



**Tithecott Way, Northam, Bideford, EX39 1ZH**



**welcome to**

## **Tithecott Way, Northam Bideford**

Call today to view this three-bedroom detached house for sale at 25% 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 25% share for £76,250 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

25% share value: £76,250

5% deposit: £3,812.50

Rent charged on un-owned share: 2.75%

Monthly Rent on un-owned share (75%) £524.22

Estimated monthly service charge £56.93 pcm to be confirmed

### **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.

### **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.



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## **Tithecott Way, Northam Bideford**

- 25% Share
- Minimum Deposit of £3,812.50
- Monthly Rent of £524.22
- Flooring Throughout
- Air Source Heat Pump

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 05 Sep 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

**£76,250**



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](http://www.propertybox.io)

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Property Ref:  
TVT106396 - 0002

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