



The Glenwood Guest House, Rowdens Road, Torquay, TQ2 5AZ

An impressive detached guest house offering 10 en-suite bedrooms within the heart of the English Riviera

Guide Price £695,995

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The Glenwood Guest House

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* 10 Ensuite letting rooms * Versatile Owners Accommodation*

Convenient Yet Quiet Location Well Established Business * Private Parking *

Location & Description

Nestled in a quiet cul-de-sac in central Torquay, The Glenwood Guest House offers 10 ensuite guest rooms over 3 floors, reception lobby, sunny breakfast room, spacious lounge with doors out to a private sun terrace, large garden, and private on-site parking.

The spacious owners' accommodation on the lower ground floor is currently arranged with a large bedroom and good-sized lounge both with access out to the rear garden. In addition, there is the added benefit of a separate granny annex to the rear of the property offering flexibility for those looking for space or indeed additional income.

This established turn key business has been successfully operated by our clients since 2006 during which time they have continued to invest into the business and are looking to sell due to retirement.

Details of trading accounts will be discussed following a viewing and confirmation of ability to proceed.

Accommodation

Front Door leading into

Reception Lobby – Reception lobby
WC with wash hand basin

Private Lounge with feature fireplace and doors out to sun terrace with steps down to garden.

Room 11

Double bedroom to front with ensuite shower room WC, wash hand basin

Room 1

Double bedroom with bay window to rear overlooking garden, walk in wardrobe.
Ensuite shower room WC, wash hand basin.

Room 2

Double bedroom with bay window to rear.
Ensuite shower room WC, wash hand basin.

Dry storeroom with electric box.

Dining room

A bright, welcoming room with matching tables and chairs with covers for 14, door to front and connecting door through to the kitchen.

Kitchen

Matching wall and base units clad walls Flavel 7 ring gas hob, 2 electric ovens and grill. 1 ½ drainer sink, wash hand basin. A full inventory of fixtures and fittings will be prepared at a later stage.

Utility Room floor standing Worcester boiler approx. 3 years old.

Lower Ground floor (private accommodation)

Hallway

Bathroom comprising walk-in shower, WC and wash hand basin.

Laundry room

Bedroom

A spacious double bedroom with doors to garden.
Ceiling spotlights.

Lounge or possible second bedroom with doors out to garden with good storage.

First Floor

Room 3

Double bedroom with bay window to rear.
Ensuite walk in shower, wash hand basin, corner WC.

Bedroom 4

Double bedroom bay window to rear.
Ensuite walk in shower, wash hand basin.

Guest ironing room, cupboard housing hot water tank.

Room 5

Single room to front, original ornamental fireplace.
Ensuite shower room with WC and wash hand basin.

Room 6

Single room to front, original ornamental fireplace.
Ensuite shower room with WC and wash hand basin.

Second floor

Room 7

Double room to rear with wash hand basin
Ensuite shower and WC

Room 8

Double room to rear
Ensuite shower room with WC and wash basin.

Room 9

Double room to front with sitting area.
Ensuite shower room with wash hand basin and WC.

Garden and Parking

Front private parking area for 8 cars.

Rear garden mainly laid to lawn with mature shrubs, trees and ornamental fish pond.

Store room with light, power and water connected with washing machine.

2 additional storage sheds.

Granny Annex

French doors into

Lounge with kitchenette with matching wall and base units

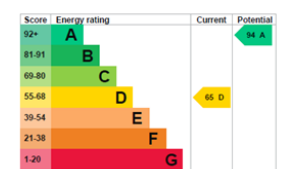
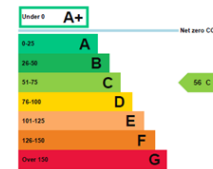
Double bedroom with built in wardrobe housing electric box.

Ensuite shower room with WC and wash hand basin.

Rates and EPC: Council Tax Band A EPC –TBC
Rateable Value £7,100 small business relief applies.

The Glenwood EPC-C

The Granny Annex EPC-D



VAT

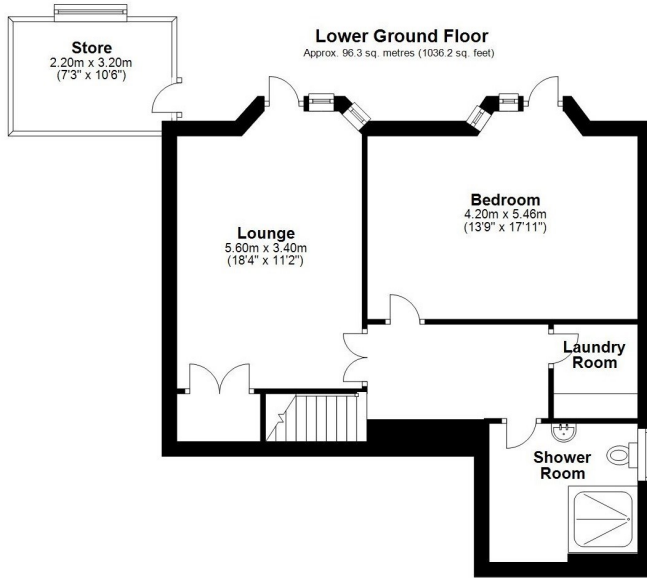
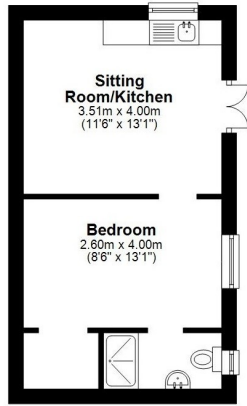
All figures quoted are exclusive of VAT whether chargeable or not. Interested parties are recommended to establish VAT implications before entering into any agreement.

Legal Costs

Each party to be responsible for their own legal costs incurred.

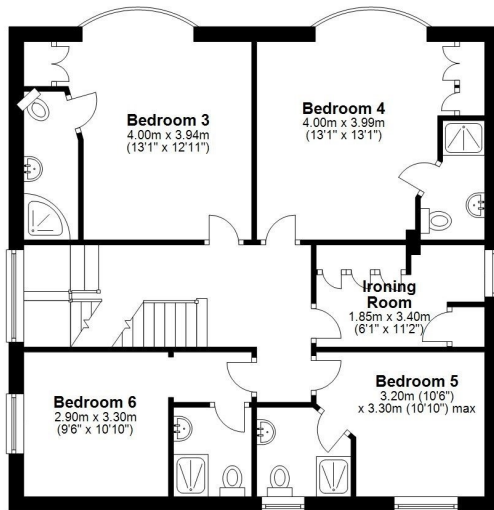
Viewing by appointment only Waycotts 01803 403060

The Garden Flat



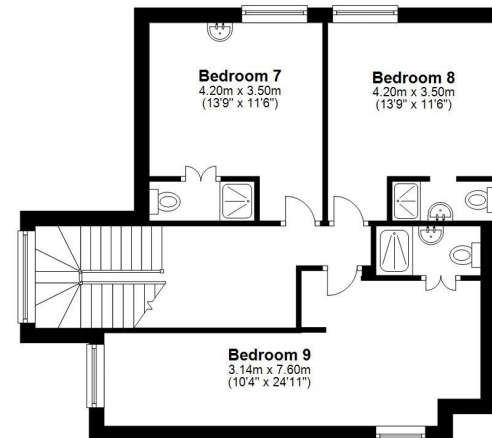
First Floor

Approx. 86.0 sq. metres (925.2 sq. feet)



Second Floor

Approx. 61.8 sq. metres (665.1 sq. feet)



Total area: approx. 412.7 sq. metres (4442.3 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.