. There is space for a dining room table.

**Bedroom 1: 9' 8" x 9' 1" (2.94m x 2.77m)** Located at the rear of the property.

**Bedroom 2: 13' 4" x 9' 0" (4.06m x 2.74m)** Located at the rear of the property with a useful storage cupboard and another cupboard housing the gas fired boiler.

**Bathroom: 5' 11" x 5' 7" (1.80m x 1.70m)** A 3 piece bathroom suite comprising of a Low Level WC, Wash Basin and Panel Bath with shower over.

**Outside:** To the rear of the property is a communal garden. Opposite the property is an allocated parking space.

**Shared Ownership:** The 100% value of the property is £155,000 with the property coming to the market with 50% share - £77,500. The remaining share is owned by LiveWest and there is a monthly rent of £165.36 payable to Livewest for this share

There is a monthly cost of £72.63 for the Service Charge and a monthly cost of £12.60 for the Building Insurance. Total month charges including the rent is £250.59.

Any interested purchasers must be assessed for affordability by Livewest and eligibility by Help to Buy.

**Tenure:** The remainder of a 99 year lease that was issued on 1st January 2006. 81 Years currently remaining.

**Local Connection:** This property has a Local Connection Criteria that only enables buyers to be from the Parish of Bideford and by the following ways.

- Living for a continuous period of five years immediately prior to being offered the Affordable Dwelling; or
- Living for a continuous period of five years within the last ten years prior to being offered the Affordable Dwelling; or
- One or both parents or guardians have lived in the parish for a minimum of ten years prior to being offered the Affordable dwelling; or
- Working for a continuous period of five years immediately prior to being offered the Affordable Dwelling: or
- Working for a continuous period of five years immediately prior to being offered the Affordable Dwelling: or
- A key worker under a scheme approved by the Council.

This information has been taken from the Section 106 Agreement which is a planning condition.

**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
- 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.