



36 Greenway Drive, Westward Ho!, EX39 1FG

Asking Price £595,000

- Sought After Location
- Close to Beach & Facilities
- Modern Open Plan Living
- Stunning Views Out To Sea
- Must See!
- Established Holiday Let
- Immaculately Presented
- Investment Opportunity
- Spacious Accommodation

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This striking holiday home boasts stunning sea views with a fine panoramic vista of the North Devon Coast, from Hartland Point to Saunton Sands and out to Lundy Island in the distance. Overlooking England's oldest Golf Course, the property commands an enviable position just on the edge of this ever-popular coastal village and within a level walk from the glorious golden sands at Westward Ho! beach. Constructed in 2018, the property is sold with the remaining balance of the structural warranty and is considered ideal for those seeking a beautiful second home or an impressive holiday let investment.



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B

Council Tax Band: E



Ground Floor

Entrance Hall

Welcomes you into the home.

Bedroom One

12'7" x 11'4"

A generous double bedroom located at the rear of the property, featuring large bi-fold doors that open onto the garden. Also benefiting from built-in wardrobes and an 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 convenient storage cupboard, also featuring 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 situated to the front of the property.

Garden Room/Bedroom 5

14'6" x 10'8"

This versatile 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 featuring a white suite, including a paneled bath with an overhead shower, low-level WC, and wash hand basin. The room also includes a chrome heated towel rail, extractor fan, and a convenient utility cupboard under the stairs with plumbing for a washing machine.

First Floor

Open Plan Living

34'1" x 16'0"

The open-plan living space is ideal for entertaining, with large bi-fold doors that open to the balcony, offering delightful views out to sea. The kitchen is beautifully fitted with a range of matching wall and base units, housing a double oven, electric hob with extractor over, and a built-in dishwasher. Velux windows enhance the room further, flooding it with natural light.

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.

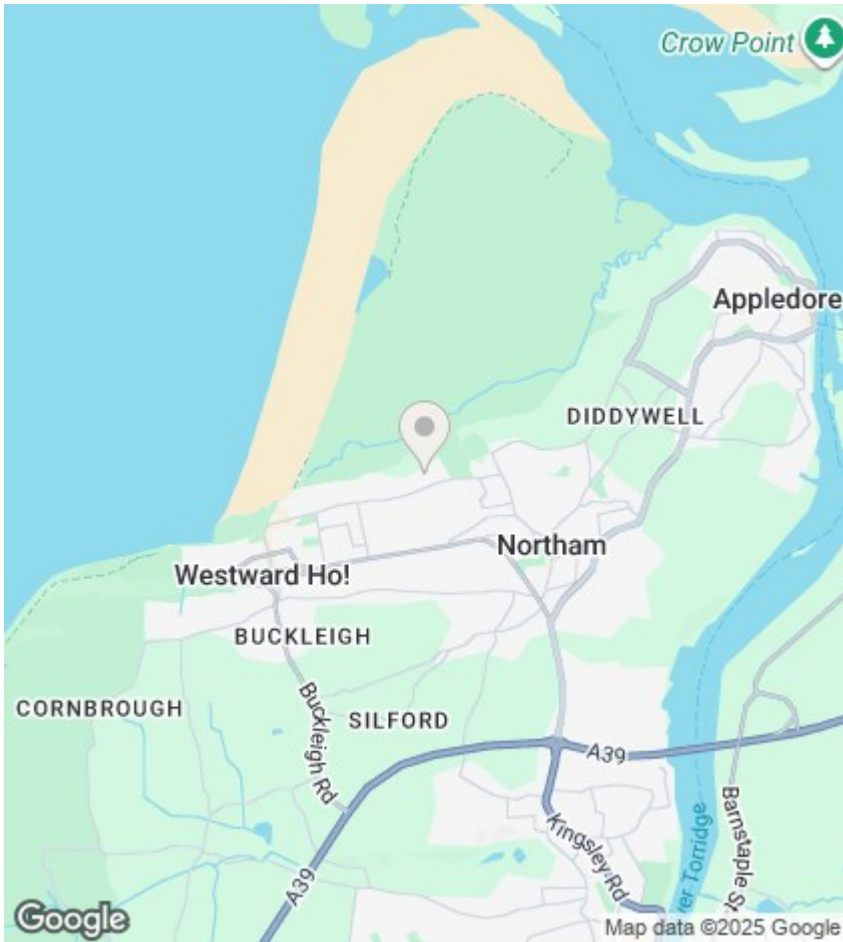
Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Agents Notes

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.

In accordance with the Estate Agents Act 1979 sections 21, 31 and 32 any potential purchasers are drawn to the fact that the owners of this property are connected with the Directors of Morris and Bott.



Directions

From our office on Bideford 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, then left into Sandymere Hill. Proceed down the hill and take the second left into Golf Links Road. Take the Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

