



55 Union Close, Bideford, North Devon EX39 3FE
Fixed Price: £48,000



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Get onto the property ladder with a 40% share of this surprisingly spacious 2 bedroom, ground floor apartment. Located in a quiet cul-de-sac and is well presented throughout. It boasts its own entrance, parking and private rear garden.

- MODERN GROUND FLOOR APARTMENT
- 40% SHARED OWNERSHIP
- LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- GARDEN AND OFF ROAD PERMIT PARKING

55 Union Close occupies a convenient and quiet cul-de-sac location within close proximity of Bideford Town Centre and all other everyday amenities. It is particularly well placed for West Croft Primary School. Built in 2008 this home offers spacious accommodation throughout to include a lounge/diner, well equipped Kitchen, 2 bedrooms and a large family Bathroom. The property benefits from uPVC double glazing and gas fired central heating throughout, a low maintenance rear garden and parking.

Situated on the banks of the Torridge Estuary, the active port and market town of Bideford offers a wide range of national and local shopping, banking and recreational facilities together with its historic Pannier Market offering local fresh produce together with local art and craft stalls. Nearby villages include Northam, with the Burrows Country Park offering many attractive walks and stunning vistas, together with Appledore, famous for its pretty winding streets and Quayside overlooking the Estuary across to Instow, and Westward Ho! with its long sandy beaches and championship Golf Course. The Tarka Trail being popular with cyclists and walkers alike. The A39 North Devon Link Road provides access to the regional centre of Barnstaple, approximately 9 miles distant, and beyond to the national motorway network.



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Front door opening into **Reception Hall**: Doors to all rooms and useful airing cupboard with slatted shelves.

Lounge/Diner: A spacious room with an attractive electric feature fire and double doors to the rear garden.

Kitchen: Well equipped with modern beech effect floor and wall cabinets, contrasting worksurfaces, inset 1.5 bowl stainless sink, built-in electric double oven, gas hob with extractor canopy over and stainless steel splashback, integrated washer/dryer and space for a tall fridge/freezer.

Bedroom 1: Double room with window to front elevation and wardrobe recess

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Bathroom: A very spacious room with modern white 3-piece suite comprising panelled bath with electric shower over, low level dual flush WC and pedestal wash hand basin. Extensive wall tiling to dado height.

OUTSIDE: The property is approached by a footpath from the residents' parking area. To the rear the property is a private garden approximately 7.2m x 3.2m laid to patio and chippings for easy maintenance.

PART BUY: The price is for 40% of the property's value, the remainder being owned by Devon & Cornwall Housing. There is a rent to pay to DCH for their remaining 60% share which will be £218.70 per month for 2018. Buyers will be need to be assessed by DCH upon offering the asking price. The property can only be occupied by the owner. Staircasing to 100% Leasehold is available.

TENURE: Leasehold, remaining balance of a 199 year lease from 11/01/2008.

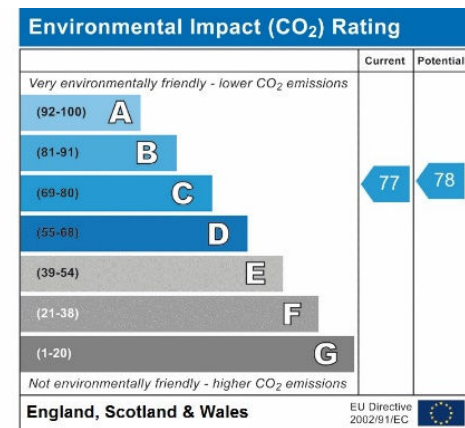
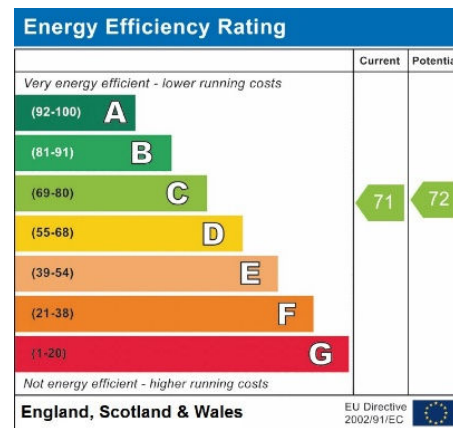
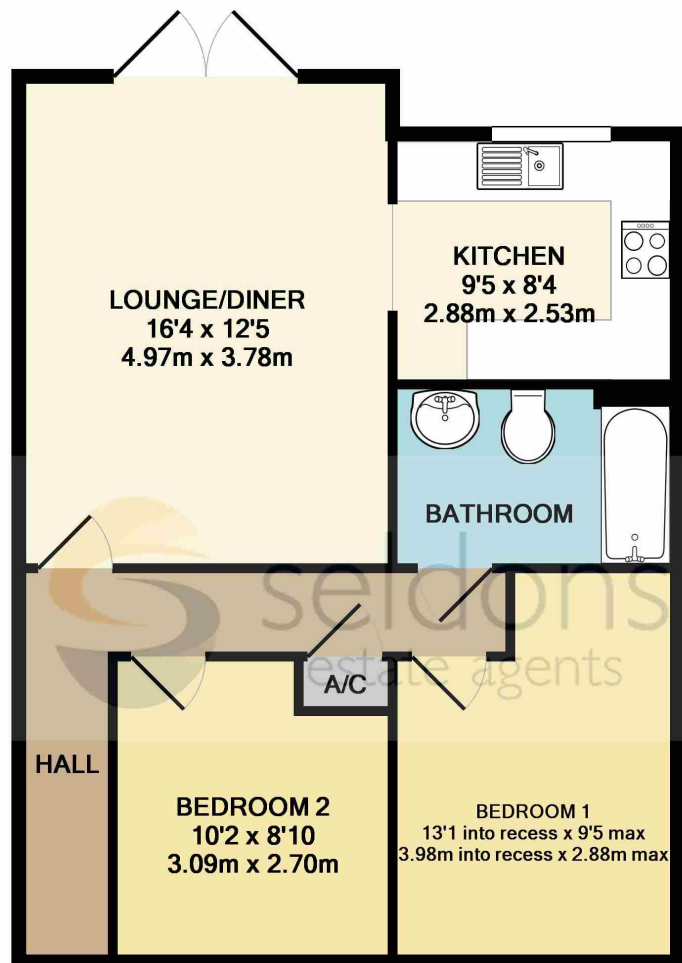
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SERVICES: Mains water, gas, drainage and electricity

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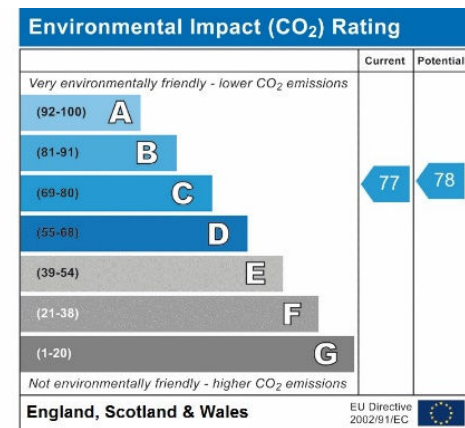
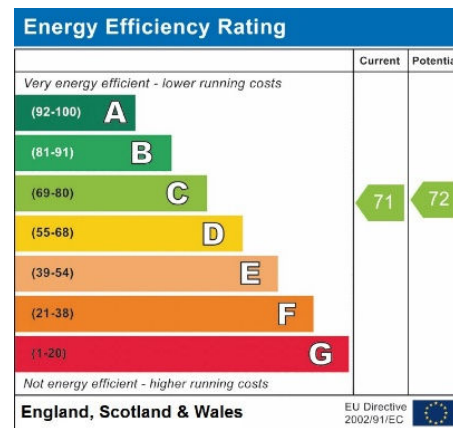
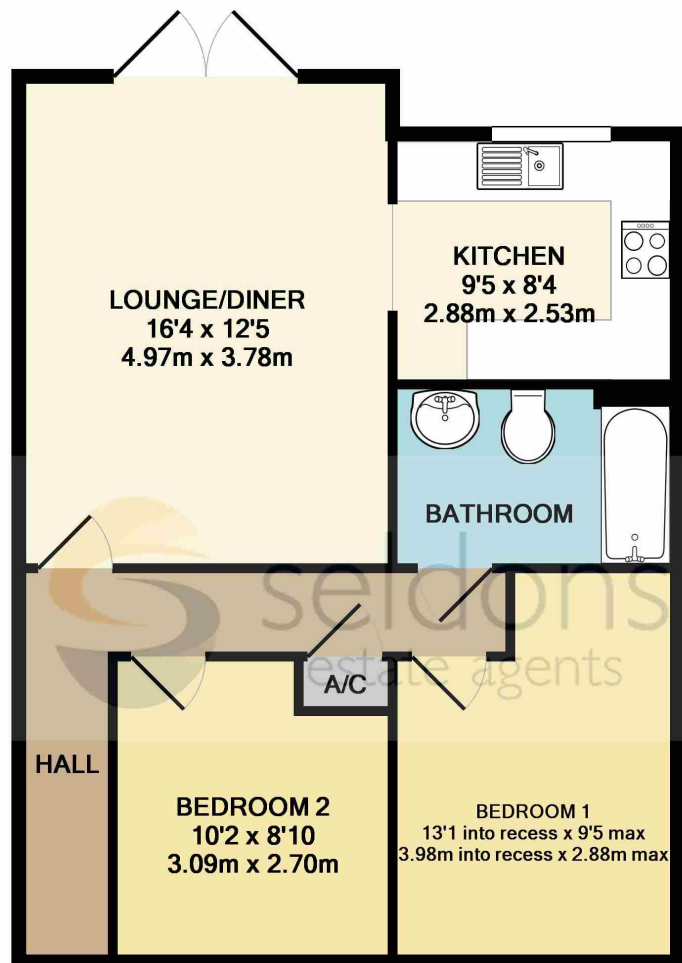
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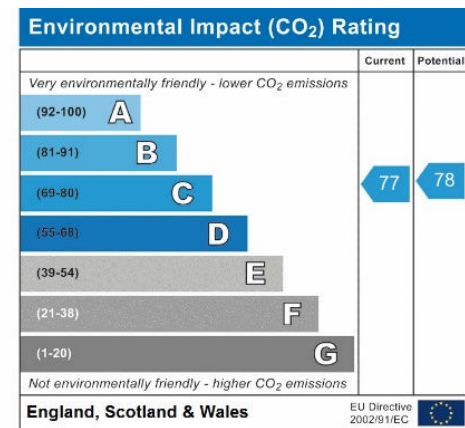
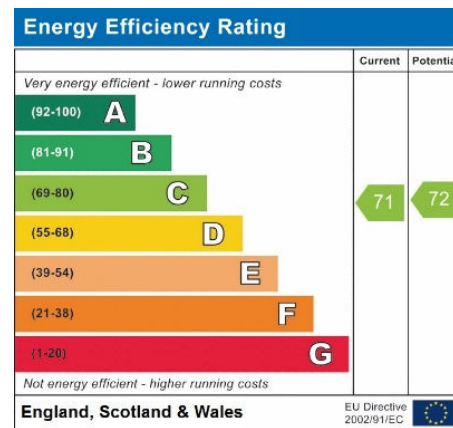
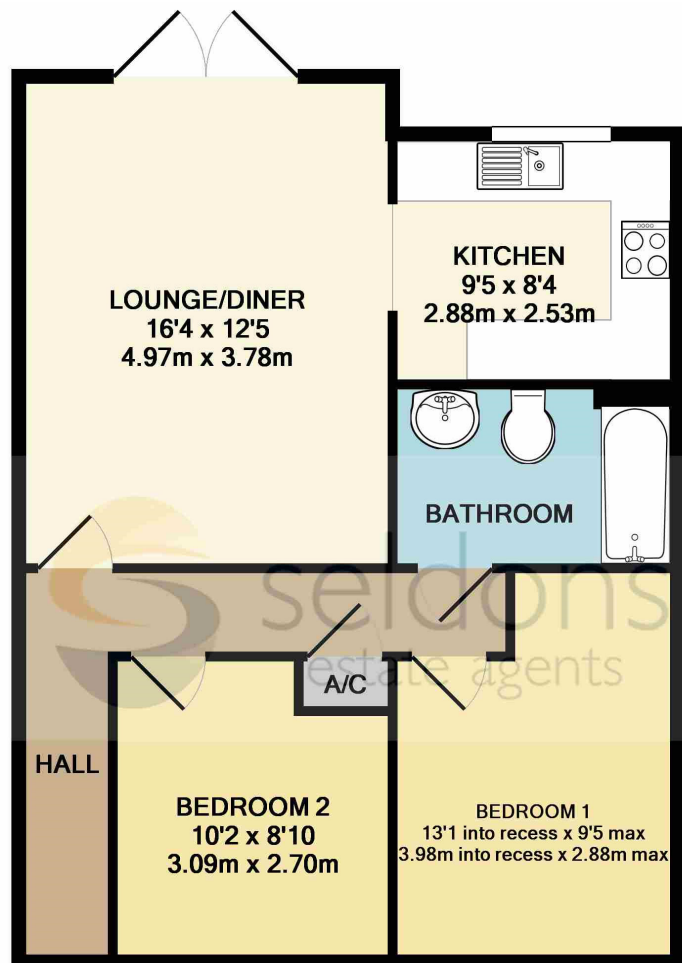
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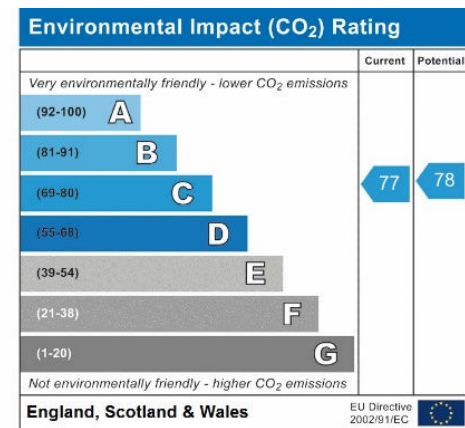
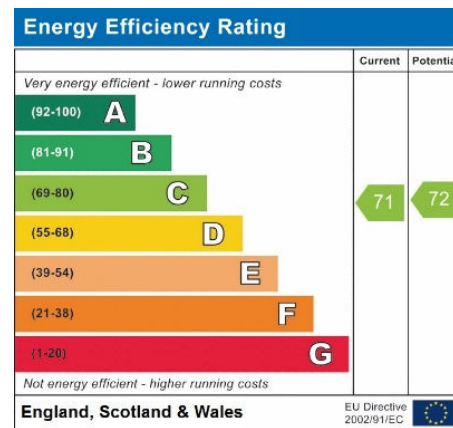
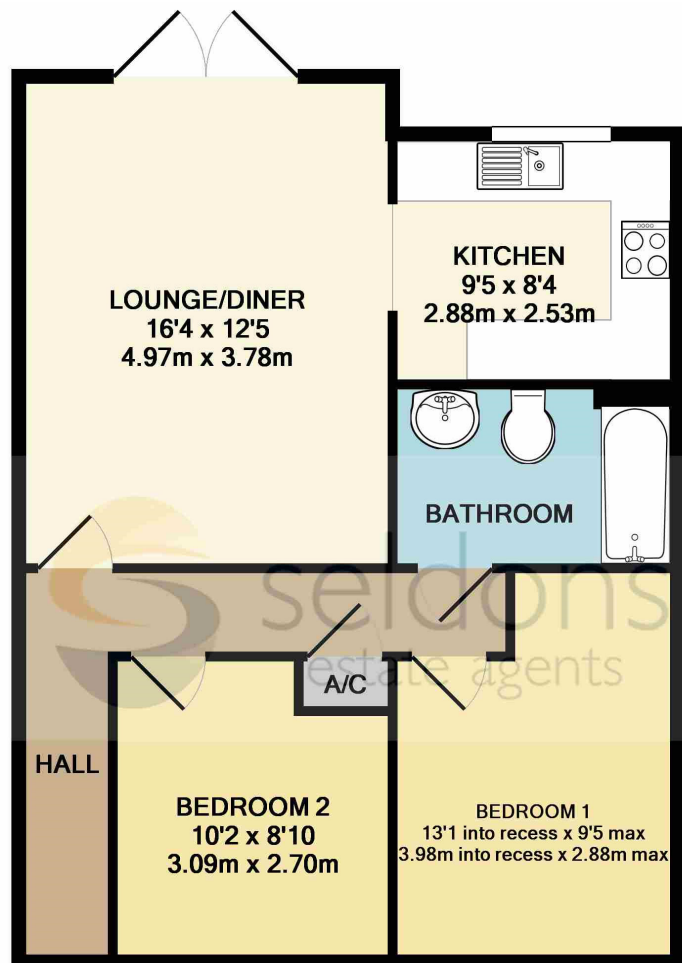
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