



Bradleys  
ESTATE AGENTS  
FOR SALE

# Jacaranda Guest House

8 Beach Road, Paignton, Devon, TQ4 6AY



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**Established Guest House in Prime Location  
8 Letting Rooms & 2 Bed Owners Accommodation  
A Short Level Walk to Seafront & Town  
Currently Trading with Scope to Improve  
Viewing Recommended**

## DESCRIPTION

Jacaranda Guest House is located in one of Paignton's prime holiday letting locations, a short level walk from Paignton green and the seafront, in addition to Paignton town centre where other local amenities, including shops, bars, restaurants, cafes, cinema, main car parks and train station, are easily accessed.

The property comprises a mid-terrace bay fronted building arranged over 3 floors. The Guest House is double glazed throughout and fitted with gas central heating.

There are 8 guest letting rooms, 7 en-suite and 1 guest room with private facilities. All rooms come with tea & coffee making facilities, flat screen televisions, hairdryers, fans and free Wi-Fi.

The owners' accommodation is located on the ground floor and consists of a private lounge with a single en-suite bedroom off and a large double bedroom with en-suite bathroom. The spacious kitchen and utility area are fully equipped and fitted with modern base & wall mounted cabinets. Jacaranda Guest House offers a great opportunity for those looking for a well established Bed & Breakfast in a great location.

Ref No: 4803

**£390,000 Freehold**

**Interested in this property?**

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The accommodation comprises:-

## GROUND FLOOR

### **FRONT SUN TERRACE**

With outside seating.

### **FRONT DOOR**

Opening to porch and hallway.

### **DINING ROOM**

With covers for circa 15. Bay window with front aspect and feature fireplace with electric fire.

### **KITCHEN**

Good working area fitted with a range of modern base & wall mounted cabinets, non-slip flooring & tile effect splash back, sink with drainer. Extractor hood, 7 ring gas range with double oven, grill and warmer cupboard, 3 pot Bain Marie and commercial microwave & toaster.

### **UTILITY AREA**

Extending from the kitchen with modern base & wall mounted cabinets, non-slip flooring & tile effect splash back, double sink with drainer. Plumbing for dishwasher, washing machine and tumble drier. Access to side alley and rear access lane.

## OWNERS' ACCOMMODATION

### **OWNERS' LOUNGE**

Accessed via the main ground floor hallway. From the lounge access to:-

### **SINGLE BEDROOM**

With rear aspect. Shower ensuite. Currently used for storage. From the kitchen access to:-

### **DOUBLE BEDROOM**

Spacious room with side aspect and en-suite bathroom. Stairs from the ground floor hallway lead to:-

## FIRST FLOOR

### **LINEN CUPBOARD & BOILER CUPBOARD**

### **PRIVATE FACILITIES FOR ROOM 6**

Modern fittings with wipe clean cladding, heated towel rail, WC, wash hand basin and electric shower.

### **ROOM 1**

Double with en-suite and rear aspect. Steps up to:-

### **ROOM 2**

Good size King bedroom with en-suite. Rear aspect.

### **ROOM 5**

Family room with double & single beds and en-suite. Large bay window overlooking Berry Park.

### **ROOM 6**

Generous single with wash hand basin and private facilities. Front aspect. Stairs from the first floor landing lead to:-

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## SECOND FLOOR

### LINEN CUPBOARD

#### ROOM 7

Single with en-suite. Rear aspect.

#### ROOM 8

Small double with en-suite. Rear aspect.

#### ROOM 9

Single with en-suite. Front aspect overlooking Berry Park.

#### ROOM 10

Family room for 4. Front aspect.

## GENERAL INFORMATION

### THE BUSINESS

Jacaranda Guest House trades gently throughout the year and has built up a strong repeat trade.

The current tariff is:- Singles from £31 p/n, Doubles from £55 p/n, Kingsize from £65p/n and Family rooms from £77 p/n room only.

Accounting information can be obtained by the agents following a formal viewing.

### RATEABLE VALUE

2023 List: £3,200. Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

### COUNCIL TAX BAND A

### INVENTORY

To include furnishings and equipment as per an inventory to be supplied but excluding the owner's personal effects.

### SERVICES

The premises is connected to all mains services and fitted with an L2 Fire Alarm System.

### EPC AWAITED

### VIEWING

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

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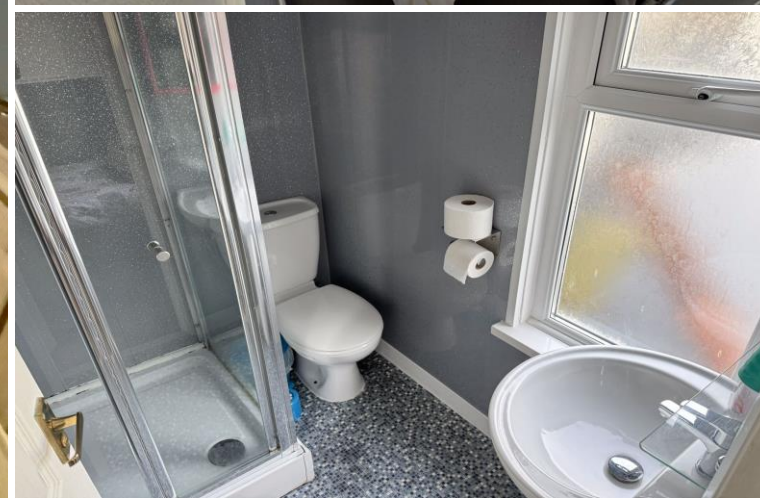
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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