

*Home & Income B&B Affording Easy Access to the Isle
of Purbeck & Jurassic Coast in Generous 1/3 Acre Plot*

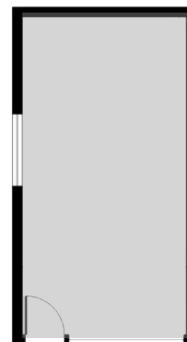


SPURWING GUEST HOUSE
10 SANDFORD ROAD, WAREHAM, DORSET BH20 4DH

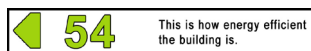
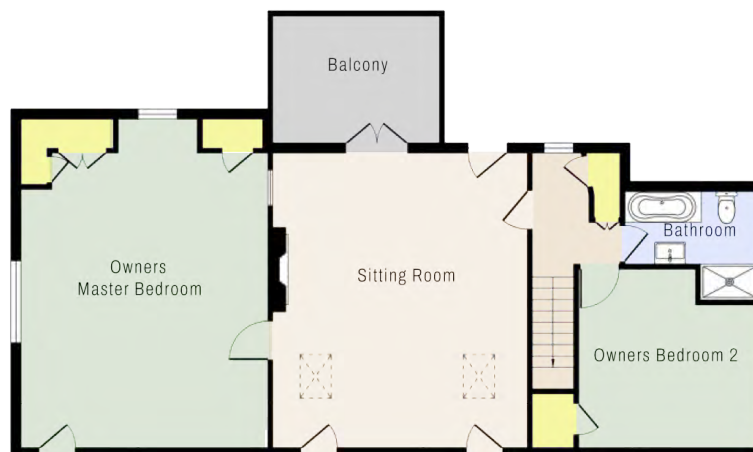
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Garage



First Floor



For identification purposes only, not to scale

LOCATION

Wareham Railway Station approx. 0.2 miles (on foot). Wareham Town Centre within 1 mile. Corfe Castle approx. 6 miles. Monkey World approx. 6.5 miles. Bovington Tank Museum approx. 7 miles. Poole Town Centre approx. 8½ miles. Swanage Beach approx. 11½ miles.

FEATURES

Ideal Home & Income. Ground floor letting rooms. Online booking system. Solar water heating. Gas fired central heating. Double glazing. Courtesy trays, hairdryers, smart TV and Wi-Fi to letting rooms. Landscaped garden. On site parking.

SUMMARY OF ACCOMMODATION

Breakfast Room	4.09m x 3.85m (13'5" x 12'8")
Bedroom 1 (Gtr Spotted Woodpecker)	5.52m x 4.09m (18'1" x 13'5")
Bedroom 2 (Spoonbill)	4.48m x 4.06m (14'8" x 13'4")
Shower Room	2.43m x 1.08m (8'0" x 3'7")
Bedroom 3 (Dartford Warbler)	3.41m x 3.23m (11'2" x 10'7")
Bedroom 4 (Avocet)	3.60m x 3.49m (11'10" x 11'5")
Kitchen	3.81m x 3.44m (12'6" x 11'3")
WC	2.44m x 1.92m (9'0" x 6'4")
Utility Room	4.22m x 2.71m (13'10" x 8'11")

First Floor

Sitting Room	5.71m x 4.54m (18'9" x 14'11")
Owners Master Bedroom	6.37m x 4.47m (20'11" x 14'8")
Owners Bedroom 2	3.51m x 3.46m (11'6" x 11'4")
Bathroom	2.59m x 2.10m (8'6" x 6'11")

Outside

The plot extends to approximately ⅓ of an acre. To the front there is gravelled parking with an in and out drive. Access to large detached garage with power and light. To the rear there is a hedge and fence enclosed garden mainly laid to lawn with paved patio, ornamental fish pond, garden shelter and timber tool shed and potting shed.

TRADING & BUSINESS

The current owners have built up strong repeat business and trading for 8 months letting 3 rooms only on a B&B basis (subject to a minimum 2 night booking) a turnover of £62,120 yielding a net trading profit in the region of £40,000 was achieved to the year end 2024.

WEBSITE ADDRESS

www.spurwing.info

RATEABLE VALUE

£2,800 at the Uniform Business Rate of 49.9p in the £ for 2025/26. 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

£735,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



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& WINCHESTER

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