



Tor Dean Guest House

£765,000

27 Bampfylde Road, Torquay, TQ2 5AY

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A detached Victorian Villa Guest House with 10 en-suite letting rooms & superb 3 bedroom owners accommodation.

Guest Accommodation

All the guest rooms have flat screen digital TV's, tea & coffee facilities and free Wi-Fi.

Room 3 - double, en-suite shower room with WC, wash hand basin and heated towel rail.

First floor

Room 4 - double, en-suite shower room with WC, wash hand basin and heated towel rail.

Room 5 - double, en-suite shower room with WC, wash hand basin and heated towel rail.
Loft access.

Room 6 - double, en-suite shower room with WC, wash hand basin and heated towel rail.

Room 7 - double, en-suite shower room with WC, wash hand basin and heated towel rail.

Room 8 - double, en-suite shower room with WC and wash hand basin.

Room 9 - single with bay windows with front aspect, en-suite shower room with WC and wash hand basin.

Room 10 - double with bay windows with front aspect, en-suite shower room with WC and wash hand basin.

Room 11 – twin, en-suite shower room with WC, wash hand basin and heated towel rail.

Room 12 – double, en-suite shower room with WC, wash hand basin and heated towel rail.

Owners Accommodation

This exceptional accommodation offers flexibility, space and privacy.

Lounge - generously proportioned with feature fireplace and patio doors leading out to rear garden.

Bedroom One – spacious double with excellent storage and windows over rear garden.

Bedroom Two – bright double room with patio doors out to rear garden.

Bedroom Three – double bedroom with good storage.

Bathroom – double walk-in shower, bath set in tiled surround, WC and wash hand basin, fully tiled walls.

Outside – To the side there is parking for 7 cars plus owners' parking for 2 cars, front decked area overlooking feature stone garden, outside lights. To the rear a private courtyard with decking, 2 storage rooms, stone built shed, power points and water tap.

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.

EPC - Rating of 62 in group C

Viewing

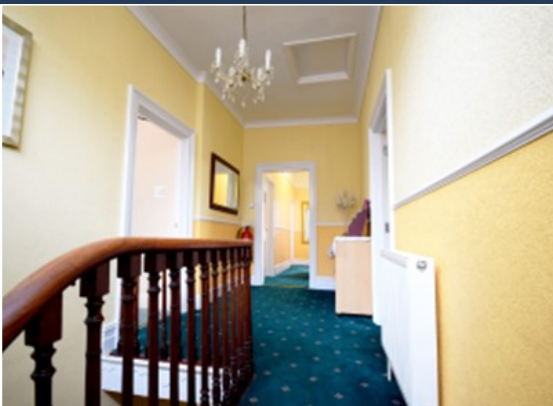
Viewing by appointment only please - WAYCOTTS COMMERCIAL 01803 403060

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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.