



Babbacombe Guest House

53 Babbacombe Road, Torquay, Devon, TQ1 3SN



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**Well Maintained Semi Detached Versatile Period Property
Superb Location, Short Level Walk to Babbacombe Downs
Suitable as Guest House, Home & Income or Large Family Home
Six Guest Rooms, 2 Owner Bedrooms, Lounge/Diner
Good Size Garden, Hardstanding & Parking for Circa 6**

LOCATION

Babbacombe Road is the arterial road joining Torquay Harbourside with St Marychurch. The beautiful beaches, coves and picturesque areas of Torquay are all accessible from this road ensuring a high level of vehicular & pedestrian traffic.

Babbacombe Guest House is situated in an enviable location within easy walking distance of Babbacombe Downs, renowned for its stunning coastal views, as well as the famous Babbacombe Cliff Railway, beaches, and the bustling St Marychurch precinct.

DESCRIPTION

The property is registered as a Guest House although due to personal circumstances, the owners have not traded for some time. The property would very easily be ready to trade should the next proprietors wish to do so. The guest rooms are light & airy and equipped with flat screen TV's, tea & coffee making facilities, hair dryers, freestanding wardrobe, side table, dressing table and heated towel rail. Alternatively, the property would lend itself to conversion to a home & income premises, AirBnB, HMO (Home of Multiple Occupancy) or a delightful family home.

Ref No: 5141

£430,000 Freehold

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The property comprises:-

GROUND FLOOR

TO THE FRONT

Spacious tarmacked car park for circa 6 cars. Providing access to:-

ENTRANCE PORCH

HALLWAY

Main hallway leading to all principal ground floor rooms.

LOUNGE/ DINING ROOM

Previously set up as the guest dining room, the room provides for a spacious lounge and family dining room. Double glazed patio door leading to rear garden and hard standing.

OWNER'S BEDROOM 1

Double with full en-suite bathroom.

KITCHEN

Good range of base and wall mounted units. Inset gas hob with extractor over, fitted eyelevel dual oven, sink with drainer and separate wash hand basin. Wall mounted boiler (approx. 3 years old) and immersion tank, plumbing for dishwasher.

UTILITY ROOM

Plumbing for washing machine and tumble dryer. Exit to Babbacombe Road.

ROOM 1

Double with en-suite shower room. Stairs to:-

LOWER FLOOR

OWNER'S BEDROOM 2

Large king size room with en-suite W.C. (restricted head height to 6ft).

UNDER STAIRS OFFICE/STORAGE

DRESSING ROOM

Stairs to half landing:-

BATHROOM

Full bathroom suite with shower over.

CLOAKROOM

FIRST FLOOR

ROOM 2

Good size double with en-suite shower room. Rear aspect.

ROOM 3

Attractive twin room with en-suite shower room. Front aspect.

ROOM 4

Spacious double with en-suite shower room. Dual aspect to front and side.

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SECOND FLOOR

In the eaves, two individual rooms or combined to make up a family suite.

ROOM 5

Double with en-suite shower room. Front aspect.

ROOM 6

Single with private facilities across the hall. Rear aspect.

BATHROOM

Full bathroom suite with shower over.

TO THE REAR

Steps down from the lounge to private paved patio area leading to lawned garden with large storage shed. Hard standing area for further car parking if required, further seating area with artificial grass.

GENERAL INFORMATION

TENURE

Freehold.

RATEABLE VALUE

2023 List: £3,900.

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

COUNCIL TAX BAND A

SERVICES

All main services are connected to the property. The property is double glazed throughout and fitted with gas fired central heating.

INVENTORY

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

EPC RATING B

VIEWING

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

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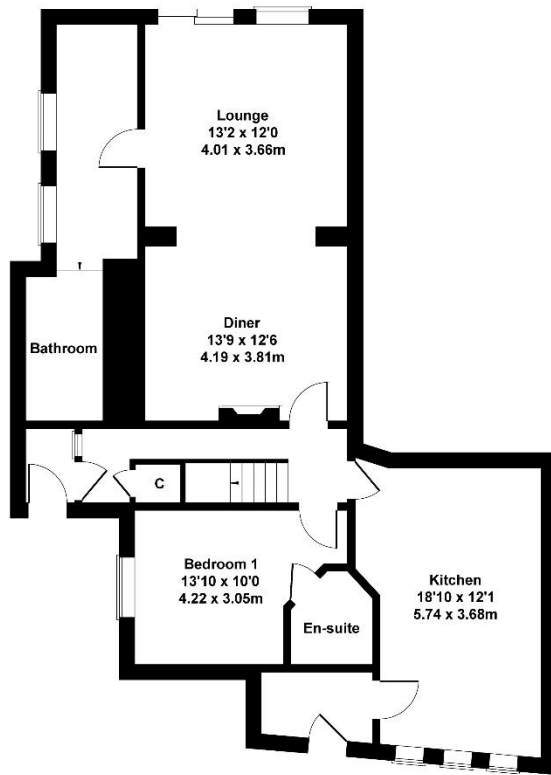




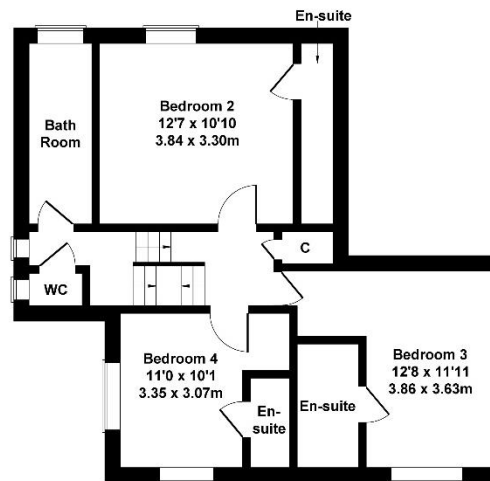
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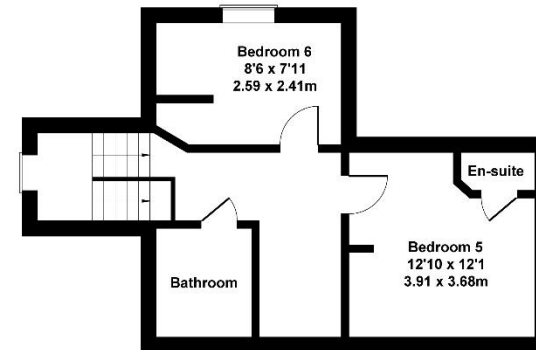
Approximate Gross Internal Area
2075 sq ft - 193 sq m



GROUND FLOOR



FIRST FLOOR



ATTIC

Not to Scale. Produced by The Plan Portal 2025
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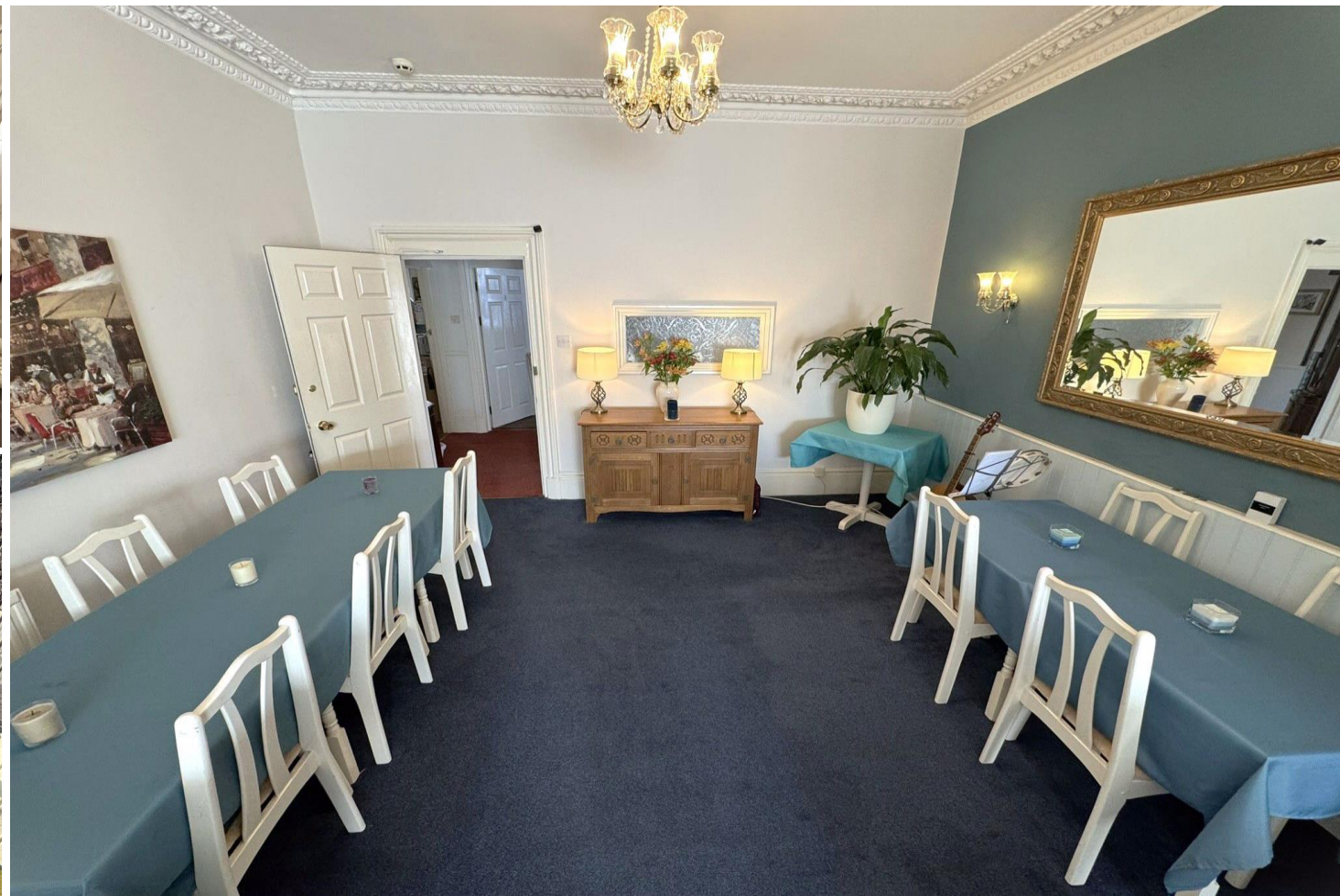
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