



Wellsway Guest House

56 Bampfylde Road, Torquay, TQ2 5AY



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Beautifully Presented & Well Maintained Spacious House with Parking
Quiet Tree Lined Road, Close to Seafront & Amenities
Accommodation Over 3 Floors with 4/5 Bedrooms
Perfect Home & Income, Multigenerational Home or Elegant Family Home
Excellent Order Throughout, Must Be Viewed to Fully Appreciate

LOCATION

Bampfylde Road is a quiet, tree lined location whilst remaining only a short walk to the seafront, Torre Abbey Meadows, the marina, and the town centre. The surrounding area offers a mix of attractive period villas and well-established residential properties, with convenient access to local amenities including independent shops, cafés, and restaurants. Excellent transport links are close by, with Torquay railway station within easy reach providing direct services to Exeter, Plymouth and beyond, as well as regular bus connections serving the wider Torbay area making this an ideal location for both residents and visitors.

DESCRIPTION

Wellsway House is a well-maintained semi-detached property with the benefit of off-road parking for circa 5 cars. Until recently the property traded as a guest house, however the current owners have chosen to retire and are in the process of de-registering from guest house to residential home. The property benefits from double glazed windows, carpeted throughout and gas central heating. The bedrooms are all en-suite and benefit from flat screen televisions, fitted wardrobes, bedside tables, vanity table and tea & coffee making facilities. This impressive property offers an abundance of space making it the perfect choice for larger and/or multigeneration families or for those looking for a Home & Income opportunity. The property retains main period features and must be viewed to fully appreciate.

Ref No: 5239

£495,000 Freehold

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The premises comprises:-

GROUND FLOOR

Access from the car park to the side entrance. Traditional Victorian front door leading to the vestibule and hallway, leading to:-

LOUNGE

Spacious room with bay window to the front, period fireplace with tiled hearth and granite mantle.

DINING ROOM

Generous room previously used for guest dining. Fitted with floor mounted storage cupboards and roll top work surfaces providing space for continental breakfast items and integrated drinks fridge. Bay window with front aspect.

KITCHEN

Fitted with floor & wall mounted storage cupboards, tiled splash back and tiled floor. 6 ring gas range, grill and ovens with stainless steel splash back, sink & ½ sink with drainer, wash hand basin. Plumbing for dishwasher and space for upright fridge freezer. Access to courtyard.

UTILITY AREA

Plumbing for washing machine and tumble dryer.

OFFICE/ T.V ROOM / LOUNGE

With rear aspect.

BEDROOM/LOUNGE

With feature fireplace, storage cupboard and side aspect.

Elegant Staircase with period banister. Half landing with:-

SHOWER ROOM

Modern double length shower, WC and wash hand basin with vanity unit, heated towel rail and linen cupboard. Frosted window with rear aspect.

CLOAKROOM

WC and wash hand basin.

FIRST FLOOR

ROOM 1

Double with rear aspect.

ROOM 2

Superior Double with side aspect.

ROOM 3

Superior King with front aspect.

ROOM 4

Superior King / Twin with dual aspect to the front.

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SECOND FLOOR

Comprises of 3 rooms into the eaves with Velux windows and large storage areas.

OUTSIDE

CARPARK

To the front parking for circa 5 cars.

COURTYARD

To the side and rear of the property, providing ample space for garden furniture and outside storage.

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £4,900.

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.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

COUNCIL TAX BAND A

EPC RATING C

VIEWING

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

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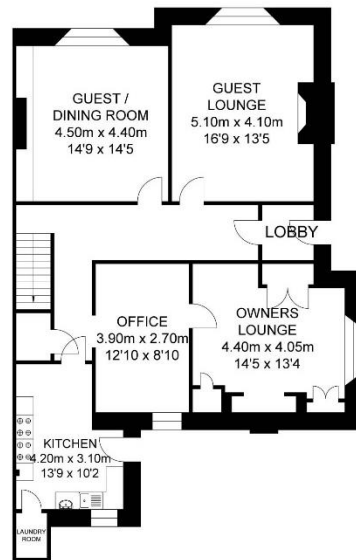




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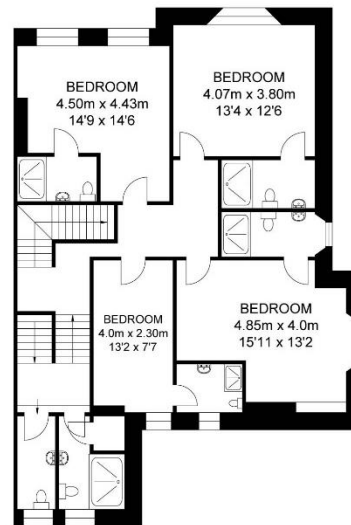
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TOTAL FLOOR AREA 2758.78 SQ FT / 256.30 SQM



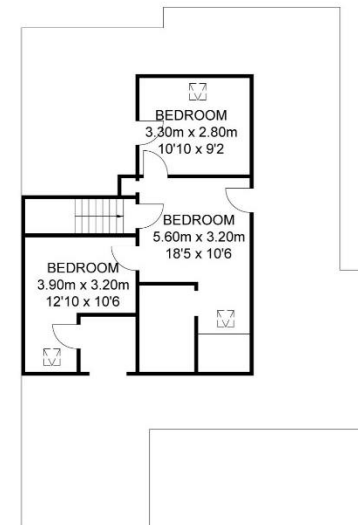
GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1149.58 SQ FT / 106.80 SQM



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1135.59 SQ FT / 105.50 SQM



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 473.61 SQ FT / 44.0 SQM



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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