



Spreyton Guest House, 72 Locking Road, Weston-super-Mare, North Somerset, BS23 3EN



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£585,000

A UNIQUE OPPORTUNITY TO ACQUIRE A CHARMING PERIOD GUEST HOUSE IN WESTON-SUPER-MARE! An exclusive investment opportunity to create a home and income under one roof, with ample opportunity to develop further subject to planning permission and building regulation approval should you wish. This well maintained and reputable, semi-detached, freehold, Guest House is currently operating as a successful four-star silver awarded Bed and Breakfast business and is well positioned on the level, within walking distance of the golden seafront, shops, restaurants, and bustling town centre. The period property benefits from valuable off-street parking to the rear with access to a double garage, offering ample storage space and plumbing for appliances. The Guest accommodation briefly comprises six bedrooms with private en-suites, a well-presented dining room, and a kitchen/breakfast room. The owner's accommodation benefits from its own private entrance that leads to the ground floor which is comprised of a living room, one bedroom and a shower room. Stairs rise to the first-floor landing area where you will find two further bedrooms, and a family bathroom. Outside, the property is presented beautifully, and the private driveway is enclosed by stone walling and attractive shrubs, adding structure and colour. This property presents a fantastic opportunity which is not one to be missed, therefore booking in a viewing is highly recommended by the agent. Commercial EPC Rating C58, Private Accommodation Council Tax Band A.

- A superb, reputable, semi-detached, six-bedroom Guest House offering a unique investment opportunity
- Fantastic owner's accommodation attached to the rear, offering three additional bedrooms, shower room and bathroom together with a double garage over two storeys
- Opportunity for further development (subject to planning permission and building regulation approval)
- Currently operating as a successful Bed and Breakfast business
- Private driveway providing ample off-street parking
- A fantastic opportunity, offering a variety of potential uses
- Planning granted for conversion to a self-contained dwelling with associated annexe, should you wish (Ref: 24/P/0086/FUL)
- Commercial EPC Rating C58, Private Accommodation Council Tax Band A





Accommodation

Entrance

As you approach the property there is a timber entrance door leading to vestibule.

Vestibule

Wood effect flooring, UPVC double glazed internal door, intricate coved ceiling, ceiling light.

Hallway

Doors to ground floor rooms, UPVC double glazed window, radiator, intricate coved ceiling, under stairs storage cupboard, ceiling light.

Room Six

UPVC double glazed bay window and decorative timber panelling, decorative fireplace, radiator, picture rail, coved ceiling, ceiling light.

En-suite Shower Room

Wood effect vinyl flooring, low level W/C, pedestal wash hand basin, enclosed mains fed shower, fan, wall lighting.

Dining Room

A well presented dining area with UPVC double glazed windows to rear, door to kitchen, coved ceiling, radiator, ceiling light.



Kitchen/Breakfast Room

Tiled flooring, a well-presented range of wall and floor units with worktops, up stands and tiled splash backs over, freestanding 'Range Master' five burner cooker, stainless steel sink and drainer with Swan neck mixer tap under, space and plumbing for appliances, UPVC double glazed windows and door to rear parking area, radiator, built in storage cupboards, roof access hatch, ceiling lights.

Stairs with Timber Balustrade Rising to First Floor Landing.

First Floor Landing

Doors to rooms 1-4, coved ceiling, ceiling spotlights.

Room One

A commanding double bedroom with UPVC double glazed window and fixed windows, built-in hanging rail feature, picture rail, radiator, ceiling light, door to en-suite.

En-suite Shower Room

Wood effect vinyl flooring, low level W/C, wash hand basin, enclosed electric shower, extraction fan, ceiling spotlights.

Room Two

UPVC double glazed window, door to en-suite shower room, radiator, ceiling light.

En-suite Shower Room

Wood effect vinyl flooring, low level W/C, pedestal wash hand basin, tiled splashback over, enclosed electric shower, wall light, ceiling spotlights, extraction fan.

Room Three

Double bedroom with UPVC double glazed window, radiator, sliding door to en-suite, ceiling light.

En-suite Shower Room

Tile effect vinyl flooring, low level W/C, pedestal wash hand basin, radiator, enclosed electric shower, UPVC double glazed window, extraction fan, ceiling spotlights.

Room Four

Double bedroom with UPVC double glazed window, sliding door to en-suite, radiator, built-in hanging rail feature, picture rail, ceiling light.

En-suite Shower Room

Wood effect vinyl flooring, low-level W/C enclosed electric shower, pedestal wash hand basin, extraction fan, wall and lighting.

Stairs with Timber Balustrade Rising to Second Floor Landing.

Second Floor Landing

Eaves storage cupboard, part sloping ceilings, door to Room Five, ceiling light.

Super double bedroom with UPVC double glazed windows offering a pleasant outlook across Weston-super-Mare and the Mendip Hills beyond, radiator, door to en-suite, eaves storage cupboard, hanging rail space.

En-suite

Wood effect vinyl flooring, low level W/C, pedestal wash hand basin, enclosed electric shower, radiator, part sloping ceiling, extraction fan, wall and ceiling lights.

Owner's Accommodation

Entrance

Private access, UPVC double glazed door from the rear parking area into living space.

Living Room

Wood effect laminate flooring, door to kitchen and B&B, radiator, door to inner hallway, roof access hatch, ceiling light.

Inner Hallway

Doors to ground floor rooms, radiator, wall lights, ceiling lights.

Bedroom Three

UPVC double glazed window, fitted sliding wardrobes, radiator, ceiling light.

Shower Room

Low level W/C, wash hand basin over vanity unit, enclosed mains fed shower, tiled walls, fitted storage wardrobes, heated towel rail, extraction fan, ceiling spotlights

Stairs Rising with Timber Balustrade from Entrance Hall to the First Floor Landing Area.

First Floor Landing

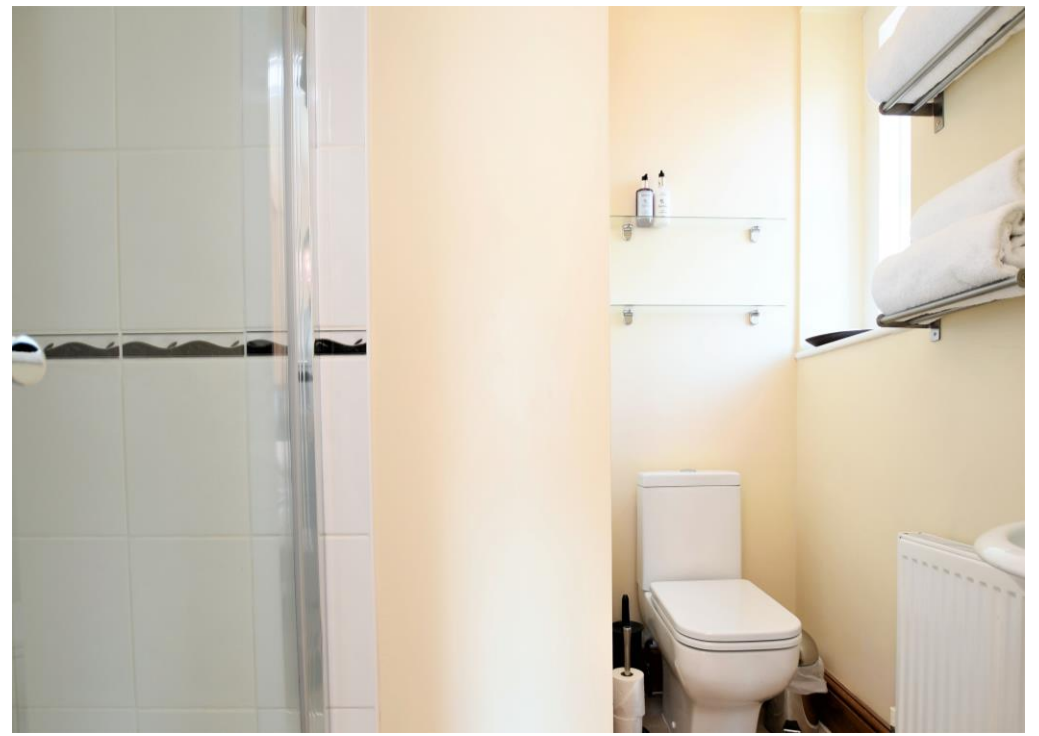
A light and bright space offering potential for a super study area, part sloping ceilings, skylight window, doors to first floor rooms, useful storage cupboards.

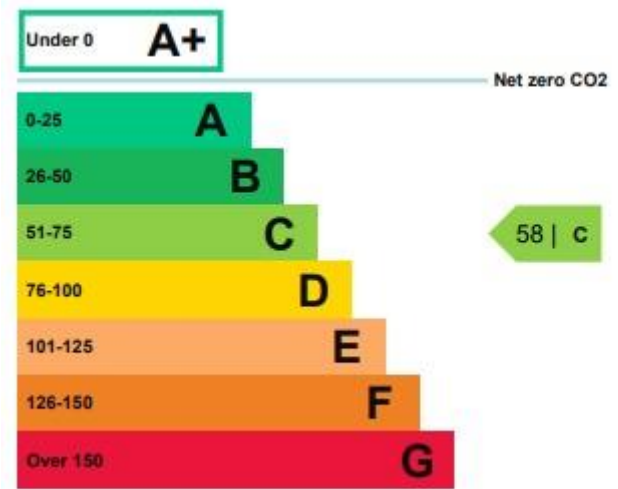
Bathroom

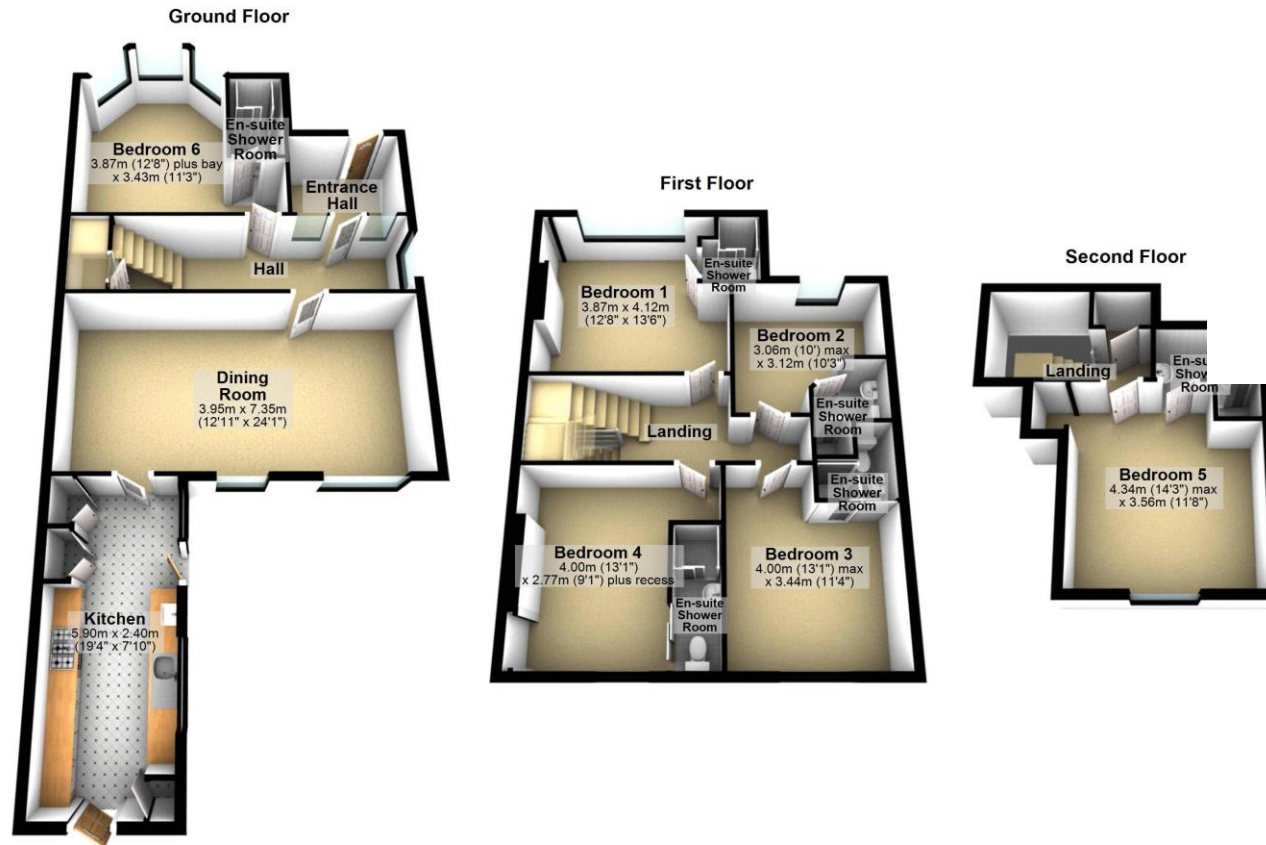
Tiled flooring and fully tiled walls, panelled bath with glass screen and mains fed shower over, low level W/C, pedestal wash hand basin, heated towel rail and radiator, part sloping ceiling with extraction fan, ceiling spotlights.











Total area: approx. 175.8 sq. metres (1892.4 sq. feet)



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID
PLAISTER

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12 South Parade, Weston-super-Mare,
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk