



No 46 Bampfylde Road

Torquay, Devon, TQ2 5AY



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**Impressive Family Friendly Holiday Accommodation
Sympathetically Refurbished in 2021 with Modern Interior
Open Plan Kitchen/Dining Room, Games and Cinema Rooms
Sleeping Accommodation for 14, Lounge & Hot Tub
Driveway Parking 6 Cars, Walking Distance to Beach & Town**

LOCATION

Torquay, together with Paignton and Brixham, form part of the English Riviera, a favourite tourist destination. Torquay is a hub of activity year round, boosted significantly during the holiday seasons with the influx of visitors to the area. No 46 is situated in the heart of Belgravia, the main holiday letting area of Torquay, on a by-road that links the two main incoming traffic routes to the sea front. The Riviera International Centre, which hosts conferences & events and provides family leisure facilities and health & fitness suites, is a short walk from the property, whilst Torquay town's main shops and harbourside are a gentle stroll away. Further afield there is plenty of family entertainment including Paignton Zoo, Plymouth Aquarium, Dartmoor and all it has to offer, and the fabulous South Hams known for its beautiful landscapes, quality local food, culture and scenic beaches.

DESCRIPTION

No 46 had been transformed internally and now boasts a stylish and vibrant interior with the rooms being fitted to a high spec and individually decorated giving each room its own character whilst retaining many of the original features of its Victorian heritage. This large property offers a variety of accommodation on both the ground and first floor. The spacious modern kitchen is open plan with bespoke dining table and floor to ceiling windows providing a light and airy space with access to the front terrace. The property was rewired and replumbed during the renovations and benefits from a new boiler, central heating system with cast iron radiators. The premises meets full building and fire regulations.

Ref No: 4956

£650,000 Freehold

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The property comprises:-

GROUND FLOOR

Access from the car park with steps up to the side entrance.

Traditional Victorian front door leading to the vestibule and hallway. Hallway with original wood flooring leading to:-

KITCHEN/DINER

Fully fitted kitchen with a range of floor and wall mounted cupboards, central island, laminate worktops and feature pendant lighting. Integral fridge freezer and dishwasher, SMEG 6 ring gas range and oven. A range of cooking utensils and crockery & cutlery. Front aspect with access to the terrace. Dining area with bespoke wooden dining table with upholstered booth style seating and feature fireplace. Front aspect overlooking the terrace and car park.

LOUNGE

Spacious room with large cushioned sofa and wall mounted T.V. Windows with side and rear aspect.

TERRACE

To the front of the property pretty paved seating area with Hot Tub.

BEDROOM 1

Double with ensuite shower room. Access to:-

BOILER ROOM & LINEN ROOM

Access to small rear patio.

FIRST FLOOR

Wide staircase with half landing leading to:-

BEDROOM 2

Double with ensuite shower room.

BEDROOM 3

Set up as a children's bedroom with bunkbeds.

BEDROOM 4

Super King size with ensuite shower room.

BEDROOM 5

King size.

BEDROOM 6

Super King size with ensuite shower room.

BATHROOM

Freestanding double ended roll top bath with dual head wall mounted shower over, WC and wash hand basin.

LOWER GROUND FLOOR

Stairs from main hallway leading to:-

CINEMA ROOM

Large sofa and 75 inch wall mounted TV. Access to the car park. Leading through to:-

GAMES ROOM

With full size pool table.

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GENERAL INFORMATION

THE BUSINESS

No 46 trades throughout the year with the busiest periods being during the summer season. The lettings are fully managed at present by Unique Holiday Stays. However, the next operator may choose to manage the lettings themselves reducing costs dramatically and increasing the net profit figure. We have been informed the income minus expenses for year end 2024 was £79,850.

RATEABLE VALUE

2023 List: £6,400. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

SERVICES

The property is connected to all mains services including Wi-Fi.

INVENTORY

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

EPC RATING D

VIEWING

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



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Since 1943



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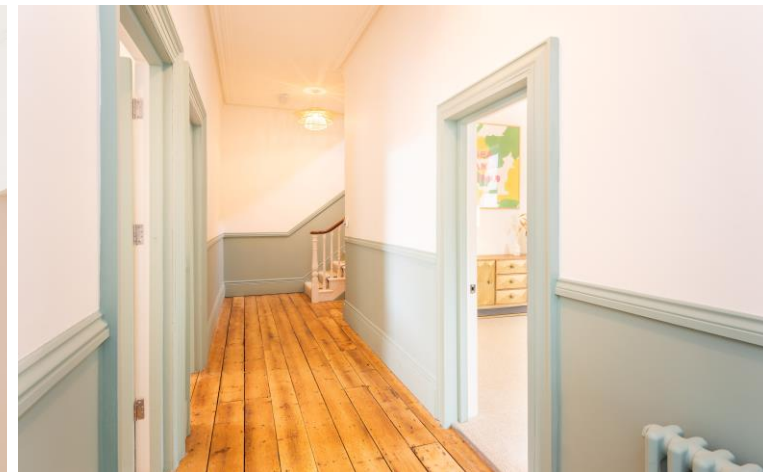
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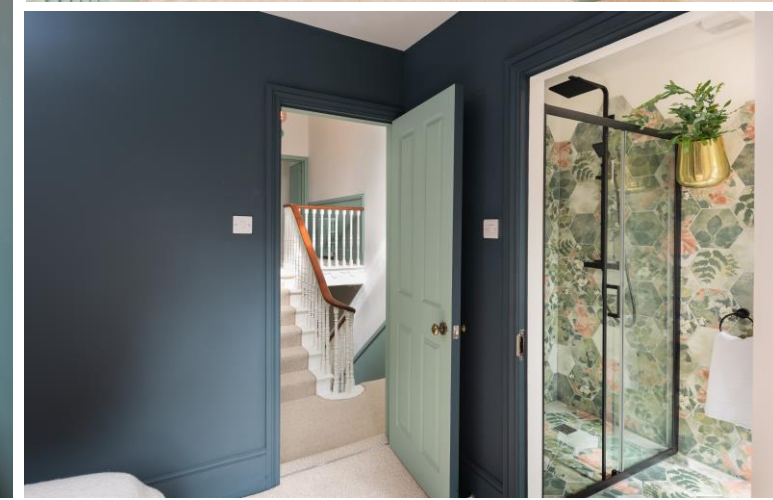
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