



# FOR STARTERS



OFFERS IN EXCESS OF  
£750,000

## MAIN COURSE

The guest bed and breakfast accommodation comprises: grand entrance hallway with marble flooring, living room showcasing a gas feature fireplace with living flame, sun room off, dining/breakfast room with marble flooring, cloakroom, seven en-suite bedrooms which are all modernised and most are contemporary, some benefitting from having both a bath and separate shower cubicle.

The living quarters are located off from the guests dining/breakfast room. You enter from here into the kitchen which is a good size and fully fitted, providing space for all appliances. From here you enter a rear lobby area where stairs rise to the first floor and doors off here lead to a downstairs cloakroom, a rear door out to the rear garden and a further door into the living room. The living room is a good size and can accommodate a couple of large sofas and a gas fireplace gives a focal point to the room. Patio doors take you through to the good sized conservatory, affording lovely views over the rear garden and a welcome addition to the living space. Taking the stairs upstairs there are two bedrooms; one double and one single which is currently being used as a study. Finally there is a bathroom fitted with a three piece suite of Jacuzzi bath, wash hand basin and W/C.

Usually with a Bed & Breakfast, the garden is compromised however not in this case; there is still plenty of garden space, perfect for summer BBQ's and lazy coffee mornings. Recently landscaped and low maintenance, having a large patio area affording enough space for all your garden furniture and an area of artificial lawn. There are planted borders and two impressive palm trees. At the bottom of the garden they have sunken a hot tub which they will be leaving for the new owners. There is gated access to the rear where there is a shared car park with three oversized allocated parking spaces. To the front there is a block paved driveway for three vehicles.

For larger families this could make the perfect family home and there is definitely one thing guaranteed; siblings will not be squabbling over who gets the largest room and who gets the en-suite!

Do not delay, book your viewing today!

General Information - Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.



In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

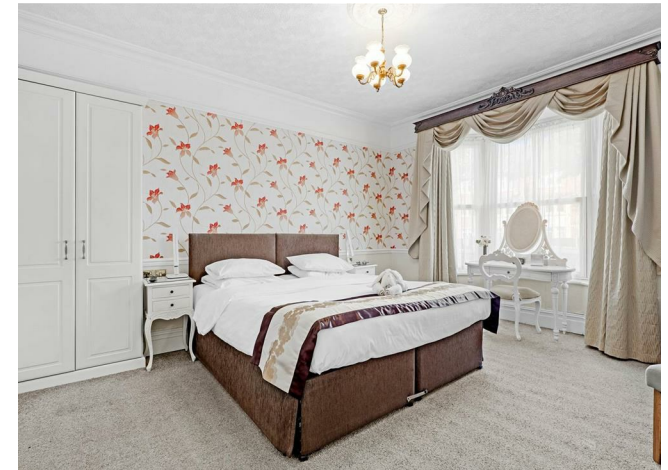
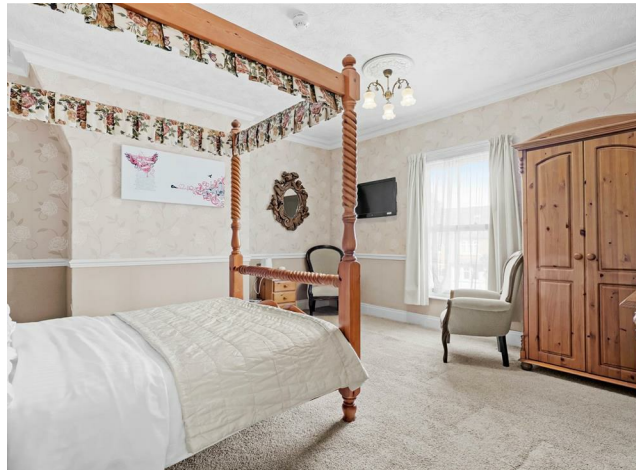
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## KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - A



EPC  
Band - D



West



All mains  
services  
connected.



Heating System  
Gas Combi & Hot Water  
Tank



Bridgetown  
Primary

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Total area: approx. 356.5 sq. metres (3837.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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