West Hill Crescent, Leytown Drive, Bideford, EX39 3GJ

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welcome to

West Hill Crescent Leytown Drive, Bideford

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

Plot 86 is available to purchase at a 40% share for £138,000 with a 5% deposit of £6,900. (Full market value £345,000).

The Mountford is an attractive double-fronted home offering balanced design in its exteriors and balanced living spaces in its interiors. The ground floor features two substantial living spaces, each of which run the full length of the home. There's a sizeable, dual aspect living room which is bright and airy and a kitchen/dining room which offers all the benefits of open plan, along with a cloakroom and utility room.

On the first floor are three well-proportioned bedrooms. An en suite for bedroom one provides some privacy, and along with a family bathroom, ensures that no-one is short of bathroom space in the morning.
Outside there are 2 off road parking spaces.

With its well thought-out and sociable spaces, the Mountford is the ideal home for 21st century living.

Financial Breakdown

Full market value: £345,000
40% share value: £138,000
5% deposit: £6,900
Rent charged on un-owned share: 2.75%
Monthly Rent on un-owned share (60%) £474.38
Estimated monthly service charges £58.52 pcm to include building insurance.

About The Pastures

Discover contemporary 2, 3, and 4-bedroom homes at The Pastures in the historic port town of Bideford, Devon.

Whether you're buying your first home, moving up the property ladder, or downsizing, these energy-efficient new builds offer a clean, modern design and a relaxed coastal lifestyle. Each home features stylish interiors and is thoughtfully designed for modern family living.

Selected properties include bi-fold doors that extend living space into the garden, while open-plan layouts create a seamless flow and bright, airy spaces. Every brand-new home offers excellent energy efficiency to help lower your bills, plus peace of mind with a 10-year NHBC Buildmark warranty included.

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 household income is less than £80,000
- And you don't already own a home at the time of buying your shared ownership property

... 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.

Dimensions

Kitchen/Diner approx 5.59m x 2.69m
Living Room approx 5.59m x 3.11m
Bedroom One approx 3.35m x 3.12m
Bedroom Two approx 3.14m x 2.74m
Bedroom Three approx 2.76m x 2.76m

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.
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Please note, images have been used for illustrative purposes only. Specification, layout and finish may be subject to change.

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West Hill Crescent Leytown Drive, Bideford

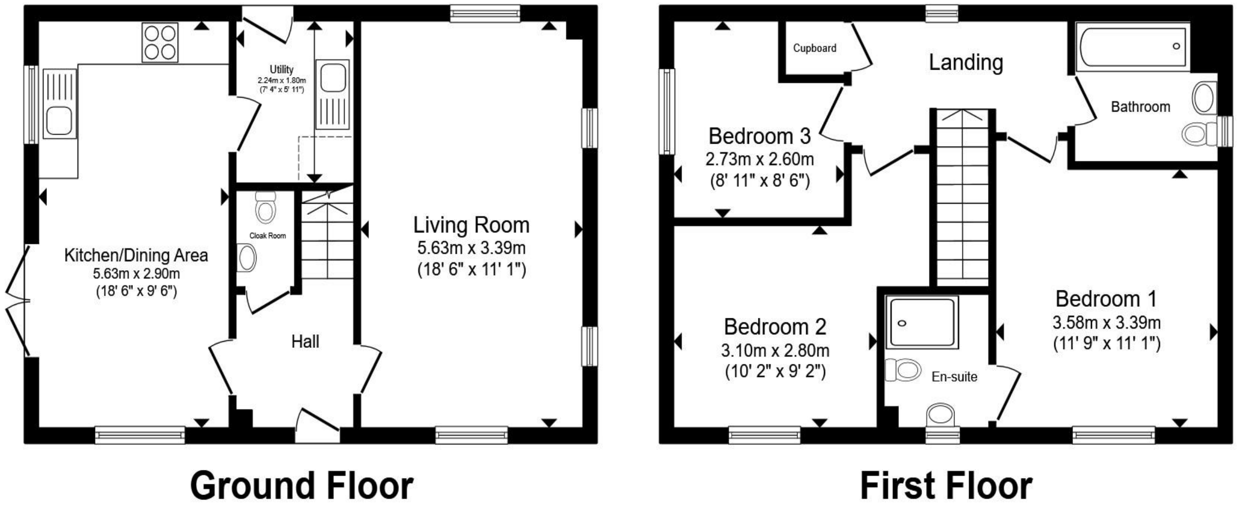
- 40% Share
- Minimum Deposit of £6,900
- Monthly Rent of £474.38
- Flooring Throughout
- Utility Room & Downstairs WC, with Ensuite

Tenure: Leasehold
EPC Rating: B
Annual Service Charge: £702.24
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 25 Jul 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

£138,000



Total floor area 93.3 m² (1,004 sq.ft.) approx

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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The Property Ombudsman

Property Ref:
TVT106295 - 0008

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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