



7 Greenway Drive Price Guide £325,000
Westward Ho! Bideford, Devon EX39 1FG

HARDING & CO
ESTATE AGENTS & VALUERS

A stunning detached 3 bed (2 en-suite) holiday home in this luxury modern development built in the last 2/3 years. This property offer 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, the other bedroom has 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. The energy efficient modern house also has solar pv panels and the remainder of a 10 year NHBC guarantee. Externally there are two private parking spaces, open plan front garden and a low maintenance rear garden comprising of a large paved patio and astro turf. 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.



Glazed Entrance Door to:

Velux window.

Reception Hall

Stairs rising to first floor. Inset ceiling downlighters. Open plan to:

Family Bathroom

White suite comprising of double ended bath with mixer tap and shower attachment. Low flush w.c. with concealed cistern. Hand wash basin with cupboard below. Chrome heated towel ladder. Wall mirror with LED lighting above. Ceiling downlighters. Part tiled walls and flooring.

Kitchen/Diner

4.83m x 3.46m (15'10 x 11'4)

Fitted with a fabulous range of white fronted units with white stone worksurfaces comprising base units with integrated Neff ceramic hob with matching splash back. Inset stainless steel 1 ½ bowl sink with mixer tap and boiling hot water tap. Twin Neff integrated ovens. Built in dishwasher. Ceiling downlighters. Plenty of room for table and chairs and an American style fridge/freezer. Understairs storage cupboard and access leading into:

Bedroom 1

3.45m x 3.3m (11'3 x 10'9)

A double room with vaulted ceiling. Bi-fold doors opening to a balcony enjoying views over the garden and open farmland beyond. Built in wardrobe cupboard. Sliding door opens to:

Living Room

5.04m x 4.80m (16'6 x 15'9)

A fabulous room with bi-fold doors at one end giving access to the garden. Wall mounted TV point. Modern wood burner on slate hearth.

En-Suite Shower Room

Shower cubicle with deluge shower. Low flush w.c. Wall hung wash hand basin. Mirror with LED lighting. Ceiling downlighters. Part tiled walls and flooring.

Utility Room

3.03m x 2.38m (10' x 7'9)

Double doors opening to front. Heatrae Sadia high pressure water cylinder. Worcester gas boiler for central heating. Space and plumbing for washing machine and tumble dryer.

Bedroom 3

4.86m x 3.45m (16' x 11'3)

A double room with vaulted ceiling. Attractive window extending up to the top of the ceiling enjoying lovely views to the front towards the burrows and the sea in the background.

Ground Floor Bedroom 2

3.37m x 3.06 (11'x 10)

A bright double room with vaulted ceiling. Bi-fold doors opening to garden. TV point. Deep built in storage cupboard with hanging rail and controls for solar panels. Sliding door opens to:

Outside

The front of the property is approached off a brick pavia driveway leading to just two properties. There is an open plan front garden with a flower border enclosed by attractive white slatted fencing. Directly to the front of the property is a terrace leading to the front door and parking space alongside for two vehicles.

En-Suite Shower Room

Wall hung wash hand basin with mixer tap. Mirror over with LED lighting. Double width shower cubicle with sliding screen and deluge shower. Low flush w.c. Part tiled walls and flooring. Ceiling downlighters.

Pedestrian side access to the rear garden. This is a particular feature of the house being very low on maintenance benefitting from a good sized paved terrace, extending almost the width of the property with outside water tap and power points extending onto an area of astro turf with

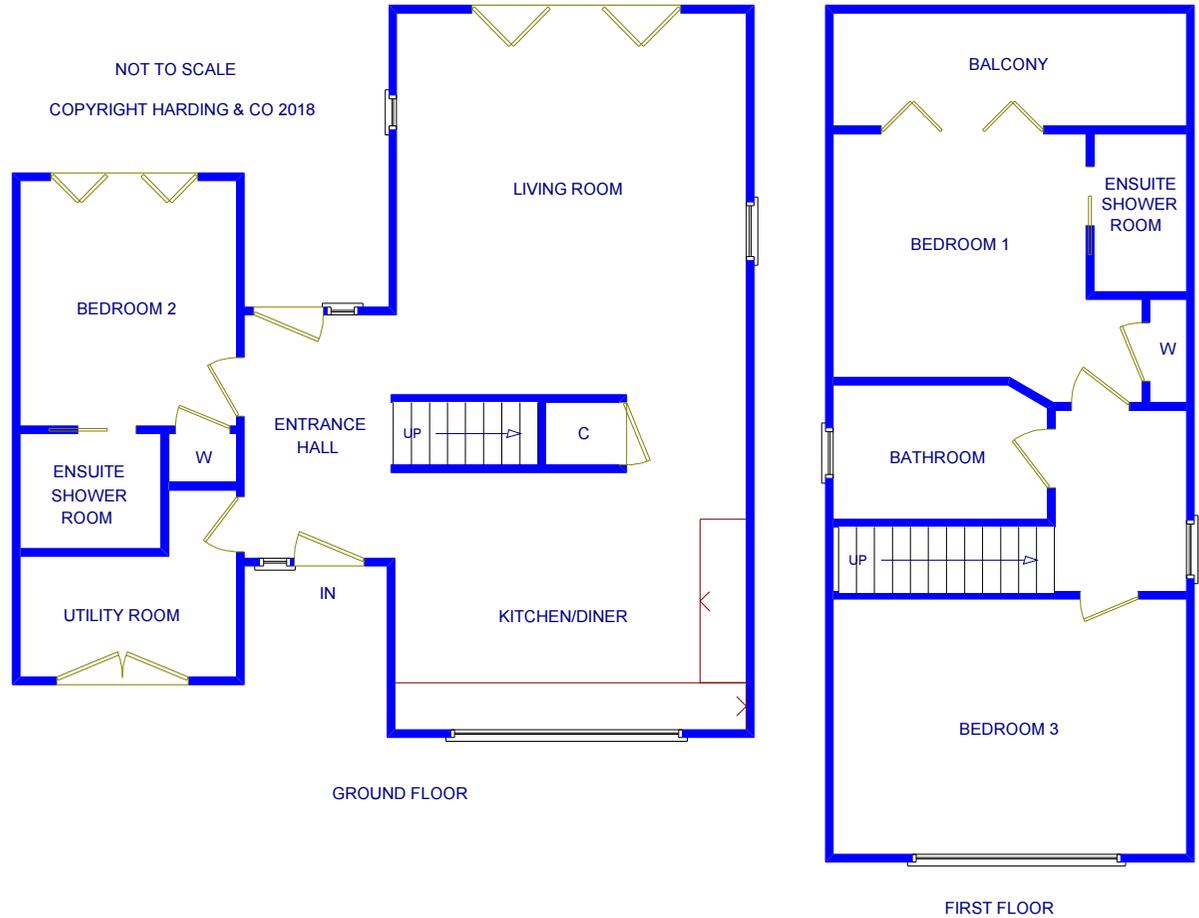
First Floor Landing

raised flower border enclosed by modern slatted fencing. The garden has a sunny south aspect.

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

Energy Performance Certificate: C
Council Tax Banding: Currently Business Rated

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.7 can be found at the end.



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