

36 Bampfylde Road

Torquay, Devon, TQ2 5AR

NO36
Guest House
BED & BREAKFAST



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**Versatile Property Located in a Convenient Position
Close to Town, Seafront & Train Station
Owners' Flat plus 8 Rooms; 6 Ensuite, 2 with Private Facilities
Offered for Sale with Vacant Possession
Of Interest to Investors, Developers & Home & Income Purchasers**

LOCATION

36 Bampfylde Road is situated in a convenient location, close to Torquay's Seafront and primary train station. The property is within walking distance from Torquay's Town Centre and the nearby public transport links also offer a route into the centre. The location is popular with local residents and holiday makers with a mixture of homes and holiday accommodation in the area.

DESCRIPTION

This good sized, versatile property has accommodation over 3 floors and has undergone a refurbishment program over the past 3 years. The ground floor offers a communal lounge/dining room with guest accommodation leading through to the owner's apartment. Floors 2 and 3 offer further guest rooms. The property benefits from a rear courtyard and large double garage with utility area and storage. All guest rooms are fitted with wall mounted flat screen T.V's. The property offers a fantastic opportunity for any landlords, developers or investors looking for a project with large potential. Viewing is highly recommended and can be arranged via prior appointment with the Agents.

Ref No: 5341

£250,000 Freehold

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The property consists of:-

Main entrance off Bampfylde Road leading through to the hallway with rooms off.

GUEST LOUNGE/ DINING ROOM

14' 9" x 14' 4" (4.49m x 4.38m)

Smart decor with front aspect.

BEDROOM 8

12' 10" x 10' 10" (3.90m x 3.29m)

Single with ensuite shower. Rear aspect.

Stairs to:

FIRST FLOOR

BEDROOM 2

13' 1" x 12' 2" (4.00m x 3.70m)

Spacious double with ensuite shower. Rear aspect.

BEDROOM 3

15' 5" x 10' 3" (4.69m x 3.12m)

Double with ensuite shower. Front aspect.

BEDROOM 4

11' 4" x 7' 8" (3.45m x 2.33m)

Single with use of private facilities. Front aspect.

SHOWER ROOM

For the exclusive use of room 4.

CLOAKROOM

With WC and wash hand basin. For the exclusive use of room 4.

BEDROOM 1

11' 5" x 10' 10" (3.48m x 3.29m)

Double with ensuite shower. Rear aspect.

Stairs to:

SECOND FLOOR

BEDROOM 7

10' 4" x 7' 10" (3.14m x 2.38m)

Single with use of private facilities. Front aspect.

BEDROOM 5

14' 0" x 11' 8" (4.26m x 3.56m)

Spacious double with ensuite shower. Rear aspect.

BEDROOM 6

13' 11" x 9' 3" (4.23m x 2.82m)

Double with ensuite shower. Front aspect.

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OWNERS' ACCOMMODATION

Access via the ground floor hallway.

LOUNGE

13' 11" x 10' 5" (4.23m x 3.18m)

With CCTV monitor. Side aspect.

OFFICE

With linen store. Rear aspect.

KITCHEN

10' 7" x 10' 3" (3.23m x 3.13m)

Tile floor and splashback, floor mounted storage units, inset induction hob with oven under, extraction unit, sink unit with Aquajet tap, plumbing for dishwasher. Wall mounted boiler and access to rear courtyard.

BEDROOM

6' 9" x 4' 2" (2.07m x 1.27m)

Double with ensuite shower. Side aspect and roof Velux.

OUTSIDE

SMALL COURTYARD

With path leading to the:

LARGE DOUBLE GARAGE

Access via the rear service lane. With storage and plumbing for washing machine and dryer.

GENERAL INFORMATION

TENURE

Freehold.

RATEABLE VALUE

2023 List: £4,000

2026 List: (From April): £5,300

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

COUNCIL TAX BAND A

SERVICES

The property is connected to all mains services. The property benefits from gas central heating and double glazing throughout.

EPC RATING D

INVENTORY

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

VIEWING

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

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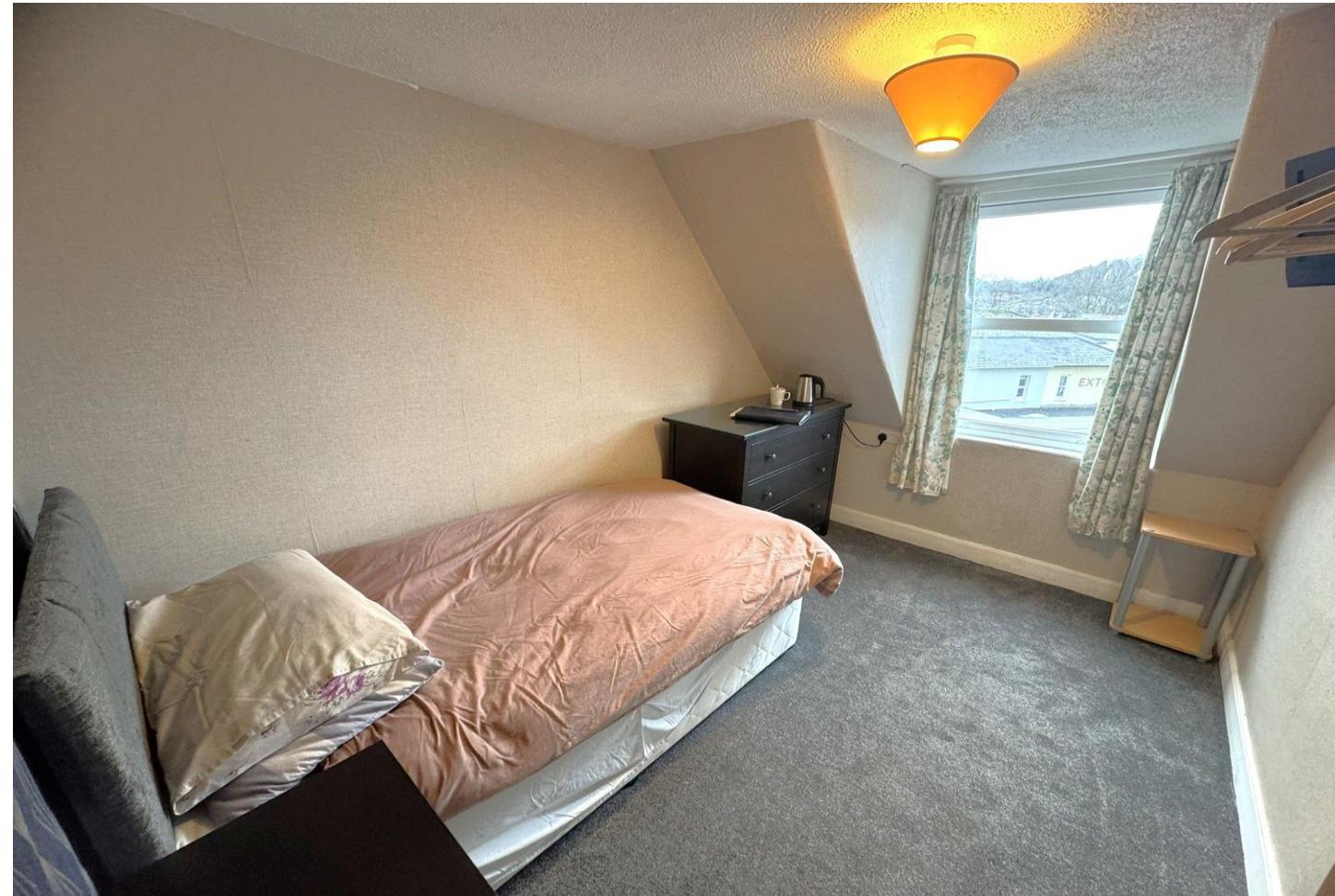


Family Business
3 Generations
Since 1943



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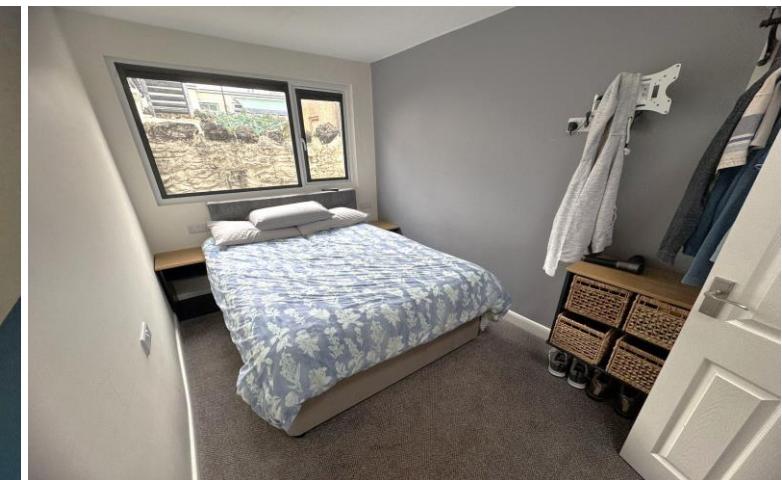
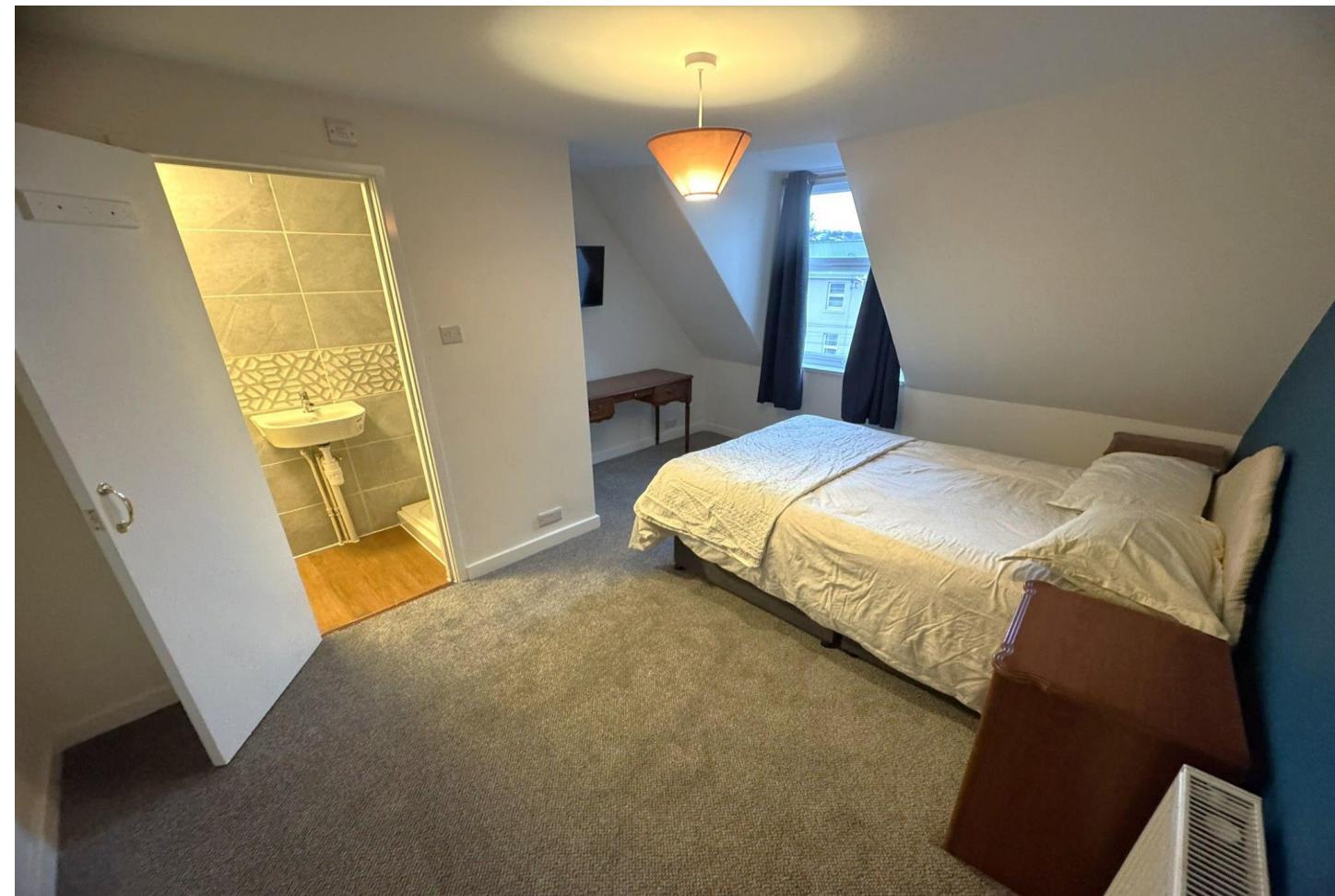
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www.bettesworths.co.uk
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