

St Edmunds Guest House

25 Sands Road, Paignton, Devon, TQ4 6EG





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**A Beautifully Presented Guest House Offering Bed & Breakfast
Substantial and Visible Plot Situated on the Junction of Queens Road & Sands Road
A Short Level Walk to Both Paignton Seafront & Town Centre
7 En-Suite Letting Rooms all Recently Refurbished to a High Standard
Benefiting from Off Road Parking for 7 Cars & Pretty Outside Seating Area**

LOCATION

St Edmunds is located just a short level walk from both Paignton Seafront, Harbour and Torbay Road, leading to Paignton town centre, the railway and bus station and the many all year-round attractions such as the Dartmouth Steam railway, Vue cinema and the Geoplay Park area to name a few.

Paignton is situated within Torbay, also known as the 'English Riviera', South Devon's beautiful bay surrounded by scenic countryside and stunning coastline. The area is well serviced by the South Devon link road (the A380), connecting Torbay to Exeter and the M5 motorway network. Torbay is also connected via a railway network to Exeter and beyond.

DESCRIPTION

St Edmunds is a 4 Star rated, tastefully decorated guest house which had been newly refurbished throughout over the past few years. The building was originally constructed in the mid 1850's and retains many original features. Although, now benefits from double glazed windows and gas central heating. Each room benefits from a flat screen T.V, clock/radio alarm and USB sockets, beverage tray, hairdryer, oscillating fan, complimentary toiletry pack and the use of an iron & ironing board. The premises is fitted with ultra-fast Broadband/WiFi, a zoned fire alarm system and CCTV.

Ref No: 4569

£475,000 Freehold

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The premises comprises:-

Corner plot with off road parking for 3 cars on Sands Road and 4 on Queens Road where the main entrance to the guest house is located.

MAIN ENTRANCE

Paved terrace, with seating areas and trees leading to double glazed door and conservatory with seating. Door through to:-

RECEPTION HALLWAY

With cloakroom, feature lighting and wide stairs with modern glass panels to upper floor, and staircase to lower floor.

DINING ROOM

Providing seating for 14 at modern tables with glass tops and high back chairs. Delightfully decorated with feature lighting.

THE LETTING BEDROOMS

GROUND FLOOR

BEDROOM 1

Standard Double. En-suite with 4'6" double bed. Sunny south facing room overlooking the front garden with a 32" wall mounted Smart TV.

BEDROOM 2

Standard Single en-suite with 4' bed. Sunny south facing room overlooking the front garden with wall mounted 19" Smart TV.

BEDROOM 3

Superior Double/Twin en-suite with comfortable velvet chairs, feature light and unique wall mural, 42" wall mounted Smart TV, large shower and views over the

picturesque rear courtyard. Can be used as a luxury double with a 6' bed, or a twin with 2 x 3' beds.

FIRST FLOOR

BEDROOM 6

Standard Triple en-suite overlooking the well planted courtyard. This room has both 4'6" double and 3' single beds so can be used for single, double or triple occupancy. Wall mounted 32" Smart TV.

BEDROOM 7

Superior Double/Twin en-suite. A spacious room catching the morning sun through its 3 large windows. The room can be used as a luxury double with a 6' bed or a twin room with 2 x 3' beds. It benefits from a 42" wall mounted Smart TV and comfortable chairs, feature lights with a contemporary wall mural.

BEDROOM 8

Standard twin en-suite with 2 x 3' beds, south facing with lovely sunny aspect overlooking the front garden, with wall mounted 32" Smart TV.

BEDROOM 9

Standard double en-suite with 4' 6" bed. South facing with sunny aspect overlooking the front garden. Wall mounted 32" Smart TV, comfy chair and coffee table.

LOWER GROUND FLOOR

CATERING KITCHEN

A good sized working area with recently fitted work surfaces, floor & wall mounted cupboards and central island with seating for 4. Building wide CCTV monitor.

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FRIDGE & FREEZER ROOM & LINEN CUPBOARD

With rear access door to the rear of the property and private patio.

UTILITY ROOM

With space for washing machines and dryer. Sink with drainer, floor mounted cupboards and wall mounted storage shelves. Access to rear of property and private patio.

OWNER'S ACCOMMODATION

DOUBLE BEDROOM

With large wardrobe space and modern **En-suite Shower Room**.

LOUNGE/DINER

Well presented spacious south facing room with two windows and outlook to sunny front garden, luxury carpeting and mood lighting.

STORAGE ROOM

EXTERIOR

PRIVATE PATIO

Private side entrance from Queens Road. With part sunny aspect, Indian Rainbow Sandstone patio, Palm Trees and Bamboo planted in raised beds to the sides. A lovely peaceful retreat.

LARGE OUTBUILDING

Providing good storage area or summerhouse, with mains electric, water and bathroom facilities. Additional side room for tool storage.

BOILER ROOM

Worcester gas boiler, with space for tool storage.

OFF ROAD PARKING

Tarmac to the side and block paved to the front of the building with parking for a total of 7 cars.

FRONT PATIO

Beautiful south facing feature garden with two patio areas, patio furniture and swinging seats. A stunning guests garden.

GENERAL INFORMATION

THE BUSINESS

St Edmunds chooses to trade up to the VAT threshold of £85,000. There is potential to trade over this figure should the next proprietor wish to do so. The room tariff ranges from £52 per night for a single room to £103 per night for a superior double.

RATEABLE VALUE

2023 List: £3,650. 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.

INVENTORY

To include all furnishings and equipment used for daily running of the business as per an inventory to be supplied but excluding the owners personal effects.

STOCK

Wet and Dry stock in trade will be taken over by the purchaser at valuation on the day of completion.

COUNCIL TAX BAND A

EPC RATING C

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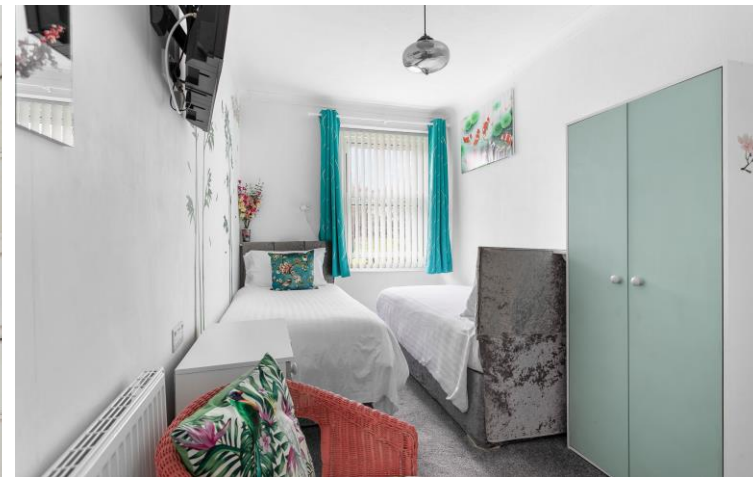
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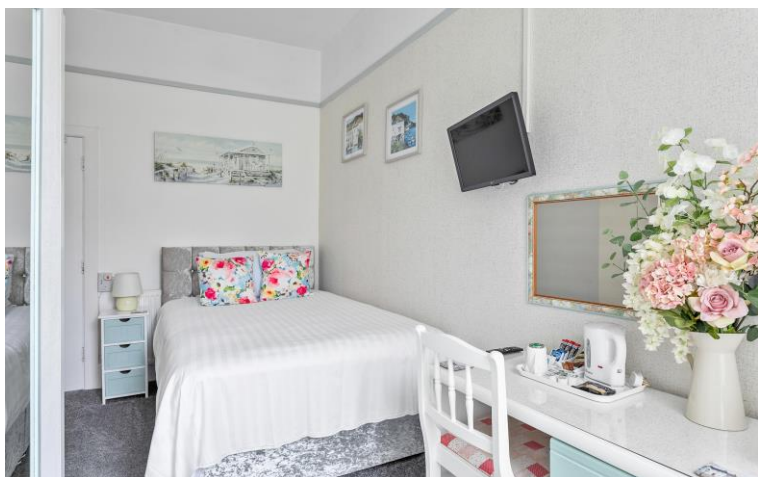


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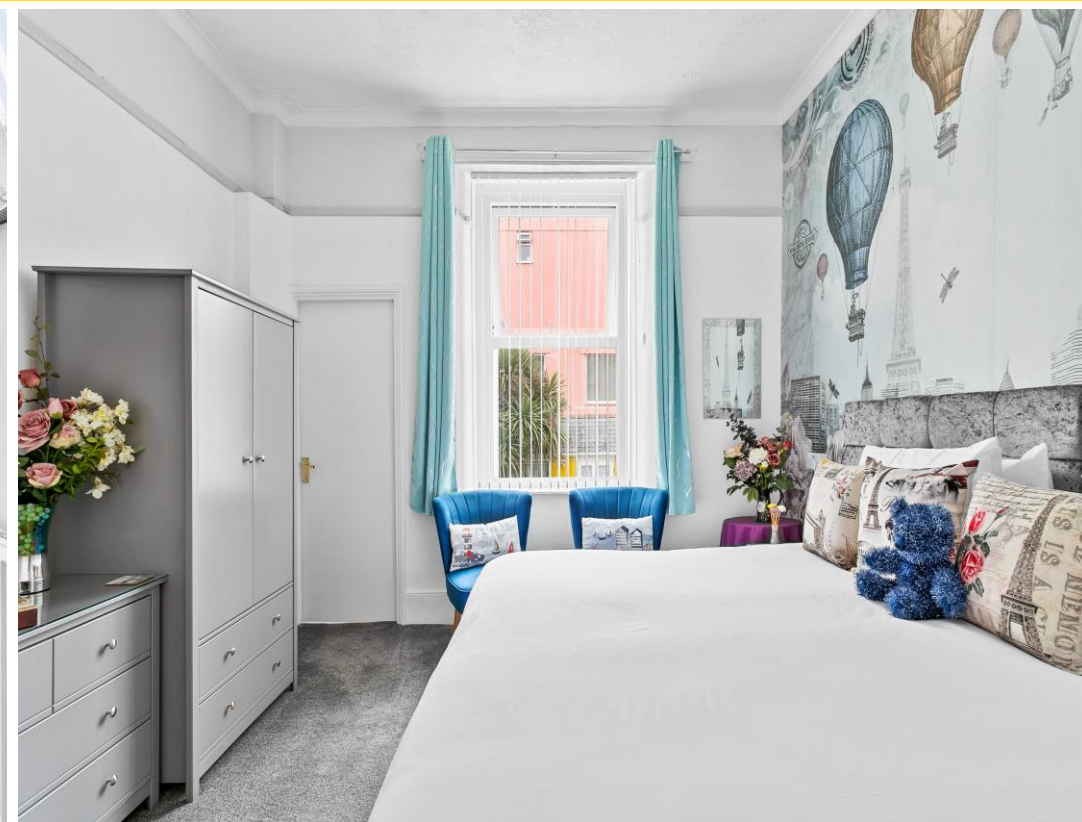
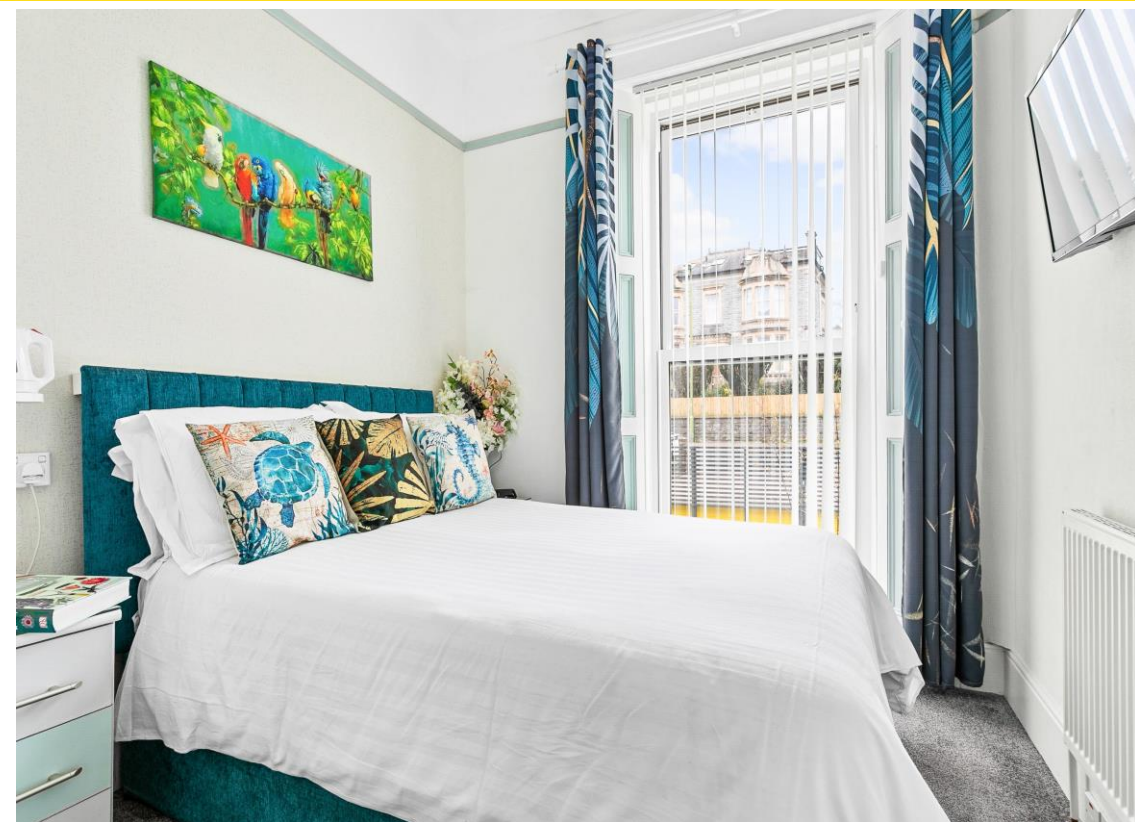
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