



## 45 Honey Close, Bideford

65% Shared Ownership £78,000

 1 Bedroom

 1 Bathroom

 EPC 80

- 65% Shared Ownership
- Immaculately Presented Throughout
- Bathroom
- Viewing Recommended
- Modern First Floor Apartment
- Kitchen/Diner
- Allocated Off-Road Parking
- Well-Planned Accommodation
- Comfortable Lounge
- Popular Residential Location

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## 45 Honey Close,

Bideford EX39 4FS

We are delighted to offer this excellent opportunity to those hoping to get onto the property ladder with a 65% share available in this modern, purpose built, first floor apartment on the edge of town. Boasting well-planned and easy to run accommodation, presented immaculately throughout, the property also enjoys allocated parking and occupies a quiet position within this popular residential development. Rarely available to the market, early viewings are encouraged to avoid disappointment.

This popular residential location is situated on the edge of East-The-Water within a tucked away cul-de-sac comprising a mixture of modern houses and apartments. There is a Tesco store close to hand whilst Bideford itself, offers an array of facilities & shops, pubs & restaurants and a regular farmers market on The Quay. The nearby coast is within touching distance with the quaint fishing village of Appledore, popular surf hot-spot of Westward Ho! and renowned village of Instow all just a short drive away. Barnstaple, the regional centre, is approximately 10 miles distant and from here there is a convenient route to the M5 motorway via the North Devon Link Road and a rail link to Exeter in the South.



**COMMUNAL ENTRANCE** Welcomes you into the building providing stairs to the first floor.

**ENTRANCE HALL** This inviting space welcomes you into the property and provides a useful airing cupboard.

**KITCHEN 9' 11" x 7' 6" (3.04m x 2.30m)**

Fitted with a range of work surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below and matching wall units over, built-in oven and hob with extractor over, built-in dishwasher, space for fridge/freezer, plumbing for washing machine and a view to the rear.

**DINING AREA 9' 11" x 8' 5" (3.04m x 2.57m)**

A superb social space being open to the kitchen.

**LOUNGE 14' 7" x 10' 4" (4.45m x 3.17m)**

A comfortable reception room with a Juliet balcony enjoying a view to the front.

**BEDROOM 11' 5" x 10' 8" (3.50m x 3.26m)**

A good sized double bedroom enjoying an outlook to the front.

**BATHROOM 8' 0" x 6' 2" (2.45m x 1.88m)**

Fitted with a white suite comprising a bath with shower over, low-level W.C and wash hand basin.

**OUTSIDE** The property provides an allocated off-road parking space whilst to the rear is a communal garden area with communal store.

**AGENTS NOTES** The total value of this property is £120,000. £78,000 is being offered for a 65% share in the property. There are rights to increase the percentage of ownership up to a potential 80%.

The current rent on the 35% share held by Westward Housing as of the 1st October 2020 is £94.52 per month. The estate charge, buildings insurance and management fee as of the 1st October 2020 is £84.00 per month. (£178.52pcm total)

**LOCAL OCCUPANCY** Potential purchasers are advised that they will need to meet the below criteria and confirm eligibility to purchase with the Local Authority (Westward Housing).

- (i) to be bought as a main residence, and can not be rented out or sublet.
- (ii) potential owners cannot own additional properties.
- (iii) a minimum continuous residence by a prospective owner or occupier of five years in the parish immediately prior to the Offer Date; or
- residence by a prospective owner or occupier in the Parish for five years within the ten years preceding the offer Date; or
- where one or both parents or guardians of a prospective owner or occupier have resided in the Parish for a minimum period of ten years to the Offer Date; or
- where a prospective owner or occupier has had continuous employment in the Parish for the past five years prior to the Offer Date; or
- a key worker under a scheme approved by the Council

For more information, please contact the team.

**ELIGIBILITY** Prospective purchasers are advised that the need to be registered with Help to Buy South at <https://helptobuyagent3.org.uk/> and the criteria to be accepted onto their register is that:

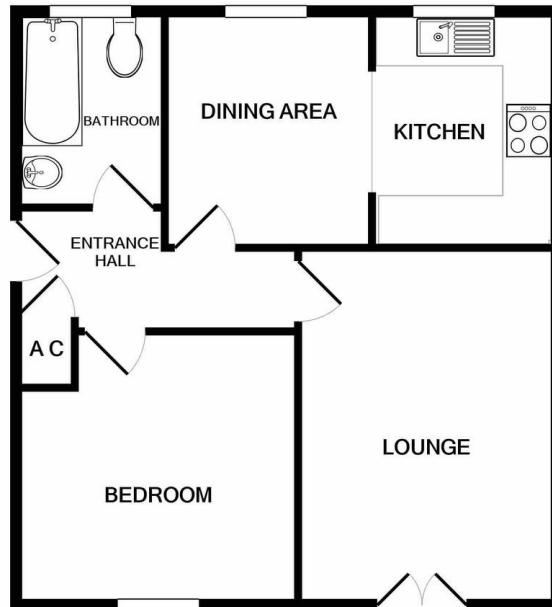
- (i) They do not own their own property
- (ii) They do not earn more than £80,000 per year
- (iii) They are over the age of 18

If a potential purchaser does currently own their current property they would be required to have accepted an offer on their property before they can proceed with this purchase. Their current property will have to complete before the Shared Ownership property can be completed on – this can be as a back to back completion.

For more information, please speak to the team.

**VIEWING** Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

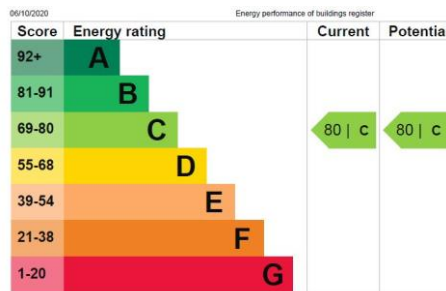




**HONEY CLOSE, BIDEFORD, EX39 4FS**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Energy performance certificate (EPC)**



**SERVICES** - Mains electricity, water and drainage - air source heat pump.

**TENURE** – Leasehold. The property is offered with the remaining balance of the 125 year lease from the date of construction, circa 2010.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** – Torridge District Council.

**DIRECTIONS**

From Bideford Quay, proceed across the long bridge and at the mini roundabout take the first exit onto Barnstaple Street. Continue along this road and take the second turning on the right into Manteo Way. Continue up this road taking the second turning on the left into Watkins Way continue through the development with out deviation where Honey Close will be found towards the end. Turn into Honey Close and the apartment will be found straight ahead of you with a For Sale board will be found clearly displayed.

**IMPORTANT NOTICE** - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via [morrisonandbott.co.uk](http://morrisonandbott.co.uk), as and when they are made available by the property owner.

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