



Merriedale Guest House, 21 Garfield Road, Paignton, TQ4 6AX

6 Bedroom Guest House in Tourist Hotspot with Private Parking and Flexible Owners Accommodation

Guide Price £395,000

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The Merriedale Guest House

Guide Price £395,000

Excellent Location* Premium Private Parking *Turnkey Business

Location & Description

A superbly located and beautifully presented guest house over looking the picturesque 'Victoria Park' in the heart of Paignton.

This attractive property offers a bright spacious dining room, versatile 2 bedroom owners accommodation, 6 premium parking spaces to the front and attractive views over peaceful parkland.

The property is situated within a short level walk to Paignton seafront, the town centre with its excellent selection of restaurants, bars and shops, a mainline train station and bus routes with connections to the rest of the Bay, Newton Abbot and beyond.

Merriedale Guest House is a well regarded turnkey business, successfully owner operated and trading on 4 of the 6 guest rooms.

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

Accommodation

Accessed off Garfield. Front door to **Vestibule** leading into

Hallway

Zoned fire alarm panel and cupboard housing electricity consumer unit with smart meter.

Dining room

A bright and welcoming room with central ceiling rose, wall lighting and bay window to front maximizing the views towards the park.

Bedroom 1

A spacious double room currently used as the owners private bedroom (previously used as the owners private lounge) with door and window to rear.

Kitchen

Matching wall and base units with inset double stainless sinks and drainers, 6 ring gas cooker with grill and double oven, Lincat grill, bain marie, recently installed wall mounted Viessmann gas boiler, built-in cupboard housing a large pressurised commercial hot water cylinder, windows to the side.

N.B. An inventory of fixtures and fittings will be provided at a later date.

Archway to:

Owners Lounge

Widow and door to side with access to rear.

Bedroom

Double bedroom with ensuite shower room WC, wash hand basin.

Bedroom

Currently used as a store room but could be used as an additional owners bedroom or office.

First Floor 1/2 landing

Guest Bedrooms

Bedroom 2

Twin bedroom with window to rear. Ensuite with recently installed, very spacious walk - in shower, WC and wash hand basin.

First Floor

Room 3

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

Room 4

Double bedroom with window to front overlooking the park gardens. Ensuite shower room with WC and wash hand basin.

Bedroom 5

Singe with view to front overlooking the park gardens. Rooms 3 & 4 are not currently traded.

Second Floor 1/2 landing

Access to attic store.

Second floor

Room 6

Double room with wash hand basin and window to rear with attractive sea and costal views. Ensuite shower and WC

Room 7

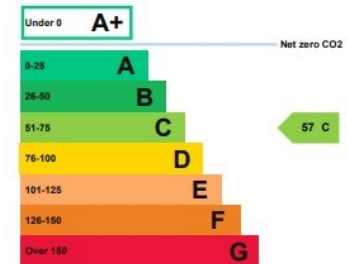
Double room with window to front overlooking the park. Ensuite shower room with WC and wash basin.

Garden and Parking

Front with private parking area for 6 cars. Attractive seating area overlooking Victoria Park.

The rear is accessed via a private land with an additional parking space, now with shed.

EPC- C



Rates

Council Tax Band A
Rateable Value £2,550 small business relief applies.

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.

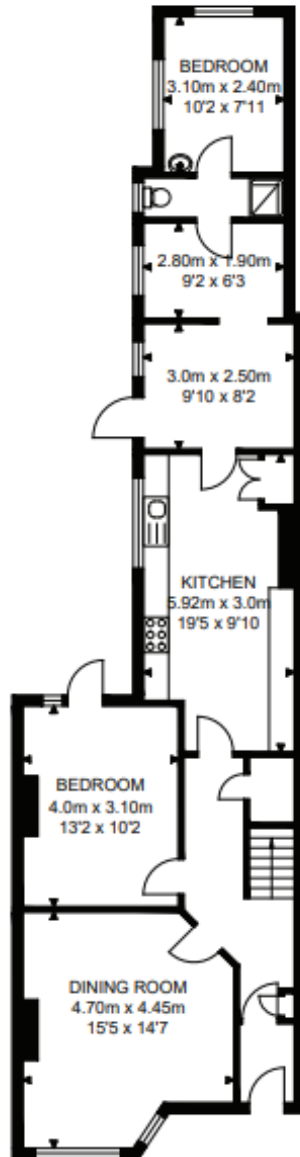
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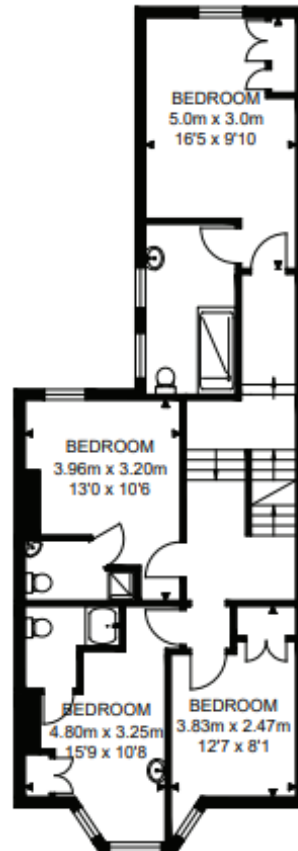
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TOTAL FLOOR AREA 2165.68 SQ FT / 201.20 SQM



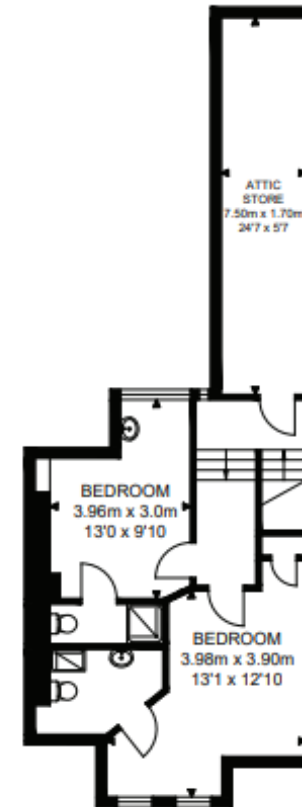
GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA
898.78 SQ FT / 83.50 SQM



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA
723.33 SQ FT / 67.20 SQM



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA
543.57 SQ FT / 50.50 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.



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.