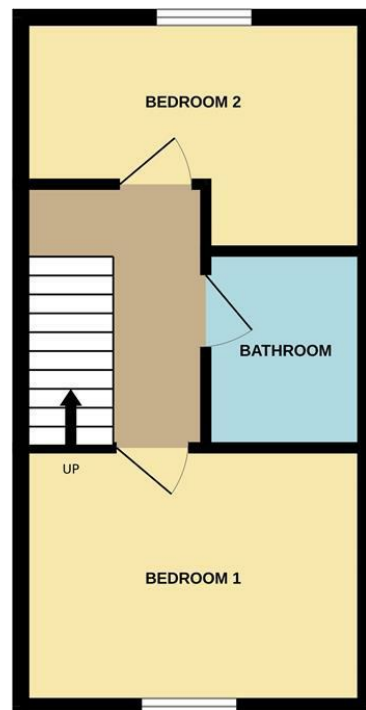
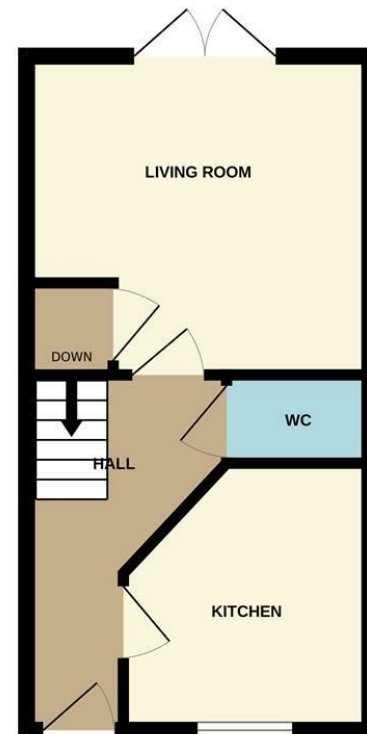


FIRST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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An Ideal First Purchase!

45 Culm Close, Bideford, EX39 4AX

Guide Price

£83,250

- Shared Ownership Property
- 2 Double Bedrooms
- Front and Rear Gardens
- 45% Share Available
- PVC Double Glazing
- Designated Parking
- Modern End Terraced House
- Gas Radiator Central Heating
- Inspection Advised!

Looking to sell? Let us
value your property
for free!

Call 01237 879797
or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Entrance Hall

Kitchen

2.84m maximum x 2.34m maximum (9'4" maximum x 7'8" maximum)

Ground Floor WC

Living Room

3.66m maximum x 3.35m maximum (12' maximum x 11' maximum)

Bedroom 1

3.66m x 2.74m (12' x 9')

Bedroom 2

3.66m maximum x 2.44m maximum (12' maximum x 8' maximum)

Bathroom

45 Culm Close is a well-presented, modern two-storey end-terrace house, pleasantly situated within a popular residential development and offered for sale on a shared ownership basis - please refer to the Agents Note within these particulars for further information.

Benefiting from PVC double glazing and gas-fired central heating, the property offers comfortable and well-proportioned accommodation, ideally suited to first-time buyers looking to take their first step onto the property ladder. Shared ownership opportunities of this nature are rarely available, and an early internal viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises a spacious, warm and welcoming entrance hall. To the front of the property is a well-appointed kitchen, fitted with a range of units providing ample storage, together with a selection of integrated appliances and additional space for further appliances. There is also a convenient ground floor WC, whilst to the rear is a bright and spacious southerly facing living room, enjoying direct access to the rear garden through glazed doors and benefiting from a useful understairs storage cupboard. To the first floor are two generously proportioned double bedrooms, together with a well-appointed bathroom fitted with a three-piece suite.

To the front of the property is a small, low-maintenance garden, laid predominantly to gravel with a paved pathway leading to the entrance and metal railings forming the boundary. To the rear is an attractive, enclosed split-level garden enjoying a desirable southerly aspect and providing a real 'sun trap'. The lower level is paved and features useful built-in seating/storage, with steps leading to the upper level, which has been gravelled for ease of maintenance and includes a flower border and timber garden shed. A side gate provides access to a designated parking space situated to the rear of the property, whilst unrestricted on-road parking is also available to the front.

Bideford is a thriving and historic port town situated on the banks of the River Torridge, offering an excellent range of amenities and everyday conveniences. The town centre is within easy reach and provides a varied selection of independent shops, supermarkets, cafés, restaurants and professional services, together with schools catering for all ages and a wide range of leisure and recreational facilities. The town is also home to the renowned Tarka Trail, a scenic walking and cycling route following the River Torridge and offering picturesque views across the surrounding countryside and estuary. North Devon's spectacular coastline is within easy reach, with the popular beaches of Westward Ho!, Instow and Croyde accessible by car. For commuters, the nearby A39 Atlantic Highway provides convenient road links to Barnstaple, North Devon's regional centre, where a wider range of shopping, commercial, business and leisure facilities can be found. Barnstaple also provides access to the A361 North Devon Link Road, offering onward connections to the M5 motorway and the national road network.

Services

All Mains Services Available

Council Tax band

B

EPC Rating

C

Tenure

Leasehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



AGENTS NOTE – SHARED OWNERSHIP

To be eligible to purchase the property on a shared ownership basis, applicants must be aged 18 or over, must not currently own another property and must have a total household income not exceeding £80,000 per annum. Applicants must also satisfy the Section 106 local connection requirement. For this property, a local connection is defined as meeting at least one of the following criteria:

Having lived within the local area for at least 6 of the last 12 months, or 3 of the last 5 years;
Having permanent employment within the local area; or
Having a close family member - defined as a mother, father, sister, brother or adult family member - who has lived within the local area for at least 5 years.

The property is leasehold with approximately 109 years remaining on the lease and is subject to an 80% staircasing restriction. The current charges are as follows:

Monthly rent: £211.58

Monthly service charge: £15.00

Monthly buildings insurance: £8.74

Prospective purchasers are advised to confirm their eligibility for the shared ownership scheme, together with the lease terms, charges and Section 106 requirements, through their legal adviser prior to purchase.