



# The Melville Guest House , 45 New Road, Brixham, TQ5 8NL

£585,000

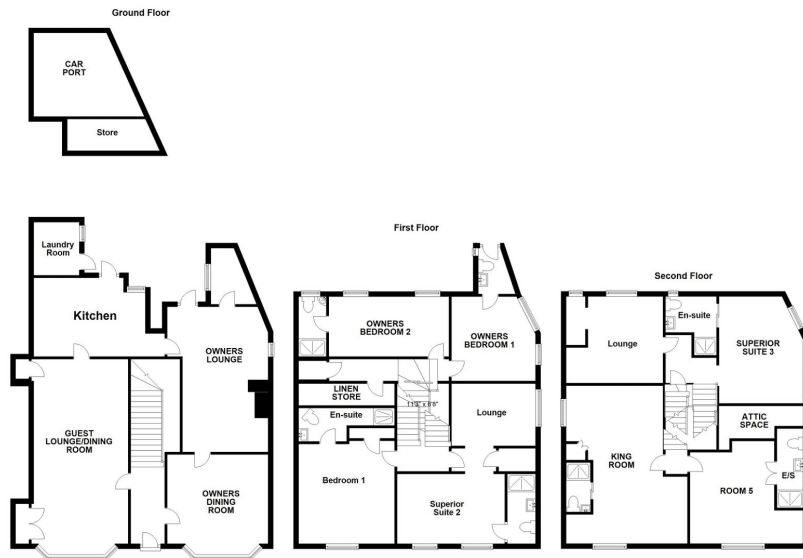
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- POPULAR GUEST HOUSE
- BUSINESS OR HOME & INCOME
- 5 LETTING ROOMS
- 2 OWNERS BEDROOMS
- 2 OWNERS RECEPTION ROOMS
- WELL EQUIPPED KITCHEN
- DOUBLE GLAZED
- PARKING FOR 4 CARS
- CLOSE TO TOWN & HARBOUR
- WELL PRESENTED THROUGHOUT



The Melville is a double bay-fronted Victorian town house, currently run as a well-established four-star guesthouse. The impressive property is laid out over three floors. There are five letting suites/rooms, all en-suite, with a further two owner bedrooms. There is also a quality kitchen, a guest dining room, an owner's living room and a private dining room. Outside there is a rear courtyard garden and patio area. The property also has four parking spaces, which is a benefit being so close to the centre of town. The property also offers a level walk to nearby amenities, with the harbourside only five minutes away. Although the property is currently run as a guesthouse, its flexible accommodation offers further potential for a variety of uses including a home for a large family, an intergenerational family home, or a home offering part-time income (subject to planning). Please call us to view.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements