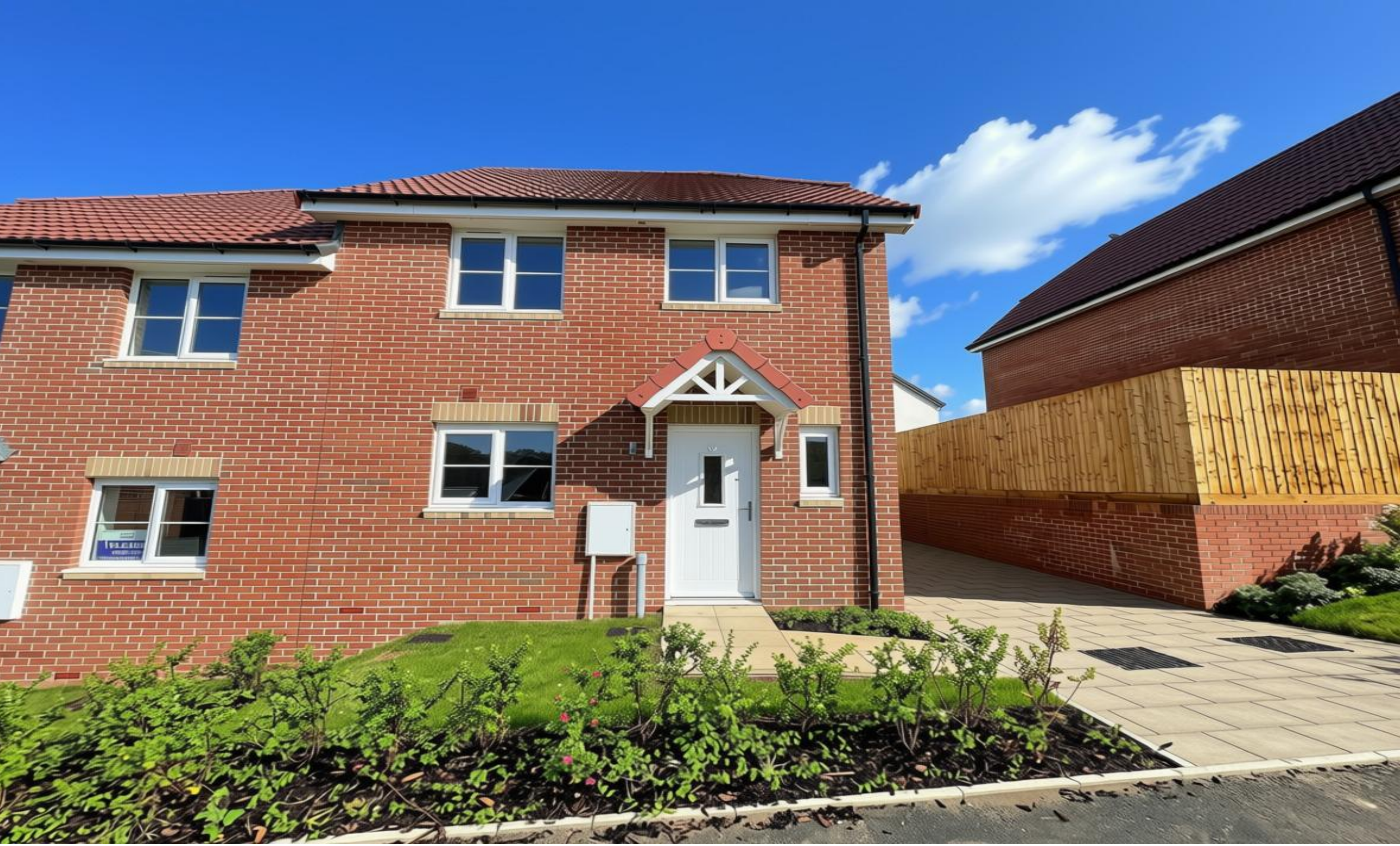

Plot 257, Tithecott Way, Northam, Bideford, EX39 1ZH

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welcome to

Plot 257 Tithecott Way, Northam Bideford

Call today to view this three-bedroom detached house for sale at 40% shared ownership at Bay View. Offering a kitchen/diner, and living room, and upstairs three bedrooms with a bathroom and en-suite. Also parking and a rear garden.

This home is available to purchase at a 40% share for £122,000 with the full market value £305,000.

The Eveleigh is a stunning 3-Bedroom semi-detached family home with a good-sized living room, with French doors leading out to the private rear garden. There is a roomy kitchen/dining area and useful downstairs cloakroom/WC.

Upstairs the Master Bedroom benefits from having an ensuite. There are two further good size Bedrooms and a sumptuous Family Bathroom/WC. Outside you will find a private rear garden and in addition this home has a driveway for 2 vehicles.

Financial Breakdown

Full market value: £305,000
40% share value: £122,000
5% deposit: £6,100
Rent charged on un-owned share: 2.75%
Monthly Rent on un-owned share (60%) £419.38
Estimated monthly service charge £56.93 pcm to include building insurance.

About Bay View

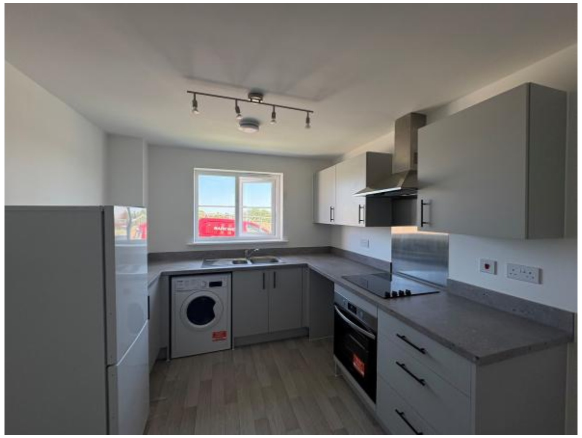
The Bay View new homes development is located on the stunning North Devon coast with, an exciting development of 3 and 4 bedroom homes, ideally suited to couples and families alike.

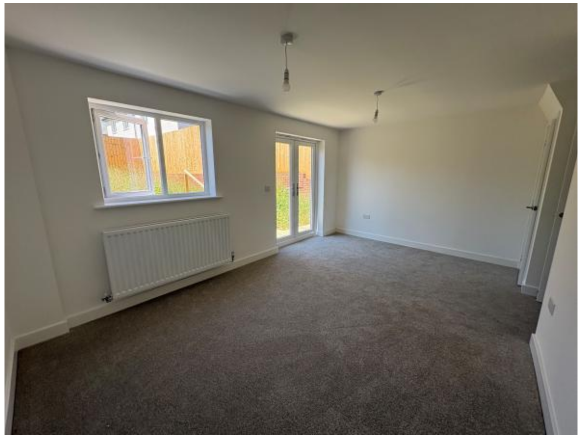
Our new homes in Northam have been thoughtfully designed to complement their surroundings—modern in style yet perfectly in keeping with the area's traditional charm. If you've dreamed of life by the sea, our Bay View development offers a coastal retreat with plenty to enjoy.

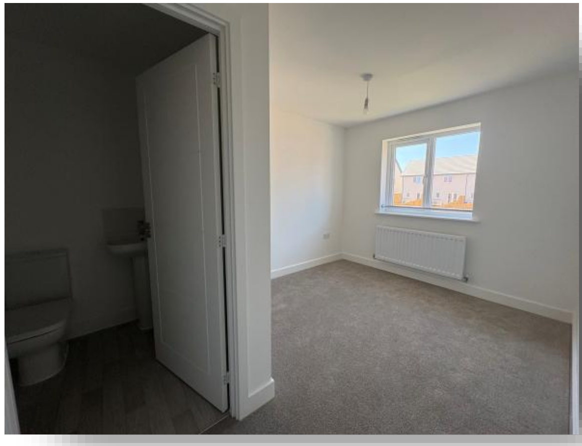
With a choice of homes in varying sizes and layouts there is something for everyone at Bay View.

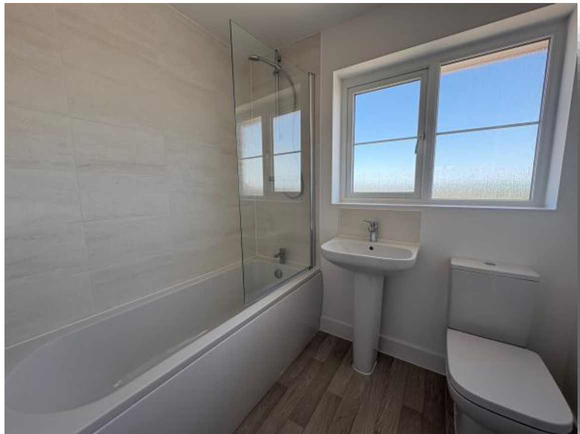
Dimensions

Kitchen/Diner: 15'9" x 9'2"
Lounge: 16'4" x 10'6"
Bedroom One: 9'1" x 8'11"
Bedroom Two: 9'6" x 9'1"
Bedroom Three: 10'6" x 7'0"









What Is Shared Ownership?

The Shared Ownership scheme is a Part Buy, Part Rent way of owning your own home for a smaller upfront payment. With Shared Ownership, you buy a share of your home using a mortgage from a bank or building society and pay a subsidised rent on the share you did not purchase. The combined mortgage and rent is usually less than you'd expect to pay if you bought a similar property outright. When you're ready, you can buy more shares until you staircase to owning 100% of your home.

Qualifying Criteria

Is Shared Ownership right for me?
- As long as you are over 18
- Your total household income is less than £80,000
- And you don't already own a home at the time of buying your shared ownership property, or are Sold Subject To Contract

... then Shared Ownership could be right for you!

How Does Shared Ownership Work

You buy a share in your home that’s right for you. That could be from 25% up to 75% initially. You'll pay a reduced rent to us on the share we own and a monthly service charge.

As your finances allow, you can buy further shares in your home as and when you choose, meaning you'll own more and pay less rent.

Typically, you'll only need a deposit that is 5% of the value of your share, rather than of the total property value, meaning you could get moving sooner than you thought.

Shared Ownership generally costs less than purchasing outright or renting, making it a fantastic option to get onto the housing ladder.

Agents Note

Please note, as a Shared Ownership purchase there are likely to be additional legal fees during the conveyancing process, your solicitor can advise you of these.

Please note flooring and kitchen appliances subject to changes.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Disclaimers

o Deposits start from 5% of your chosen share value, illustrated deposit only and depends on lender and product availability.
o Share percentage advertised is an example. Typically shares up to 75% are available
Please note, images have been used for illustrative purposes only. Specification, layout and finish may be subject to change.

welcome to

Plot 257 Tithecott Way, Northam Bideford

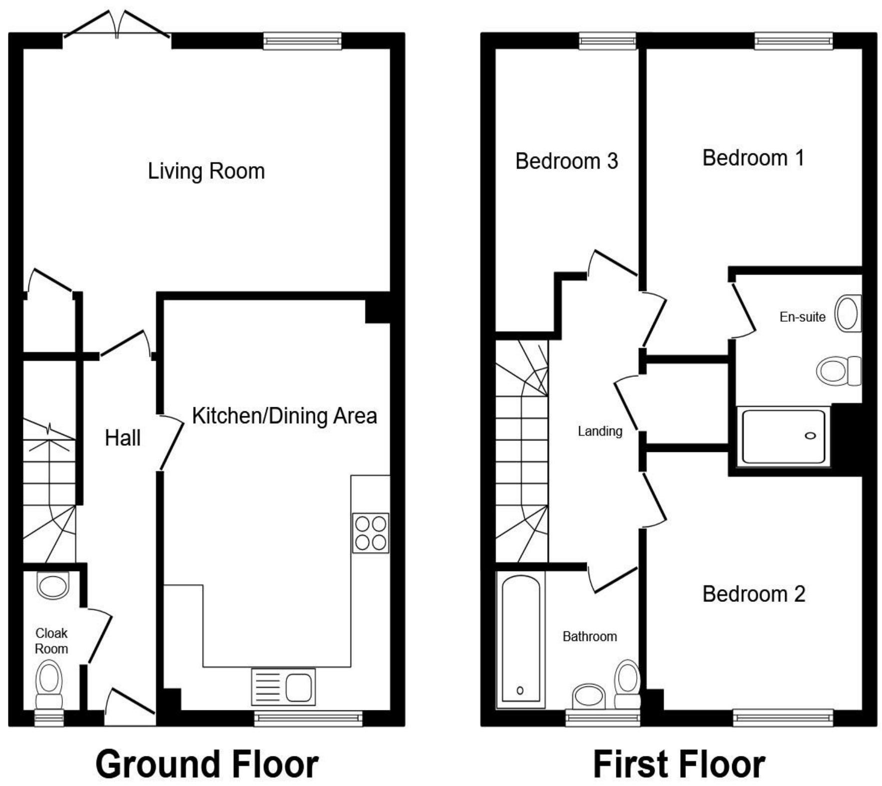
- 40% Share
- Minimum Deposit of £6,100
- Monthly Rent of £419.38
- Air Source Heat Pump
- Driveway Parking for Two Vehicles
- Freestanding Kitchen Appliances
- Flooring Throughout

Tenure: Leasehold
EPC Rating: To be confirmed
Annual Service Charge: £683.16
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 11 Aug 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£122,000



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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view this property online fox-and-sons.co.uk/Property/TVT106351

The Property Ombudsman

Property Ref:
TVT106351 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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