



18 Greenway Drive, Westward Ho!

Offers In Region Of £625,000

 5 Bedrooms

 3 Bathrooms

 EPC C

- Panoramic Burrows and Sea Views
- High-Specification
- Close to Beach & Facilities
- Envious Position
- Spacious Accommodation
- Holiday Let/Second Home Retreat
- Remainder of Build Warranty
- Ample Off-Road Parking
- No Onward Chain

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18 Greenway Drive,

Westward Ho! EX39 1FG

This exceptional holiday home commands an enviable position occupying arguably the of the finest situations within this extremely popular development and boasts stunning panoramic views out over the golf course and Northam Burrows, onto the Sea with Lundy Island in the distance. Constructed circa 2016 to a high specification, the property is well-equipped with a number of upgrades and features and takes full advantage of the vista. Considered ideal for those seeking a sound holiday let investment or retreat, this superb home will undoubtedly appeal to the discerning purchaser.

INTRODUCTION The seaside resort of Westward Ho! boasts a glorious two mile stretch of golden sand which is considered a mecca for water and wind sports enthusiasts. The village also caters well for its residents providing a number of local shops and stores and a selection of public houses and restaurants. Within easy reach are the popular villages of Appledore and Instow, both just a short drive away and each providing a plethora of local shops, restaurants, and bistros. Barnstaple, the regional centre of North Devon, is approximately 10 miles distant and provides high street shopping, the Tarka Rail Line to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.



GROUND FLOOR

ENTRANCE HALL 14' 7" x 10' 10" (4.47m x 3.31m)

Welcomes you into the home being spacious and flooded with light and providing stairs to the first floor and a door to the rear garden.

MASTER BEDROOM 12' 11" x 11' 5" (3.96m x 3.48m)

A spacious double bedroom providing a built-in wardrobe and bi-fold doors to the rear garden overlooking the Burrows and on to the sea. **EN-SUITE 8' 11" x 4' 1" (2.72m x 1.25m)**

Well-fitted with a white suite comprising a double shower, low-level W.C and wash hand basin, fully tiled floor and walls, chrome heated towel rail and extractor.

BEDROOM TWO 10' 9" x 9' 8" (3.29m x 2.95m)

A spacious double bedroom providing a built-in wardrobe found at the front of the property. **EN-SUITE 4' 11" x 4' 0" (1.52m x 1.24m)**

Well-fitted with a white suite comprising a double shower, low-level W.C and wash hand basin, fully tiled floor and walls, chrome heated towel rail and extractor.

BEDROOM THREE 14' 0" x 12' 1" (4.29m x 3.70m)

A spacious double bedroom found at the front of the property.

BEDROOM FOUR/OFFICE 10' 3" x 7' 0" (3.14m x 2.14m)

A comfortable single currently arranged with bunk beds, this space could alternatively be used as a games room or office.

BEDROOM FIVE/GARDEN ROOM 14' 7" x 10' 9" (4.45m x 3.28m)

This versatile room is found at the rear of the property with bi-fold doors to the rear garden and a view over the Burrows and on to the Sea.

BATHROOM 11' 11" x 6' 7" (3.64m x 2.01m)

Well-fitted with a white suite comprising a panelled bath with shower over, low-level W.C and wash hand basin, fully tiled floor and walls, chrome heated towel rail and extractor. Here there is also a useful utility cupboard found under the stairs with plumbing for a washing machine.

FIRST FLOOR

OPEN PLAN LIVING AREA 34' 7" x 16' 0" (10.56m x 4.89m)

This spacious entertaining area boasts a dual aspect and commands a stunning view over the burrows and on to the sea with Lundy Island in the distance. Comprising the kitchen/diner and lounge, there are bi-fold doors to the balcony at the rear.

THE KITCHEN is well-fitted with a range of granite work surfaces and high-gloss units with drawers and cupboards below and built-in appliances including a double oven, induction hob with extractor over, dishwasher and fridge/freezer.

OUTSIDE The property stands on arguably one of the most sought after plots on the development and provides off-road parking via a brick-paved driveway. The rear garden is level and laid to lawn with a central patio and large shed to one side.

HOLIDAY LET POTENTIAL This property offers great potential as a holiday let and award winning agents Holidaycottages.co.uk have put together information on how the property would perform, should potential buyers wish to holiday let. For information on the potential income the cottage could generate contact the Morris and Bott team to find out more.

AGENTS NOTE 1. This holiday home can be occupied 365 days of the year but cannot be a primary residence. 2. There is an annual service charge covering maintenance of all communal land and front gardens that is in the region of £480 for 2022.





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)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Torridge District Council, Riverbank House, Bideford, EX39 2QG. Tel: 01237 428700.

Council Tax: To Follow.

Services: All Mains Services Connected

Directions

From our office on The Quay, continue along the A386 passing Morrisons Supermarket on your right. Continue straight across at the roundabout, taking the second exit onto on to Heywood Road. Continue on this road towards Westward Ho! passing the Durrant House Hotel and take the second turning right into Fore St. Continue to the bottom of the hill and bear right into Sandymere Hill. Proceed down the hill and take the second left into Golf Links Road. Take the second right onto Greenway Drive and take the first left. The property will then be found on the right hand side.

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 morrisandbott.co.uk, as and when they are made available by the property owner.

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