



## Hey Ho! 43 Greenway Drive, Westward Ho, Bideford, EX39 1FG

Guide Price £550,000

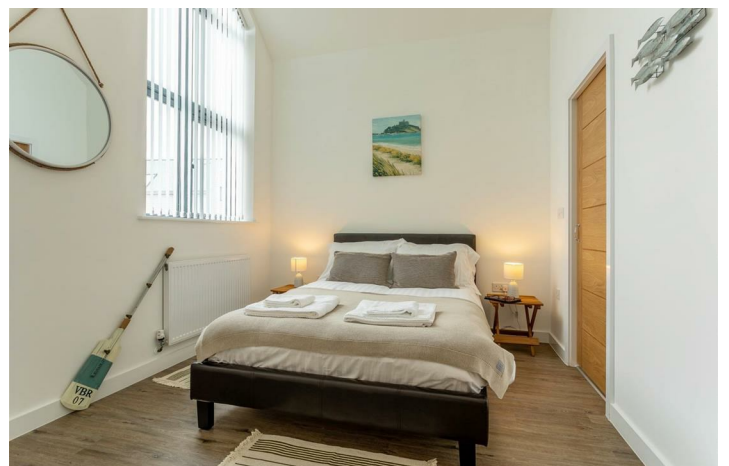
- Sought After Location
- Two En-suite's
- Close to Beach & Facilities
- Open Plan Living
- Must See!
- Off Road Parking
- Investment Opportunity
- Immaculately Presented
- Established Holiday Let

# Hey Ho! 43 Greenway Drive, Bideford EX39 1FG

Morris and Bott are proud to offer this modern 4 bedroom detached holiday home with a successful holiday let record, on this prestigious development. Benefitting from views over the development onto the country park and out over the iconic Pebbleridge. The ground floor of the property boasts four bedrooms, two of which offer en-suites, a fifth bedroom/garden room and a family bathroom, the first-floor benefits from open plan living, with a kitchen/diner and lounge with bi-fold doors onto the balcony. We are encouraging early interest, so as not to miss out.



Council Tax Band: Exempt





## Ground Floor

### Entrance Hall

Welcomes you into the property.

### Bedroom One

12'7" x 11'4"

A generous double bedroom found at the rear of the property, which benefits from large bi-fold doors opening out onto the garden. Also providing a built in wardrobe and ensuite.

### Ensuite

8'11" x 4'1"

Well-fitted with a white suite comprising a large shower, low-level WC and wash hand basin, chrome heated towel rail and extractor.

### Bedroom Two

10'7" x 9'4"

A good sized double bedroom with a handy storage cupboard, also benefitting from an ensuite.

### Ensuite

7'4" x 4'0"

Well-fitted with a white suite comprising a large shower, low-level WC and wash hand basin, chrome heated towel rail and extractor.

### Bedroom Three

14'0" x 8'7"

A further double with additional built in wardrobes with sliding doors.

### Bedroom Four

10'3" x 6'11"

A single bedroom at the front of the property.

### Bedroom Five/Garden Room

14'6" x 10'8"

This adaptable room is found at the rear of the property and is currently used as an additional reception room, with bi-fold doors to the rear garden and a view over the rear garden.

## Bathroom

12'0" (narrowing to 3'2") x 6'8"

A well-fitted family bathroom with a white suite comprising a panelled bath with shower over, low-level WC and wash hand basin, chrome heated towel rail and extractor. Here there is also a handy utility cupboard found under the stairs with plumbing for a washing machine.

## First Floor

### Open Plan Living

34'1" x 16'0"

Its open plan design is perfect for entertaining, with large bi-fold doors that seamlessly bring the outside in. The kitchen has been fitted with a range of matching units, and equipped with a double oven, electric hob with extractor over and dishwasher.

### Outside

The property is approached via a brick paved driveway providing ample off road parking. The rear of the property there is a private garden laid to lawn with a large patio and access via double doors into the master bedroom and garden room.

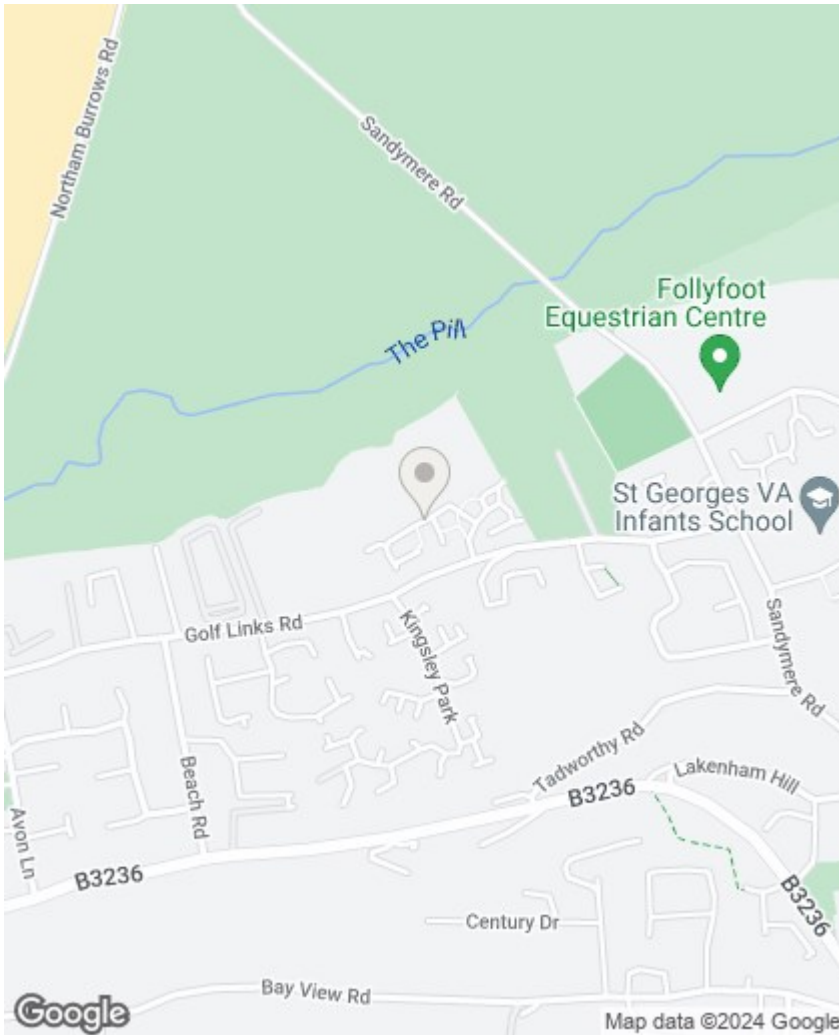
### Services

All mains connected. Gas fired central heating.

### 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, street lighting and communal drainage that is in the region of £340.58 for 2024. They are administered by a management agent and instructed by a committee of property owners.





## 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 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 left hand side after a short distance.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

