

# Brantwood Hotel & Apartments

Rowdens Road, Torquay, Devon, TQ2 5AZ







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**Substantial 10 Bed Guest House with 3 Studio Apartments  
Potential for Conversion to Flats, HMO or Large Home (STP)  
Comfortable 3 Bed Self Contained Owners' Accommodation  
Generous Outside Space with Patio and Garden  
Parking for 9/10 Cars**

## LOCATION

The Brantwood Hotel & Letting Apartments is situated at the end of a quiet tree-lined cul-de-sac just off Bampfylde Road that interconnects with the two main arterial roads bringing traffic from the direction of Exeter and Newton Abbot toward Torbay. The property is only a short walking distance from Torquay seafront, town centre and sports & convention centre, the Riviera Centre.

## DESCRIPTION

The Brantwood Guest House has been under the same ownership for the last 15 years. During this time the building has been refurbished to a high standard. The premises is gas centrally heated and double glazed throughout with zoned fire alarm system and CCTV system. The owners have built a loyal customer base and enjoy a good level of trade throughout the year. The property offers both an easily managed bed & breakfast and self-catering accommodation with three holiday let studio apartments. The Brantwood benefits from a spacious car park, level rear garden and comfortable 3-bedroom owners' accommodation, that includes a spacious lounge/diner and private kitchen. Due to the size of the property and the layout, there is potential for conversion into flats, an HMO, or multi generational accommodation (subject to planning consents).

Ref No: 4794

£625,000 Freehold

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The property comprises:-

Main Entrance leading to:-

## **RECEPTION**

## **COMMERCIAL KITCHEN**

Wipe clean wall cladding and commercial extraction, stainless steel prep tables, 6 ring gas range with oven under, tabletop deep fat fryer, microwave and hot water boiler. Double sink unit.

## **INNER HALL**

Access to the four ground floor bedrooms and stairs to the upper and lower floors.

## **SPACIOUS DINING ROOM**

Seating 18 with windows on two sides overlooking the garden. Guest fridge, Welsh dresser with cereals, crockery & cutlery and condiments.

## **GROUND FLOOR ACCOMMODATION**

### **OFFICE**

A large office / storage room. Built in storage cupboard.

### **GUEST ACCOMMODATION**

The rooms, which are light and airy, are decorated in a subtle nautical design, with recently refurbished ensuite shower, colour TV, hairdryer, tea/coffee making facilities, 4 USB ports and standalone fan.

### **ROOM 1**

Large double with bay window, overlooking garden side of property.

### **ROOM 2**

Large double with window seat in the bay window, overlooking garden side of property.

### **ROOM 3**

Small double with large ensuite shower room. Window overlooking decked area.

### **ROOM 4**

Twin room. Window overlooking car park.

Stairs to:-

## **FIRST FLOOR**

### **STORAGE/LINEN ROOM**

With shower room and hot water tank.

### **ROOM 5**

Double room with large window overlooking the garden.

### **ROOM 6**

Family room with double bed and bunk beds. Large window overlooking the garden.

### **ROOM 7**

Family room with double bed and bunk beds. Window overlooking front of building.

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Stairs to:-

## **SECOND FLOOR**

The rooms on this floor are built into the eaves and are currently not let out to guests but used for visiting family members. This floor could easily be converted into a family guest suite or self contained one bed flat therefore providing extra income. Room 8 & 9 have ensuite shower rooms.

### **ROOM 8**

Double room with small dressing area.

### **ROOM 9**

Double room with small dressing area.

### **ROOM 10**

Single room. With ensuite WC and wash hand basin.

## **SELF-CONTAINED OWNERS' ACCOMMODATION**

From the inner hall stairs down to:-

Landing with storage area. Zoned fire alarm panel.

### **MAIN BEDROOM**

Extremely large double bedroom. Currently used as a bedroom with gym area. Monitor for CCTV and TV point.

### **LAUNDRY ROOM**

Complete with shelving, washing machine and tumble dryer, rotary iron and iron press. Boiler for heating.

### **BEDROOM 2**

Double bedroom with ensuite shower room. Access via the main bedroom and from the rear garden.

### **KITCHEN**

Large kitchen with central island unit and breakfast bar seating for 3. Complete with dishwasher, fridge/freezer and range cooker. Leading through to: -

### **BEDROOM 3**

Small double with ensuite toilet and wash hand basin. Window to garden. Large half height inbuilt wardrobes.

### **LARGE LOUNGE/DINER**

With sliding doors to patio and garden.

### **FAMILY BATHROOM**

With heated towel radiator, large bath and separate shower cubicle, WC and wash hand basin.

## **STUDIO APARTMENTS**

Although not currently connected, each apartment has its own electric meter, providing the opportunity for the flats to have their own supplies.

### **GARDEN LEVEL APARTMENT**

Fully furnished with kitchenette, lounge area, shower room with WC and wash hand basin. Double bed, wardrobe and chest of drawers.

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## FIRST FLOOR APARTMENT

Accessed via external staircase. Main entrance hall with front doors to each flat. Both are fully furnished with kitchenette, lounge area, shower room with WC and wash hand basin. Double bed, wardrobe and chest of drawers.

## OUTSIDE AREAS

### REAR PATIO & GARDEN

Large, paved area and sizable garden. Side access to studio flats, decked seating area and car park.

### LARGE UNDER HOUSE STORAGE

Housing the water tank with immersion and fire alarm for the 3 studio apartments.

### FRONT DECKED SEATING AREA

Side access down to garden and flats.

### LARGE CAR PARK

Parking for 9/10 cars.

## GENERAL INFORMATION

### THE BUSINESS

We have been informed the turnover for year end March 2023 was £65,500 with strong net profit.

***Accounting information will be available for bona fide applicants following a formal viewing.***

## SERVICES

All mains services are connected to the property.

## RATEABLE VALUE

2023 List: £9,200.

Please note this is not Rates Payable. 100% Small Business Rate Relief will be available for 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.

## 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 B

## VIEWING

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

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OWNERS ACCOMMODATION



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**STUDIO APARTMENTS**



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TOTAL FLOOR AREA 5294.76 SQ FT / 491.90 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.

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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