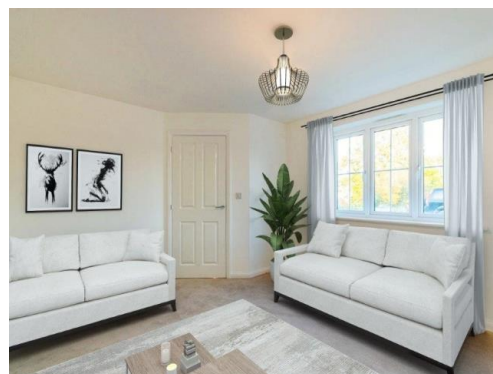




22 ABBOTS VIEW, BIDEFORD, EX39 3FQ

£126,000

Modern 3-bed home in Abbotsham Park, Bideford. Features lounge, open-plan kitchen/diner with patio doors to garden, WC and storage. Upstairs has two double bedrooms, one single and family bathroom. Parking for 2. Shared ownership from 40% of £315k - FMV.

Step into a welcoming entrance hallway that flows into a bright, front-facing lounge providing an ideal space for unwinding. The contemporary open plan kitchen-diner features a range of wall and base units with complementary worktops, with the dining area offering plenty of room for family meals and entertaining. Patio doors open directly onto a private garden, perfect for summer gatherings, outdoor dining or children's play. Additional convenience is provided by a useful understairs storage cupboard and a ground floor WC.

Upstairs, the property offers three well proportioned bedrooms, two doubles and one single, making it ideal for families, guests or a home office space. A modern three piece family bathroom and a built in storage cupboard completes the first floor.

Externally, the home benefits from allocated parking for two vehicles.

Get your foot on the property ladder with Shared Ownership! The price advertised represents purchasing a 40% share of the home, ideal for first time buyers! Full Price £315,000.00.

Shared ownership Disclaimer

Shared Ownership offers an affordable route to home-ownership for those who may not be able to buy on the open market. With this flexible scheme, you can purchase a share of a new home—typically between 40% and 75%—and pay a reduced rent on the remaining portion. This means you'll only need a mortgage for the share you are buying, helping to lower both your upfront costs and monthly payments. Over time, you have the option to increase your ownership share through a process known as "staircasing," potentially leading to full ownership of your home. Whether you're a first-time buyer or looking for a more manageable way to own a property, Shared Ownership makes getting on the property ladder more achievable.

Agents Note

Computer Generated Images used throughout are typical of the homestyle. Adjoining home styles, garage positions, handing of homes, external treatments, rooflines, brick colours and levels can vary from plot to plot. Side windows may be omitted depending on the configuration of the homes. Kitchen/utility layouts are for guidance only. Please refer to the kitchen drawings. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our Sales Team for details and terms and conditions of any incentives offered or mentioned.

IMPORTANT NOTE TO POTENTIAL PURCHASERS:

We strive to ensure that our sales particulars are accurate and reliable. However, these particulars do not constitute or form part of an offer or contract and should not be relied upon as statements of representation or fact. Any services, systems, and appliances mentioned in this specification have not been tested by us, and we provide no guarantee regarding their operational capability or efficiency. All measurements are intended as a guide for prospective buyers only and are not exact.

HSPG Disclaimer

The property is sold off-plan. Images, computer-generated visuals and virtually dressed images are for illustrative purposes only and may include finishes, fittings, layouts or appliances that are not included in the sale. No specification is fixed or agreed at exchange of contracts and the design and specification may change at any time up to build completion. All details are indicative and purchasers must rely on the contract terms agreed at exchange.

Eligibility Criteria

On the Abbotsham Park development you can own between 40% and 75% of the full market value, this is determined with an affordability assessment which would be completed with Censeo, the housing association's trusted broker. You would then pay rent on the remaining share, which is calculated at 2.75%.

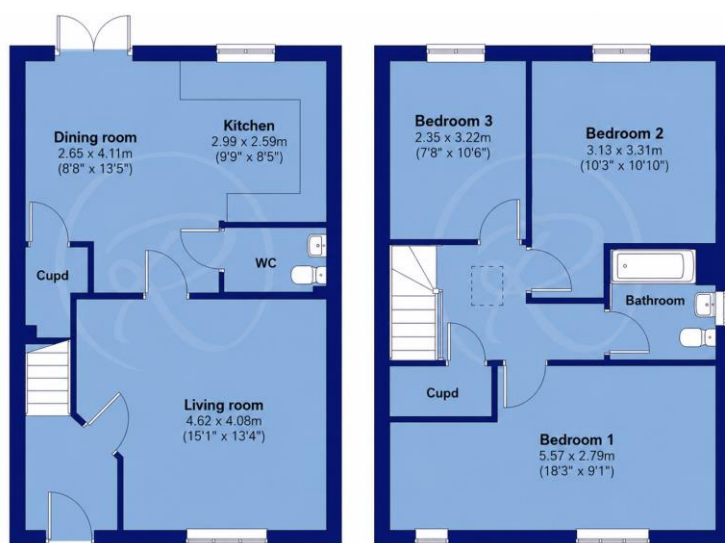
Your household income must be £80,000 a year or less.

If you currently own a house you must have accepted an offer on your current property with a memorandum of sale.

Services: All mains services.

Energy Performance Certificate: TBC

Council Tax: TBC



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

rightmove

