



42 Ridgeway Drive
Westward Ho! | EX39 1TW

JAMES FLETCHER
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42 Ridgeway Drive

Perfectly-positioned within this popular residential location in Westward Ho!, this impressive 4-bedroom extended semi-detached family home offers a wonderful lifestyle opportunity, just a short walk from the village, RND Golf Club and the glorious sandy beach. Enjoying spacious and well-planned accommodation with generous 'free-flowing' living space, all immaculately presented throughout, the property also boasts an adaptable home office, off-road parking and a private, sun-drenched South-facing rear garden. Flooded with natural light and enjoying seamlessly connected reception space, this easy to run home is a real 'surfers paradise' perfect for families or those looking for an individual property to downsize or relocate to the idyllic North Devon coast.

Well-position close to the heart of the village, and just a short level walk from the beach and RND Golf Club, the property is perfectly placed to take full advantage of the coastal lifestyle. Westward Ho!, named after the famous novel by Charles Kingsley, stands as a unique seaside village on the North Devon coast. Renowned for its expansive sandy beach stretching for over two miles and backed by the pebble ridge, it is regularly awarded "blue flag" status and is a haven for families, surfers and holiday makers alike. The village offers local shops and convenience stores along with a number of café's, pubs and restaurants and The Royal North Devon Golf Course nearby. With stunning coastal walks, panoramic views, and a vibrant atmosphere, Westward Ho! is one of North Devon's choice coastal locations along with the nearby villages of Appledore, offering a rich maritime history, and Instow, a popular tourist hotspot.

The port town of Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



THE FIRST IMPRESSION

Tucked away within this popular residential development, this impressive home has been thoughtfully extended to create an individual family home by the beach.

STEP INSIDE

Stepping inside, the property opens to a welcoming entrance hall, providing stairs to the first floor and flowing seamlessly into the open-plan kitchen/diner. Arguably the heart of the home, the kitchen is found at the rear and is fitted with a range of work-surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, space for a cooker with a stainless steel extractor hood over, a built-in fridge/freezer, a built-in dishwasher, a useful breakfast bar and a door to the conservatory - creating a wonderful 'free-flowing' space. There is also ample dining space at the front of the home, offering excellent social space for families or guests. A door from the dining area opens to the impressive, and thoughtfully extended lounge - a beautiful family room enjoying a triple aspect and flooded with natural light - this space is perfect for family film nights and cosy evenings - also with glazed double doors opening to the conservatory/garden room at the rear.

The conservatory/garden room offers tremendous flexibility and is a generous multi-purpose room with sliding doors opening to the garden - providing the perfect transition to indoor to outdoor living in the summer months. In addition, there is a useful utility room with space and plumbing for a washing machine and tumble dryer, a convenient ground floor cloakroom with a low-level W.C and wash basin, along with a dedicated home office with a separate access from the rear - perfect for remote working.

Stairs to the first floor rise to the landing, connecting 4-bedrooms and the family bathroom. The main bedroom is a generous double room found at the rear of the home and enjoying a stylish ensuite, fitted with a large walk-in shower, low-level W.C, wash basin and a heated towel rail. There are two further double rooms, both found at the front of the home, along with a smaller fourth bedroom that could also be utilised as a dressing room. The family bathroom is fitted with a suite comprising a bath with shower over, low-level W.C, wash basin and a heated towel rail.

In all, this thoughtfully-extended and easy to run home offers seamlessly connected accommodation, perfect for families or those hoping to relocate to the idyllic North Devon coast.



OUTSIDE & PARKING

From the conservatory, sliding doors open to the glorious South-facing rear garden, one of the key features of the home. The garden has been well-landscaped and enjoys a tremendous degree of privacy. Offering easy maintenance, the garden enjoys artificial grass, a built in bench feature and a raised flower bed providing a 'pop' of colour throughout the year, along with zoned remote control external light and sockets - creating an ambient evening space. In addition, steps at the rear rise to the 'secret garden', enjoying an abundance of decorative plants and shrubs and a wonderful tucked away seating area taking full advantage of the sun throughout the day - this is the perfect to relax and unwind, and even offers space for a hot tub too.

At the front, the property is approached by a gravelled driveway providing off-road parking and space for a large shed at the rear, along with pedestrian access to the rear garden, which also provides a separate access to the home office.

VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

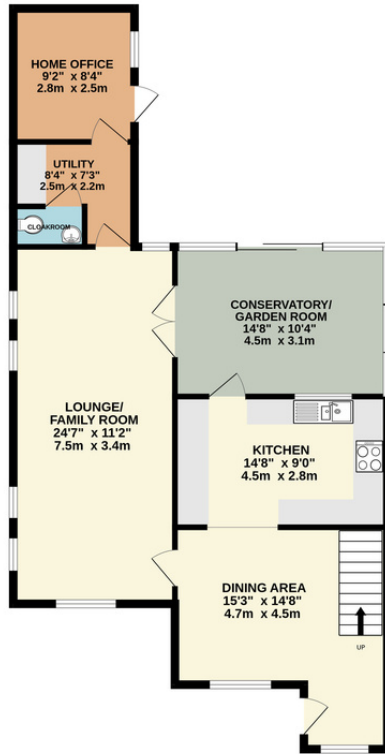




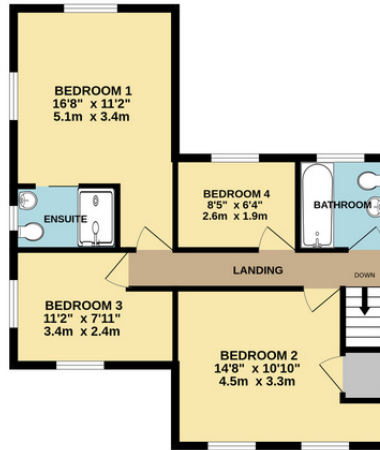
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GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



42 RIDGEWAY DRIVE, WESTWARD HO!

TOTAL FLOOR AREA: 1444 sq.ft. (134.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix 5/2020

- **Services:** Mains Electricity, Gas, Water & Drainage.
- **Tenure:** Freehold
- **Broadband:** Ultrafast broadband is available (Ofcom)
- **EPC:** C
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - Actively seeking their next home (they have found one with no onward chain!)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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