PS&D

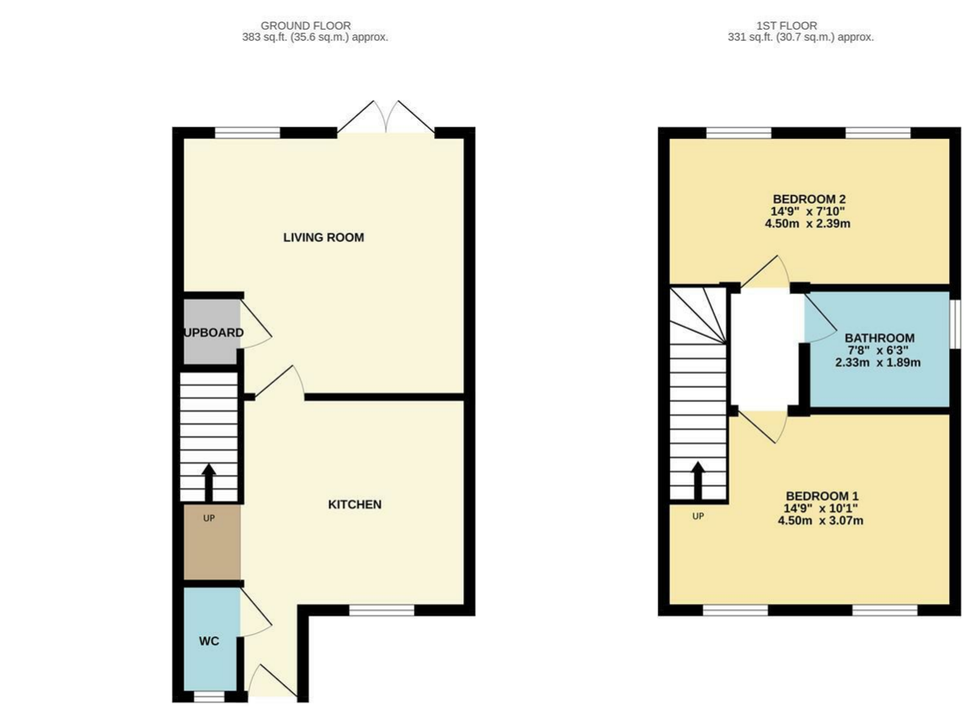
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Directions

From Bideford Quay Front, proceed in a southerly direction out of the town as though heading towards Torrington. At Landcross, just before the former chapel, turn right, signposted Buckland Brewer and Parkham. Follow the directional arrows to Parkham and, upon entering the village, turn left at the T-junction. Continue through the village, passing the garage and public house on the left and the village hall on the right. Shortly thereafter, turn right into Stanley Court, follow the road around to the right, where number 10 will be found and is easily identifiable.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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A Modern Village House

10 Stanley Court, Parkham, Bideford, EX39 5FA

40% Shared ownership

£90,000

- Modern End Terraced House
- Double Glazing
- Designated Parking
- Shared Ownership (40%)
- Central Heating
- Well Presented
- 2 Bedrooms
- Gardens to Front Side and Rear
- No Onward Sales Chain





10 Stanley Court is a modern end-terraced, two-storey house constructed circa 2021 by highly reputed local builders, Pearce Construction. The property benefits from the balance of an NHBC warranty and boasts double glazing and central heating by means of an air-source heat pump. Available to the market with no onward chain, the house is offered on a shared ownership basis, further details of which are contained within these property particulars. Phillips Smith & Dunn are delighted to be instructed as selling agents and consider this property to be ideally suited to first-time buyers. An early internal inspection is advised to avoid disappointment.

Briefly, the accommodation comprises an entrance lobby with a ground-floor WC and a staircase leading to the first-floor accommodation. This provides access to a spacious kitchen with ample storage and appliance space (the electric cooker is included in the sale), beyond which is a generously sized living room featuring a useful understairs cupboard and doors leading out to the rear garden. To the first floor are two double bedrooms and a well-appointed bathroom. The rear bedroom enjoys views over adjoining fields. The landing provides access to a boarded loft space, offering excellent additional storage.

To the front of the property is a lawned garden area, along with designated parking for two vehicles. To the side is a wooden pedestrian gate leading to a further generously sized, enclosed garden area featuring a paved patio, lawn, and an external tap. The property adjoins open fields and the village amenity area.

AGENTS NOTE – The property is offered for sale on a shared ownership basis, with a 40% share currently available at a fixed price of £90,000 through Westward Housing Association. The remaining 60% is rented at a current cost of £423.14 per calendar month, inclusive of service charge and buildings insurance. Potential purchasers must satisfy a local connection requirement in order to be considered for this property. The property is currently leasehold, with the ability to purchase further 10% increments up to 100% ownership, at which point the title would become freehold.

Services
Mains Electric and Water. Private Drainage via a Shared Facility

Council Tax band
B

EPC Rating
B

Tenure
Leasehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797



Parkham is a typical North Devon village offering a good mix of property styles. It boasts a garage, butcher's shop, delightful church, thatched village inn, primary school, and community hall. Within easy reach is the town of Bideford, a working port situated on the banks of the River Torridge, which offers a good selection of amenities. Approximately a 35-minute drive away is Barnstaple, North Devon's regional centre, providing the area's main shopping, business, and commercial facilities. The North Devon coastline, with its excellent range of sandy beaches and rugged cliffs, is just a short drive away.

Room list:

Entrance Lobby

Ground Floor WC

Kitchen
3.53m x 3.25m
(11'6" x 10'7")

Living Room
4.50m x 4.06m
(14'9" x 13'3")

Bedroom 1
4.50m x 2.90m
(14'9" x 9'6")

Bedroom 2
4.52m x 2.36m
(14'10" x 7'9")

Bathroom
2.36m x 1.91m
(7'9" x 6'3")



