



## Bella Vista Guest House

Berry Square, Paignton, Devon, TQ4 6AZ

A profitable 8 Bedroom Guest House with parking close to Seafront and Town Centre.

Guide Price £390,000

**WAYCOTTS**   
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# Bella Vista Guest House, Berry Square, Paignton, Devon, TQ4 6AZ

Guide Price £390,000

\* Profitable Turn Key Business \* 9.5 Exceptional Rating Booking.com \* 5.0 Excellent Rating Trip Advisor\*

\*Ideal Location \* Premium Private Car Parking \*Superb Owners Accommodation\*

## Location

Bella Vista is located within easy level walking distance of Paignton and Preston Sands Beaches, Pier, Harbour, network train and bus stations and bustling town centre with a variety of retail offerings.

## Description

This mid terraced property set within a private square has been continuously refurbished to a very high standard, and offers well presented accommodation in a quiet, yet central location. Recent additions include newly installed central heating to the ground floor, new alarm panel, several new bathrooms, electric showers and newly fitted carpets.

The property is set over 3 floors, utilising the ground floor as a spacious private owners apartment, 8 beautifully presented letting rooms, well equipped kitchen, utility room and plentiful private car parking.

This profitable business is operated by a husband and wife team and open throughout the year. Details of trading accounts will be discussed following a viewing and confirmation of ability to proceed.

## Accommodation

Front Door leading into

**Entrance Hall** – Part feature stone and parquet wood floor tiles. Stairs to upper floors and doors to:

## Owners Accommodation

Private lounge with feature bay windows to front, spacious double bedroom, bright sun room, further double bedroom, shower room with wash hand basin and WC.

Patio doors lead out to a private courtyard with access to rear lane.

## Kitchen

With matching base and wall units. Cookmaster gas 7 burner range with 2 ovens and grill with extractor over, American style fridge freezer, 1 1/2 stainless steel sink & drainer and part tiled walls.

## Utility Room

Wall and base mounted units with inset stainless steel sink and drainer, washing machine and dryer.

*N.B. Inventory of fixtures and fittings to be prepared at a later date*

## Letting Accommodation

### First Floor

#### Guest Room 1 Sleeps 2

Double room with window to rear. En-suite with shower, wash hand basin and WC.

#### Guest Room 2 Sleeps 2

Twin room with window to rear. En-suite with shower, wash hand basin and WC.

#### Guest Room 3 Sleeps 2

Double room with large bay to front. En-suite with shower, wash hand basin and WC.

#### Guest Room 4 Sleeps 1

Single room with window to front. Private use of separate bathroom

#### Bathroom

For private use of room 4. Shower, wash hand basin and WC.

### Second Floor

#### Guest Room 5 Sleeps 2

Double room with window to rear. En-suite with shower, wash hand basin and WC.

#### Guest Room 6 Sleeps 1

Single with window to front and wash hand basin. Private use of separate bathroom.

#### Guest Room 7 Sleeps 2

Double room with window to front. En-suite with shower, wash hand basin and WC.

#### Guest Room 8 Sleeps 4

Double bed x 2 with window to rear. Ensuite bathroom shower, wash hand basin and WC.

#### Bathroom

For private use of room 6. Bath with shower over, separate WC.

## Garden and Parking

Patio garden to front with allocated parking for 2 cars. The grass area to the front accommodates a further 8 cars.

## Rates and EPC: Council Tax Band A EPC - E

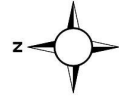
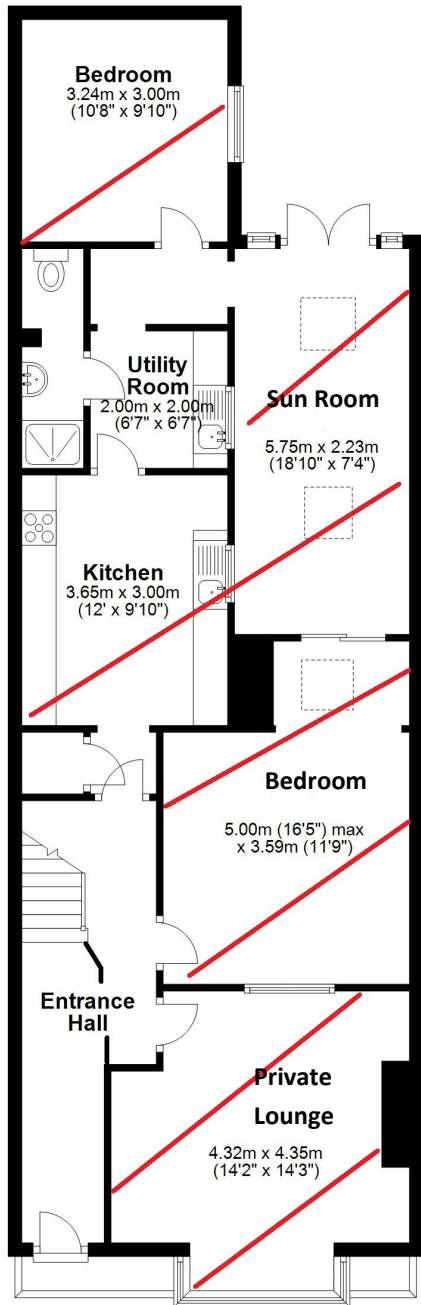
Rateable Value £3,400 small business relief applies.

**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.

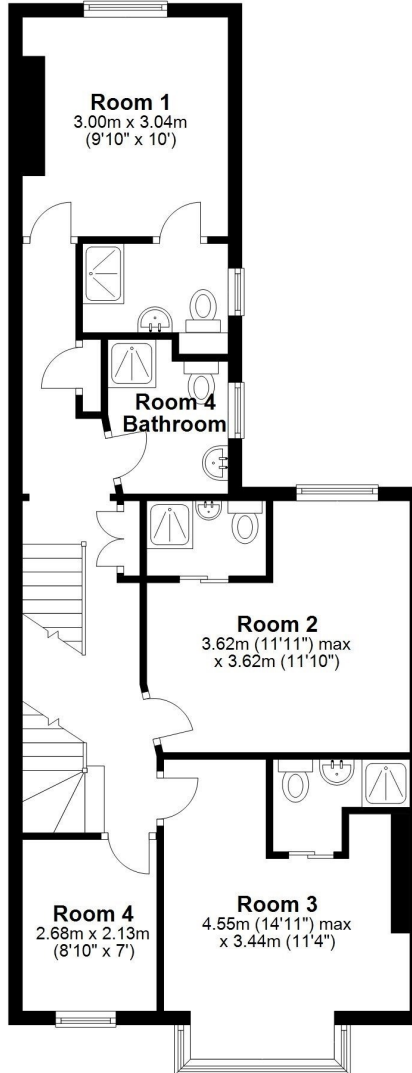
**Viewing by appointment only Waycotts 01803 403060**

**Ground Floor**  
Approx. 93.7 sq. metres (1008.5 sq. feet)

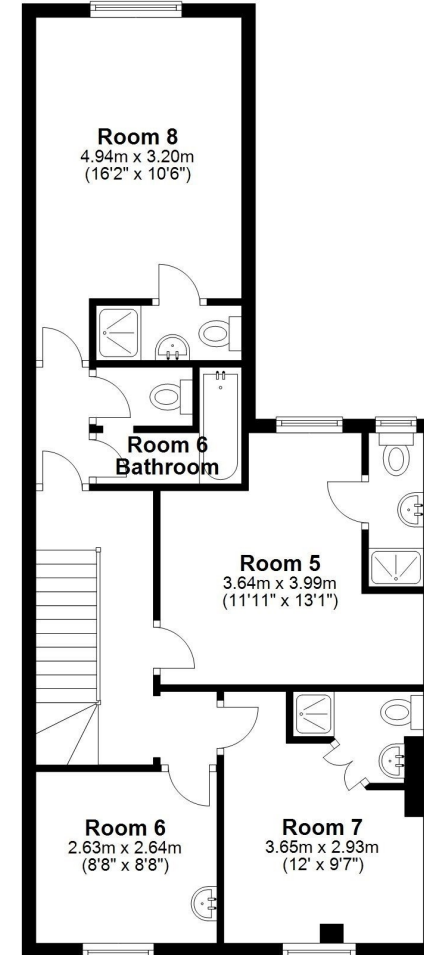


## Bella Vista Guest House, Paignton

**First Floor**  
Approx. 64.5 sq. metres (694.7 sq. feet)



**Second Floor**  
Approx. 60.7 sq. metres (653.8 sq. feet)



Owners Accommodation hatched red

Total area: approx. 219.0 sq. metres (2357.0 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.