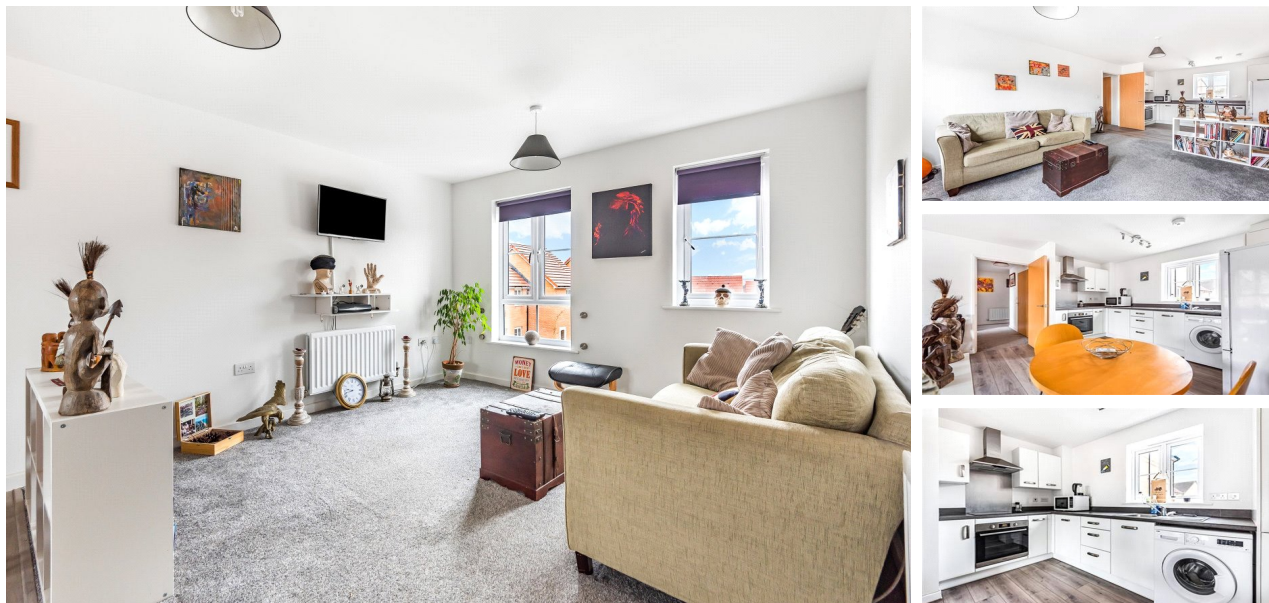


## £82,500 Shared Ownership

Boulder Clay Way, Roundswell, Barnstaple, Devon, EX31 3WH



- Guideline Minimum Deposit £8,250
- First Floor
- High Performance Glazing
- Gas Central Heating
- Guideline Income Dual £17.3k | Single £20.2k
- Approx. 633 Sqft Gross Internal Area
- Open-Plan Reception/Kitchen
- Parking Space

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £165,000). This first-floor flat is part of a recently-built development and appears in excellent condition throughout. The property features spacious, dual-aspect main room with sleek, open-plan kitchen area. There is a large main bedroom plus a second bedroom which, though smaller, is still a comfortable double. The bathroom has attractive limestone-style tiles and useful storage cupboards have been provided in the entrance hallway. Well insulated walls, gas central heating and high performance glazing have resulted in a very good energy-efficiency rating. Roundswell has a large Sainsbury's supermarket plus a selection of other shops. Barnstaple town centre and railway station can be easily reached via bus or cycle. The flat comes with use of a parking space.

**Tenure:** Leasehold (125 years from 2019).

**Minimum Share:** 50% (£82,500).

**Shared Ownership Rent:** £194.60 per month (subject to annual review).

**Service Charge:** Approximately £735.34 for current year.

**Guideline Minimum Income:** Dual £17,300 | Single £20,200 (based on minimum share and 10% deposit).

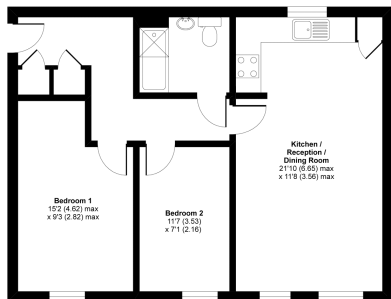
**Council Tax:** Band B, North Devon Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



**Boulder Clay Way, Roundswell, Barnstaple, EX31**

Approximate Area = 633 sq ft / 58.8 sq m  
For identification only - Not to scale



FIRST FLOOR

Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) © Urbanmoves 2021. Produced by Urban Moves, REF: 688997

## DIMENSIONS

**RECEPTION**

21' 10" max. x 11' 8" max. (6.65m x 3.56m)

**KITCHEN**

included in reception measurement

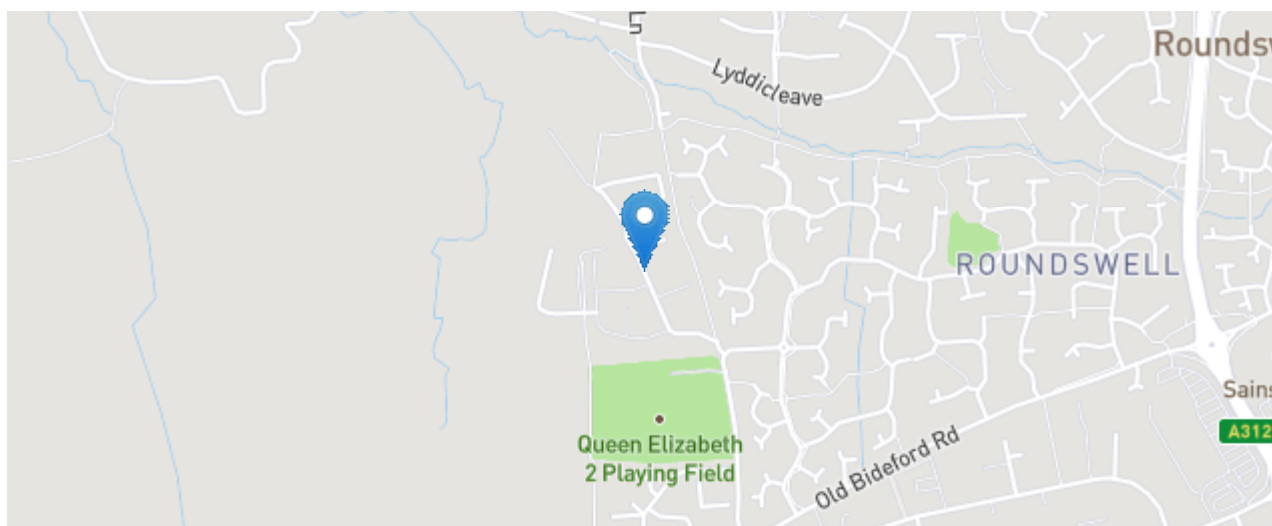
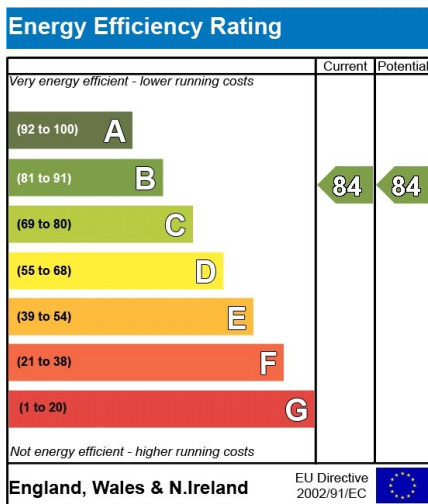
**BEDROOM 1**

15' 2" max. x 9' 3" max. (4.62m x 2.82m)

**BEDROOM 2**

11' 7" x 7' 1" (3.53m x 2.16m)

**BATHROOM**



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.