



A well presented and spacious detached residence operated as an exclusive holiday rental together with an adjoining 3 bedroom static home owners accommodation.

Harewood House, 17 Torquay Road, Kingskerswell, Newton Abbot, Devon TQ12 5HH

Guide £550,000—£600,000F/H

**WAYCOTT'S**   
Property Professionals Since 1878

# Harewood House, 17 Torquay Road, Kingskerswell, Newton Abbot, Devon TQ12 5HH

## Guide Price £550,000—£600,000 Freehold

### Description

Harewood originally started life as a guest house but the vendors have focused on letting the unit as an complete holiday home and have refurbished it to provide wide appeal to holiday makers.

Harewood's position first at the northern borders of Torquay at the English Riviera is easily accessible to the south Devon link road.

Whether your preference is the stunning coastline or the wilds of Dartmoor this business is well placed to appeal to all.

The building is operated all year around utilising its own and third party website channels. Full details of the business will be made available to applicants once having viewed and confirmed ability to proceed.

The property is being sold fully furnished and equipped which will be the subject of an inventory at contract stage.

The business has an array of solar panels fitted which are of great benefit of keeping energy costs down.

The property offers 5 bedrooms and 10 bed spaces as well as various reception rooms including a magnificent kitchen diner with a large dining table to accommodate everyone for memorable meal times.

### Accommodation

See floor plans for main house.

Static Mobile Home 3.6m x 11m  
Provides a lounge kitchen , 3 bedrooms, shower WC and separate WC.

Outside  
To the front: Parking and double garage.  
To the rear: Fully decked enclosed courtyard garden with separate children's play area.

### Rateable Value

As at 1st April 2023 £2,600

### EPC - C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 80 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Legal Costs** - Each party to be responsible for their own legal costs incurred.

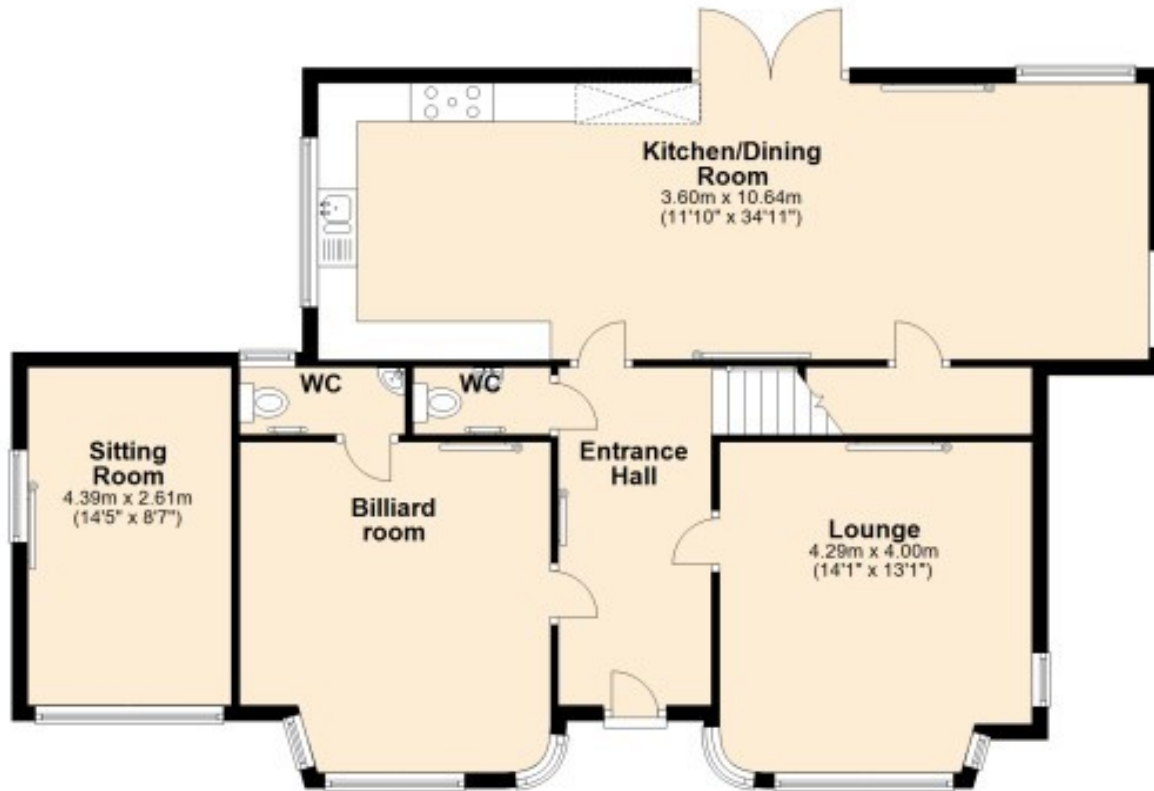
**VAT** - All prices quoted are exclusive of VAT where chargeable.

**Viewing** Strictly by prior appointment contact :-

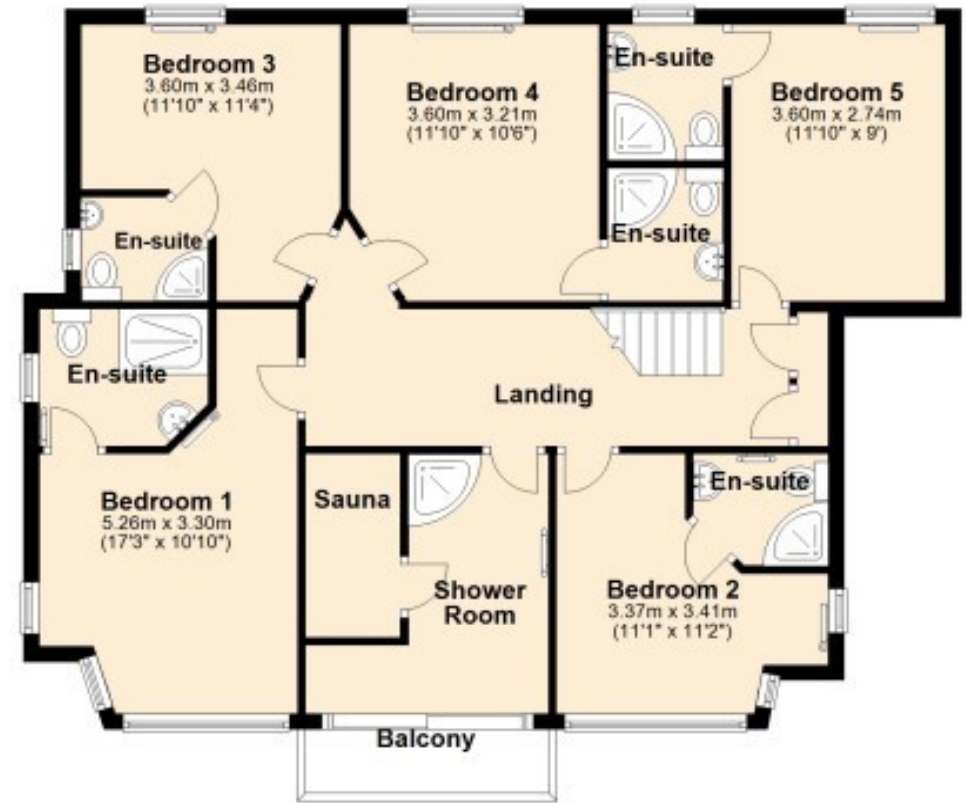
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### Ground Floor



### First Floor



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