



6 Greenway Drive
Westward Ho!, Bideford, Devon EX39 1FG

Price Guide £425,000

A stunning detached 3 bed (2 en-suite) holiday home in this luxury modern development constructed approximately 12 years ago. This property offers spacious and contemporary open plan ground floor living accommodation which also includes a utility room and ground floor bedroom with en-suite. On the first floor there are two double bedrooms both with vaulted ceilings, one with en-suite facilities and a balcony with lovely views over the burrows towards the sea beyond. The property has been designed to be low in maintenance and built to a high specification with underfloor heating and top quality fixtures and fittings. Externally there are two private parking spaces, open plan front garden and a low maintenance rear garden comprising of a large paved patio and grass. Each property is sold as a freehold with shared communal areas being maintained through a management company with each property paying a share of the management charge. These properties are designed to be holiday homes for 365 days a year and make an ideal holiday investment for rental purposes.

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lays Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses. A regular bus service runs to the port and market town of Bideford (approx. 2 miles) where a wide range of shopping, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond to the national motorway network.



Entrance Door

Stairs rising to first floor. Open plan to:

Kitchen/Diner

4.8m x 3.45m (15'9" x 11'3")

Living Room

6.19m x 4.79m (20'3" x 15'8")

Utility Room

3m x 1.63m (9'10" x 5'4")

Ground Floor Bedroom 3

3.34m x 3.02m (10'11" x 9'10")

En-Suite Shower Room

First Floor

Family Bathroom

Bedroom 2

3.47m x 3.04m (11'4" x 9'11")

En-Suite Shower Room

Bedroom 1

4.10m x 3.40m (13'5" x 11'1")

Balcony

Outside

To the rear of the property is a private, level lawned garden with a patio area. Outside power is available as well as side access to the front of the property via a gate.

Services: All main services connected. Double glazed windows. Gas fired central heating. Underfloor heating throughout.

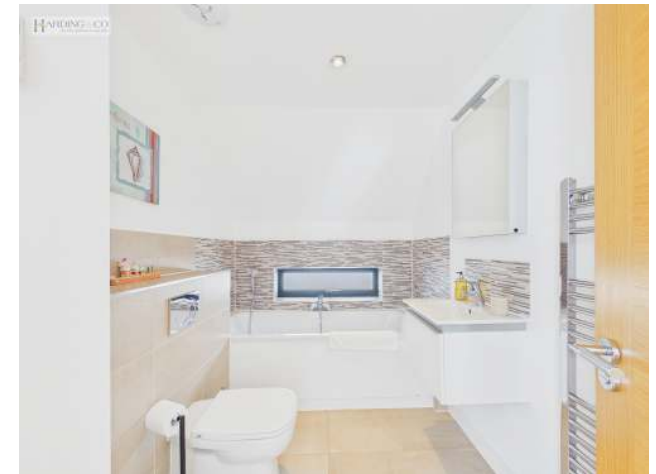
Energy Performance Certificate: B

Council Tax Banding: Currently Business Rated.

Note: The contents and hot tub are available to purchase via separate negotiation

Directions

From The Square in Northam turn into Sandymere Road and at the bottom turn left into Golf Links Road. Follow this road past the Royal North Devon Golf Club entrance on your right and just after will be the entrance to Greenways Drive (Pebble Ridge). Follow the road round to the right which ends up in a small cul de sac and No.6 can be found at the end.





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Floor 0



Floor 1



Approximate total area

113.7 m²

1226 ft²

Balconies and terraces

7.7 m²

83 ft²



MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

