



**11 Aspen Grove, Barnstaple, EX31 3FB**

**£107,500**

50% Shared Ownership – An excellent opportunity for first-time buyers to take their first step onto the property ladder, offering modern accommodation, driveway parking and attractive surroundings (eligibility criteria applies).

## Description

11 Aspen Grove presents an excellent opportunity to step onto the property ladder through a 50% shared ownership purchase, offering an affordable route into home ownership without compromising on space, style or location. Beautifully presented throughout and enjoying an attractive outlook towards neighbouring woodland, this modern home combines practicality with a bright and spacious feel.

The gas centrally heated accommodation is arranged over two floors and briefly comprises an entrance hall, useful cloakroom/WC, a contemporary fitted kitchen with modern units, workspace with further space for table and chairs, and a spacious and cosy lounge creating an ideal space for everyday living and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room and creating a seamless connection between inside and outside living.

To the first floor are three well-proportioned double bedrooms together with a stylish modern family bathroom. The upstairs accommodation benefits from generous ceiling heights and large windows which enhance the feeling of space and help maximise natural light throughout.

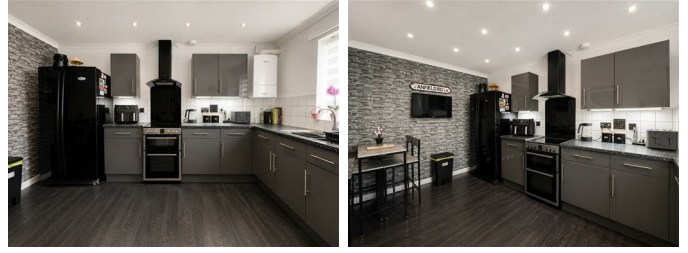
Externally, the property enjoys the added benefit of a private driveway providing off-road parking. To the rear is an enclosed garden designed with ease of maintenance in mind, offering an attractive outdoor space finished with paving, enclosed fencing and a garden shed included within the sale. Rear gated access provides additional convenience.

A fantastic opportunity for first-time buyers or those looking for a more affordable route into ownership, this well-presented shared ownership home offers modern accommodation, private parking and an excellent first step onto the property ladder.

## Lounge 15'11" x 13'7" (4.86 x 4.16)



## Kitchen 13'8" x 9'1" (4.17 x 2.77)



## WC

## Bedroom 1 14'6" x 8'10" (4.44 x 2.70)



## Bedroom 2 8'10" x 12'11" (2.70 x 3.94)



### Bedroom 3 10'7" x 6'8" (3.23 x 2.05)



### Bathroom 9'4" x 6'7" (2.85 x 2.03)



### Garden



### Information

Tenure: Leasehold  
Shared Ownership: 50% Share  
Rent Amount: £325.49 per month (as of May 2026)  
Service Charge (including Buildings Insurance): £33.91 per month  
Heating: Gas Central Heating  
Windows: UPVC Double Glazed throughout  
EPC Rating: TBC  
Council Tax: C  
Nearest Schools - Fremington Primary and Nursery - 0.21 miles  
Nearest Bus Stop - 0.3 miles Beechfield Road  
Nearest Pub - 0.44 miles to The New Inn & The Fox  
Seller's position - Searching and looking to buy onwards out of area

### Buyer Criteria

A gross household income less than £80,000 per year  
A memorandum of sale to show they have sold their property, if applicable  
Confirmed that they cannot afford to buy a suitable property on the open market  
Evidence of a sufficient deposit and funds available to pay the associated costs  
Evidence of meeting the local connection

### Local Connection Criteria:

You are required to have had a minimum period of residence of five years in the parish (Fremington), adjoining parish, e.g Instow, Tawstock, Horwood, Lovacott and Newton Tracey, or the administrative area of North Devon District Council.

or

Equally, if you have been employed in the parish, adjoining parishes or the district, as the case may be, for a continuous period of at least five years.

or

Currently employed in the parish, adjoining parish or district in an agricultural-related activity, the emergency services, professional healthcare or as a social worker or as a qualified primary or secondary school teacher.

or

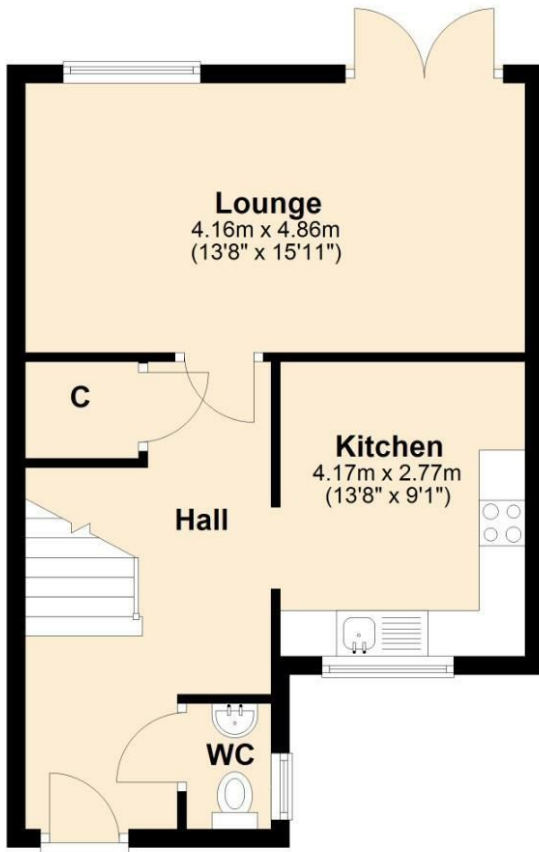
Strong, established and continuous links with the parish, adjoining parishes or the district, by reason of birth, or family and in addition still having a parent or guardian living there, despite the person having moved away from the parish,

### Note

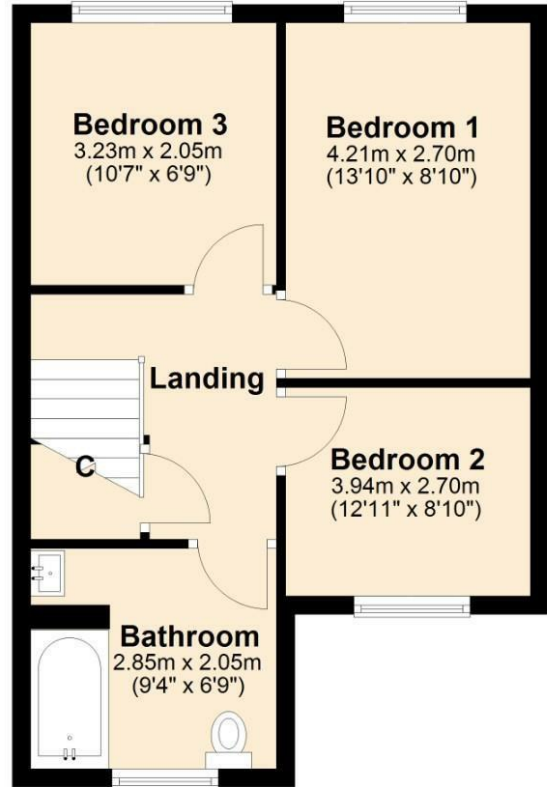
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Certain photographs have been edited to improve image quality and presentation.

# Floor Plan

## Ground Floor



## First Floor



## 11 Aspen Grove, Fremington

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.