

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Two bedroom ground floor apartment for sale with a 40% share. Spacious and well presented with high quality fitted kitchen and bathroom, upvc double glazing, gas fired central heating, good size private garden and permit parking.

**BLAK**  
PROPERTY

BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
**Sales** 01237 423888 **Lettings** 01237 471855  
**Email** bideford@blakproperty.co.uk  
**Website** www.blakproperty.co.uk



59 Union Close, Bideford, Devon, EX39 3FE  
**Price** £56,000



Briefly the property comprises: Communal Entrance Hall, Entrance Hall, Large Lounge/Diner, Kitchen 2 Bedrooms and Bathroom. Outside enclosed side and rear gardens.

Situation: Union Close is located off the lower part of Clovelly Road and is only a short walk away from Bideford Town centre and Quayside. The coastal resort of Westward Ho! With its safe, sandy surfing beach is only 3 miles away and the regional centre of Barnstaple is only 10 miles away. The Union Close development was constructed by Midas builders and was completed at the end of summer 2008.

Directions: From Bideford proceed up the main high street turning left at the top. Proceed into Old Town passing the fire station on the left hand side. After the pedestrian crossing, proceed straight on, ascending the hill into Clovelly Road, taking the first left into Union Close. Follow the road as it drops down and bears round to the right take the turning on the left. and No 59 will be seen on the left.

**The accommodation comprises: (All measurements are approximate)**

**Communal Entrance Hall:**

**Entrance Hallway:** Front door off, radiator.

**Lounge/Diner 14'0" (4.27m) x 18'4" (5.59m):** UPVC double glazed patio doors off, 2 double radiators, access to airing cupboard with radiator, square open arch to

**Kitchen 7'3" (2.21m) x 11'0" (3.35m):** fitted with a range of base and wall cupboards with 1 1/2 bowl stainless steel sink unit, integrated double oven, 4 ring hob and filter, cupboard housing gas boiler feeding hot water and central heating, plumbing for washing machine, spotlights

**Bedroom One 9'6" (2.9m) x 13'9" (4.19m):** Double radiator, double aspect UPVC double glazed windows.

**Bedroom Two 8'0" (2.44m) x 9'6" (2.9m):** Radiator, UPVC double glazed window

**Bathroom 6'0" (1.83m) x 7'4" (2.24m):** Fitted with a three piece white suite comprising, modern panelled bath with Mira shower over and shower glass, wash hand basin and close coupled WC, shaver point, extractor.

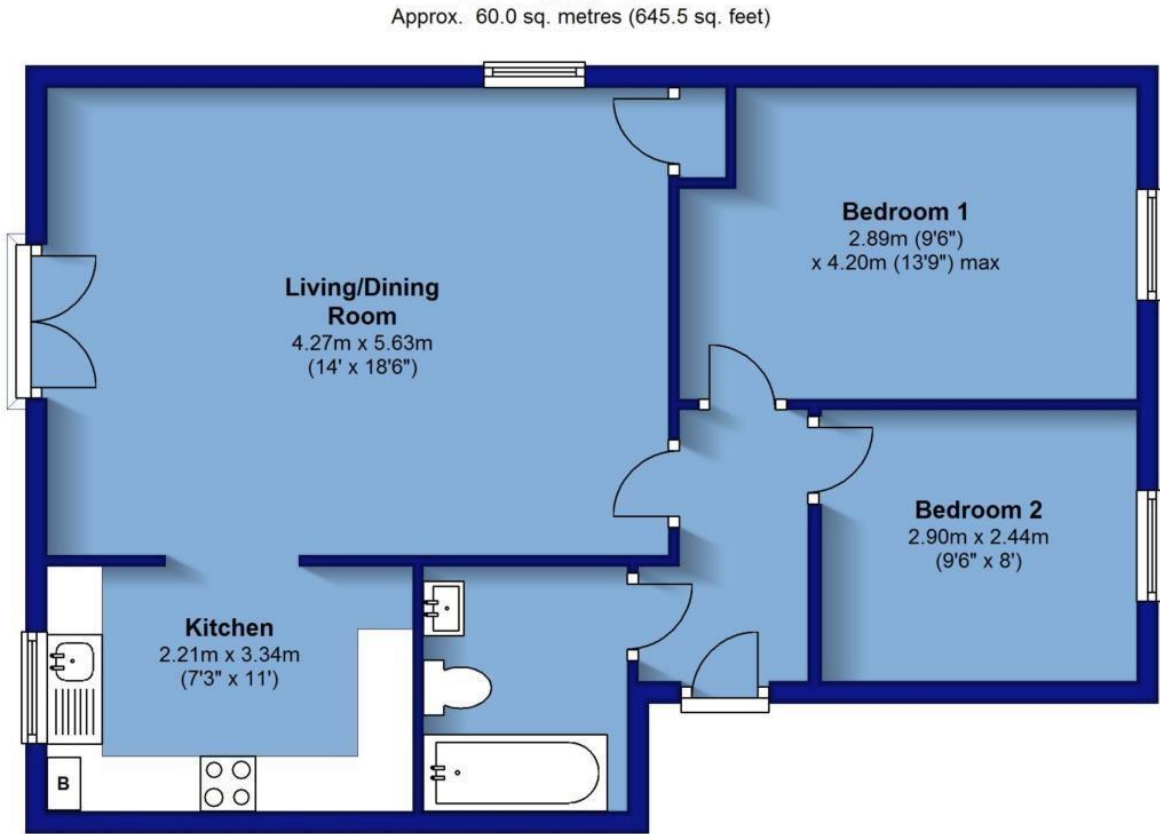
**Outside:** Rear paved patio and lawn, side garden laid to lawn garden shed.

**Shared Ownership:** The 100% value of the property is £140,000 with the property coming to the market with 40% share - £56,000. The remaining share is owned by LiveWest and there is a monthly rent of £280.11 payable to Livewest for this share

The property is being offered on the open market with the remainder of a 199 year lease that was issued in June 2019. Rental Charge £280.11 including lease management fee and Service Charge of £147.43 per calendar month.

Any interested purchasers must be assessed for affordability by Livewest and eligibility by Help to Buy.

**Tenure:** Leasehold 199 years from 11th January 2008



Total area: approx. 60.0 sq. metres (645.5 sq. feet)

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