



# Rosslyn Hotel

16 Colin Road, Paignton, Devon, TQ3 2NR



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**Substantial Guest House in Prime Coastal Location**  
**Short Level Walk to Preston & Paignton Amenities**  
**10 Letting Rooms, 7 En-Suite, Lounge & Dining Room**  
**Two Bedroom Owners' Maisonette with Separate Entrance**  
**Outside Seating Area, Parking for 8 Cars, Pet Friendly**

## LOCATION

The Rosslyn Hotel enjoys one of Paignton's strongest and most desirable holiday letting positions. Ideally situated just a level three-minute walk to Preston Green and the popular sandy beach, with Paignton Green and seafront only a few minutes further. Paignton town centre, with its wide selection of cafés, bars, restaurants, cinema, shops, entertainment and mainline railway station, is also conveniently close by. The area's flat walking routes, coastal proximity and abundance of amenities make this location consistently popular with holidaymakers.

## DESCRIPTION

The Rosslyn is a substantial end-of-terrace bay-fronted property, arranged over three floors. Well maintained throughout, the building is double glazed and fitted with gas central heating. The guest accommodation is presented to a comfortable standard, with each room offering tea and coffee making facilities, complimentary toiletries, wall-mounted televisions and free WiFi. Ironing facilities are available on each floor. A key asset for this central coastal location is the generous private car park accommodating up to eight vehicles - a significant advantage for both guests and owners alike.

Ref No: 4834

£440,000 Freehold

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The premises comprises:-

## GROUND FLOOR

### MAIN ENTRANCE

Parking to the front for 3 to 4 cars.

### HALLWAY

Leading to:-

### GUEST LOUNGE

With bay window and feature fireplace, leather sofa and chairs.

### GUEST DINING ROOM

Comfortably seating 14. Service hatch from the kitchen.

### GUEST BAR

Leading through from the dining room. Access to rear yard and car park.

### KITCHEN

Wall & floor mounted cupboards and roll top work surfaces. Stainless steel splash back, Salamander electric grill, domestic 4 ring gas cooker, hot water boiler. Double sink unit and commercial dishwasher. Access to side patio/patio seating area.

### OFFICE

Adaptable space accessed via the kitchen or hallway.

## OWNERS' ACCOMMODATION

With separate entrance from the side path / patio seating area. Hallway leading to:-

### CLOAKROOM

### OWNERS' LOUNGE

With rear and side aspect. Seating area and dining area.

## LAUNDRY ROOM

With plumbing for washing machine and tumble drier, hanging rack and rail. Rear aspect. Staircase to first floor.

## SINGLE BEDROOM

With side aspect.

## DOUBLE BEDROOM

With rear aspect.

## SHOWER ROOM

Modern fittings with wipe clean wall cladding, large shower, WC and wash hand basin. Frosted window with side aspect.

## FIRST FLOOR

## GUEST ACCOMMODATION

### ROOM 1

Single with wash hand basin and vanity unit. Front aspect. Use of shower & WC on first floor landing.

### ROOM 2

Family room with double and single beds, wash hand basin with vanity unit. Ensuite shower room. Bay window with front aspect.

### ROOM 3

Double with rear aspect, wash hand basin with vanity unit. Ensuite shower room.

## CLOAKROOM

For the use of rooms 1 & 6.

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## SHOWER ROOM

With wipe clean wall cladding, corner shower, WC and wash hand basin. Frosted window with side aspect.

## LINEN ROOM

## ROOM 5

Double with rear aspect and large ensuite shower room.

## SECOND FLOOR

## ROOM 6

Single with wash hand basin and vanity unit. Window with front aspect. Use of shower & WC on first floor landing.

## ROOM 7

Family room with double and single beds, wash hand basin with vanity unit. Ensuite shower room. Window with front aspect.

## ROOM 8

Double with rear aspect, wash hand basin with vanity unit. Ensuite shower room.

## ROOM 9

Double with side aspect and ensuite shower room.

## ROOM 10

Double with side aspect and ensuite shower room.

## OUTSIDE AREAS

Rear yard with 2 storage sheds. To the side of the property is a wide pathway providing guest and owners' patio seating area. Parking to the front for 3 to 4 cars and further parking to the rear for 3 to 4 cars.

## GENERAL INFORMATION

### BUSINESS

The Rosslyn Hotel has been successfully trading under the current ownership for over 20 years. Guests have the option of room only tariff or bed and breakfast. The Rosslyn has many repeat guests who value the hotels friendly service and proximity to the beaches and amenities of Preston & Paignton and the wider area. Accounting information will be available to interested parties following a formal viewing arranged via Bettsworths.

### TENURE

Freehold.

### RATEABLE VALUE

2023 List: £4,200

Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

### COUNCIL TAX BAND A.

### EPC RATING B.

### INVENTORY

To include furnishings and equipment as per an inventory to be supplied but excluding the owner's personal effects.

### SERVICES

The premises is connected to all mains services and fitted with a Fire Alarm System.

### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

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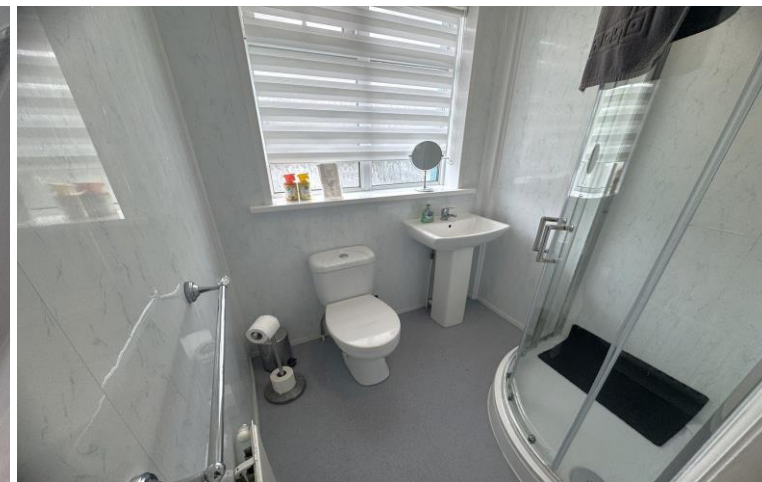






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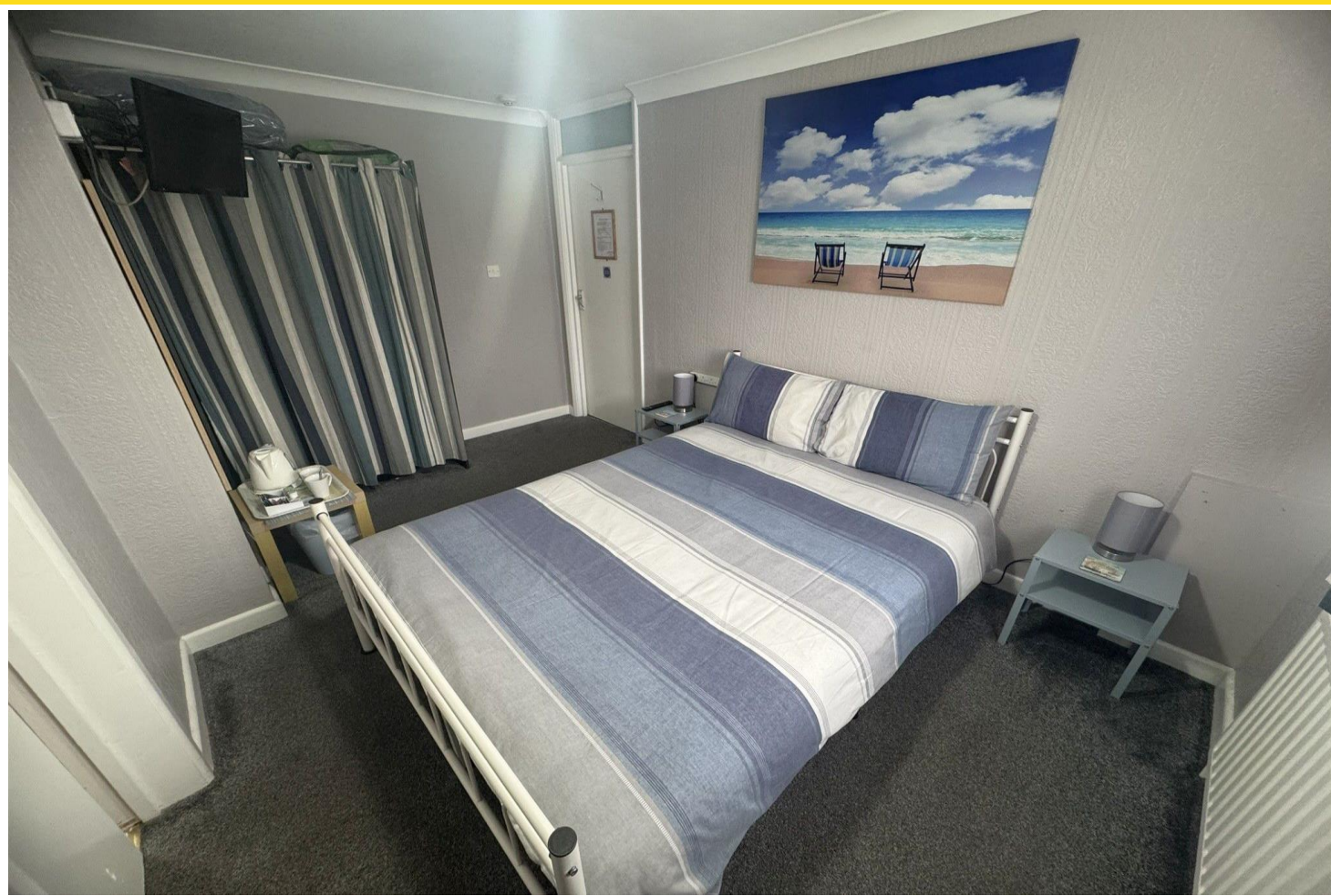
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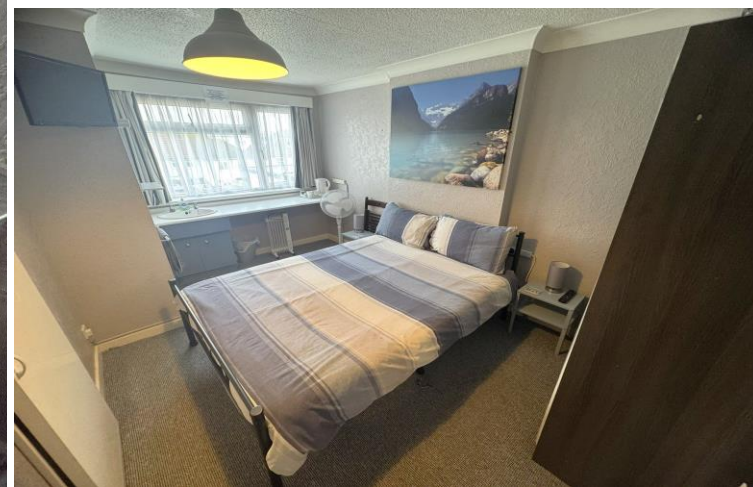






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