

*High Quality Award Winning Home & Income  
B & B Overlooking Park within Easy Reach of  
Business District and Beaches*



**AMARILLO B & B**  
52 FRANCES ROAD, BOURNEMOUTH, DORSET BH1 3SA

**goadsby**



## LOCATION

Bournemouth University (Lansdowne Campus) approx. ½ mile. Business District approx. 550 yards. Bournemouth Travel Interchange within 600 yards. Cliff Top and Zig Zag path approx. ½ mile (on foot). Bournemouth Square just over 1¼ miles. Bournemouth Pier within 1½ miles.

## FEATURES

Exceptional quality. Overlooking pleasure gardens. Flat screen televisions, tea and coffee making facilities to all rooms. Some window shutters. Power showers. UPVC double glazing. Highly rated on booking websites. Contemporary furnishings. Gas fired central heating system. CCTV system. Digital door locks. PIR lighting. Guest access wi-fi. Burglar alarm. Parking and garden. Online booking system. **Superior Owners Accommodation.**

## SUMMARY OF ACCOMMODATION

### Ground Floor

**Canopied entrance** with illuminated display cabinet, external lighting, ring doorbell.

### RECEPTION HALL

With fire alarm control panel, under stairs storage cupboard, brochure display, concealed electric meter, CCTV camera.

### CLOAKROOM

Extensively tiled, pedestal wash hand basin, close coupled level WC, ironing station.

### DINING ROOM

With splayed bay window overlooking pleasure gardens, feature cornice, wall lighting, servery area, comfortably seating 10/12 covers on quality dining furniture, feature fire surround, living flame effect gas fire, part panelled walls.

### Owners Accommodation

### INNER HALL

With oak effect laminate floor, large linen store with ample shelving.

### UTILITY ROOM/OFFICE

(Formerly a Double Bedroom). With double aspect, USB port, fitted wall and base units with work surfaces over,

integrated fridge freezer, washing machine and tumble dryer, Worcester gas fired boiler, **en-suite cloakroom** with low flush suite and plumbing for shower. **NB** This room could be reverted to either an additional owner's or letting bedroom.

### KITCHEN

With modern fitted wall and base units with work surfaces over, tiled splashbacks, television point and CCTV monitor, stainless steel 6 burner range with double oven, 2 stainless steel sink bowls, laminate tile effect flooring, insectocutor, American style fridge freezer, integrated dishwasher, stainless steel extractor hood. Door to side.

### OWNERS DINING ROOM

For up to 8 persons with carpeted flooring, vertical blinds. Square Arch into:

### OWNERS LOUNGE

With carpeted floor, double glazed French doors onto rear garden, television point, log burner, vertical blinds.

Spiral staircase from Owners Dining Room to First Floor.

### OWNERS BEDROOM

DOUBLE with connecting door (through linen cupboard) to First Floor Landing, **en-suite shower room.**

### First Floor

#### Landing

Large walk in linen cupboard. Built in airing cupboard with pre-lagged hot water cylinder, immersion heater and programmer.

### BEDROOM 2 (Mudeford)

DOUBLE with **en-suite shower room.**

### BEDROOM 3 (Brownsea)

SUPER KING DOUBLE (zip and link) with pull out trundle bed, triple aspect, **en-suite shower room.**

### BEDROOM 4 (Hengistbury)

KING DOUBLE with splayed bay window, **en-suite shower room.**

### Second Floor

### SHOWER ROOM (Private to Bedroom 8)

Fully fitted with pivot door shower enclosure, concealed cistern WC.

### BEDROOM 6 (Sandbanks)

KING DOUBLE (zip and link) with **en-suite shower room.**

### BEDROOM 7 (Durdle Door)

SMALL DOUBLE with **en-suite shower room.**

### BEDROOM 8 (Studland)

KING DOUBLE (zip and link) with 2 skylight windows, vanity unit, inset wash hand basin.

### Outside

To the front of the property there is a recently resurfaced resin driveway for 3/4 vehicles with 2 additional spaces on the road. To the side of the property there is a covered bike store, bin store area and 2 store sheds (1 with power and light). To the rear of the property there is a landscaped terraced garden with flower and shrub borders. Steps leading to **Garden Room/Home Office** with power and light. 2 external power points. Exterior illumination.

### TRADING & BUSINESS

The owners let on a room only and continental breakfast basis trading up to the VAT threshold having built up strong business contacts and repeat bookings. In addition, approximately £15,000 is generated each year from exclusive hire groups.

### WEBSITE ADDRESS

[www.amarillobandb.co.uk](http://www.amarillobandb.co.uk)

### RATEABLE VALUE

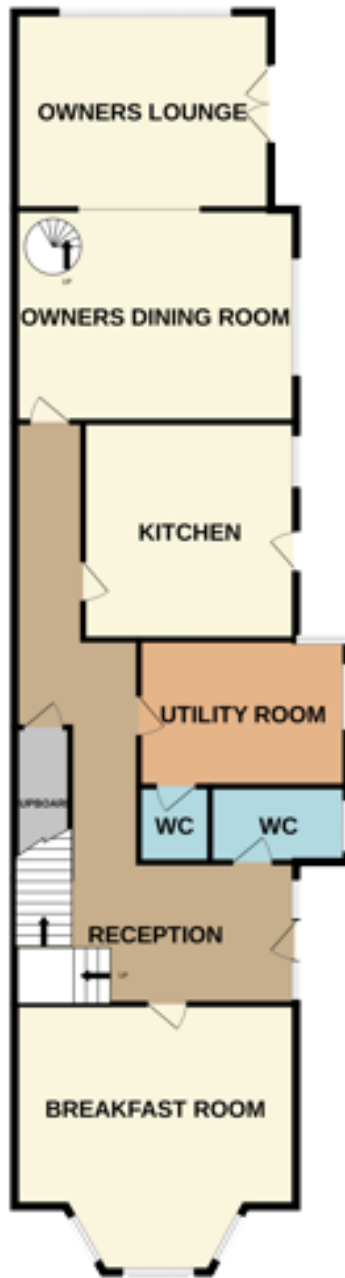
£5,200 at the Uniform Business Rate of 49.9p in the £ for 2024/25. For the year 2024/25 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band "A". Information taken from the Valuation Office Agency website.

### TENURE

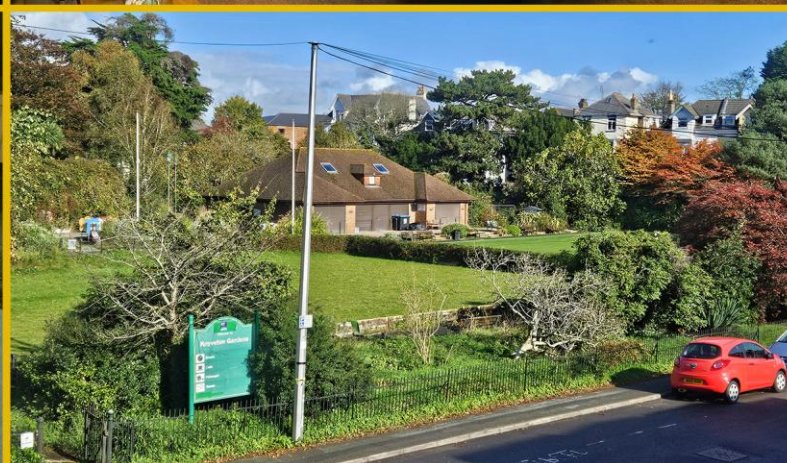
FREEHOLD.

### PRICE

£699,500 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.







Ref: H224980



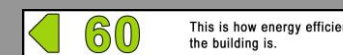
BOURNEMOUTH  
& WINCHESTER

99 Holdenhurst Road  
Bournemouth BH8 8DY

Contact

Ian Palmer MNAEA (Commercial)  
Divisional Director

Mark Nurse  
Associate Director



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