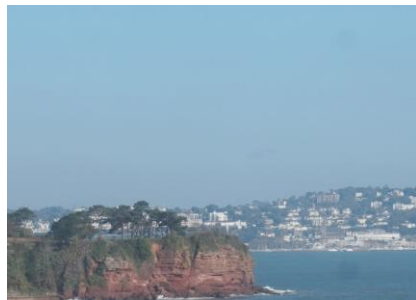
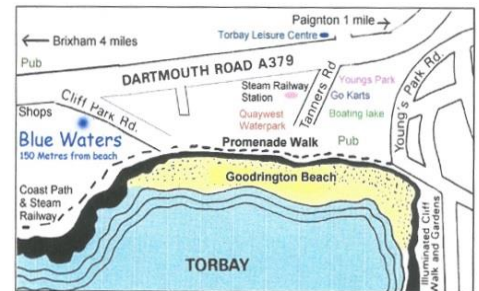


DETACHED HOLIDAY APARTMENTS Blue Waters Holiday Apartments, Cliff Park Road, Goodrington, Paignton TQ4 6NB



- *HOLIDAY APARTMENTS *1 X 2 BED APARTMENT (ENJOYS GOOD SEA VIEWS)
- *2 X 1 BED APARTMENTS
- *SEPARATE CARAVAN WITHIN GARDENS *FF & EQUIPPED + CAR PARKING
- *OWNERS ACCOMMODATION
- *SPACIOUS LOUNGE/DINER *MASTER BED WITH EN-SUITE *KITCHEN & UTILITY

£465,000

VIEWING BY APPOINTMENT WITH BARBETS 01803 526262

(All measurements quoted are approximate)

A UNIQUE OPPORTUNITY TO ACQUIRE THIS WELL RUN DETACHED HOLIDAY APARTMENT BUSINESS located approximately 150 yards from Goodrington Sands. This particular business has been in the same family ownership for approximately 35 years and is only now coming to the market as the owner has now reached retirement age and decided to take full retirement once the business is sold. Blue Waters Holiday Apartments offer self-catering accommodation and a separate caravan located within the grounds of the property (very popular with visitors) all of which are fully equipped with TV, cooker, refrigerator, microwave, toaster, ironing facilities and heating plus wireless internet access. Briefly the premises offer 3 self contained HOLIDAY APARTMENTS, separate CARAVAN plus SPACIOUS SELF CONTAINED OWNERS ACCOMMODATION, an ideal combination of comfortable home and income in a very desirable location adjacent to beaches, shops and buses at Waterside. This is a substantial DETACHED PROPERTY standing in a generous sized plot with ample CAR PARKING to the front for each of the apartments, with some benefiting from SEA VIEWS and others garden and patio areas allowing maximum enjoyment during the summer months

Feature uPVC double glazed entrance door with leaded glass insert to:

SPACIOUS MAIN ENTRANCE HALLWAY Understairs storage cupboard. Parquet flooring. Central heating radiator. Door to:

OWNERS ACCOMMODATION

LOUNGE/DINER 22' 3" x 17' 0" (6.78m x 5.18m) Spacious 'L' shaped living room. Feature brick fire recess with quarry tiled hearth with mantelpiece and display alcove shelving either side. Mock beamed ceiling. Double and single panel central heating radiators. TV aerial point. uPVC double glazed bay window to the living room area with large double aspect uPVC double glazed windows. Wall light points. Connecting door to:

KITCHEN 10' 7" x 9' 4" (3.22m x 2.84m) Full range of built in base cupboards and drawers finished in Beech effect laminate with contrasting, roll edge laminate work surfaces. Inset one and a half bowl, single drainer stainless steel sink unit with swan neck mixer tap fitment. Space for cooker with gas point. Full range of matching wall cupboards. Additional laminate work surface with "Ideal Mexico" gas fired boiler under. Double panel central heating radiator. Inset ceiling downlighters. Extractor fan. Fluorescent light. Tiled floor. Single glazed window and half glazed door leading to:



UTILITY AREA 9' 0" x 7' 0" (2.74m x 2.13m) Roll edge laminate work surface with space and plumbing under for washing machine. uPVC double glazed window and single glazed window. Single glazed door leading to the rear. Connecting door to:

CLOAKS/SHOWER ROOM Close coupled WC. Wash hand basin, hot and cold with tiled splash back. Walk in shower with "Triton" instant electric shower over.

DOUBLE BEDROOM 17' 6" x 11' 8" maximum (5.33m x 3.55m) Double aspect room. Sealed unit double glazed windows. Inset oval vanity basin, hot and cold with drawers under. Tiled splash back. Wall mounted mirror. Electric strip light over with integral shaver point.

EN-SUITE SHOWER/WC White suite comprising, close coupled WC. Walk in shower with "Newlec Calypso" instant electric shower unit. Fully tiled walls to the shower cubicle. Tiled floor. Extractor fan.

From main entrance hallway attractive feature staircase to the HALF LANDING with uPVC double glazed window leading to:.

FIRST FLOOR

HOLIDAY APARTMENT 1 (First floor) Living room which is open plan to the kitchen. KITCHEN has marble effect roll edge laminate work surface. Single drainer stainless steel sink unit, hot and cold with base cupboards under. Part wall tiling. Electric cooker point. uPVC double glazed window affording GOOD SEA VIEWS over Torbay looking towards Torquay and Thatchers Rock. Central heating radiator. Storage cupboard. Connecting door to:

BEDROOM 1 (Double) uPVC double glazed window. Built in wardrobes. EN-SUITE/CLOAKS, WC and shower.

BEDROOM 2 (Twin bedded room) uPVC double glazed window. Marble effect roll edge laminate work top with inset oval wash basin, storage drawers under. Sea Views towards Roundham Head and over Torbay. EN-SUITE SHOWER - close coupled WC, walk in shower with "Triton" instant electric shower. Fully tiled walls, wash basin with strip light over and shaver point. Central heating radiator.



HOLIDAY APARTMENT 4 (Ground floor) Own entrance from the side of the property. uPVC double glazed door to FAMILY ROOM with double and bunk beds. Tiled floor. Central heating radiator. uPVC double glazed bay window. EN-SUITE SHOWER - Coloured suite comprising, pedestal wash hand basin, close coupled WC and walk in shower. "Triton" instant electric shower. Three quarter tiled walls to the shower, remainder are half tiled. Single glazed window. Electric strip light with integral shaver point. Connecting door to:



OPEN PLAN LOUNGE/KITCHEN Range of built in base cupboards with light Oak effect roll edge laminate work surfaces. Single drainer stainless steel sink unit, hot and cold with base cupboards under. Space for cooker. Electric cooker point. Part ceramic wall tiling and matching tiled floor. uPVC double glazed bay window. Wall mounted electric panel heater. Central heating radiator.



HOLIDAY APARTMENT 3 (Ground floor) uPVC double glazed door with access to:

uPVC double glazed CONSERVATORY/DINING AREA Tiled floor. Single glazed door to:

LOUNGE/KITCHEN Single drainer stainless sink unit, base cupboards and drawers under. Adjoining laminate work surfaces. Double wall mounted cupboard. Tiling to the work surfaces. Matching tiled floor to entrance. Central heating radiator. Doorway to:



FAMILY SIZE BEDROOM with double and single divan beds. Matching tiled floor. Door to:

INNER LOBBY walk in cloaks/storage cupboard.

BATHROOM/WC Coloured suite comprising, shaped panelled bath with hand held mixer shower attachment. Close coupled WC. Pedestal wash hand basin, hot and cold. Central heating radiator. Walls are half tiled. Built in airing cupboard with electric immersion heater.



EXTERNAL

CARAVAN Comprises: Open plan LIVING ROOM with built in bench seating. Four single glazed windows. SEA VIEWS. Access through to: KITCHENETTE with single drainer stainless steel sink unit with base cupboards under. Roll edge laminate work surface with appliance space under. Provision for "Belling" cooker. Range of wall cupboards over the sink. Single glazed door providing access to the side of the property.

BEDROOM 1 Double, with range of built in wardrobe units and central dresser. Single glazed window.

BEDROOM 2 Twin room, single built in divan beds. SEA PEEPS. Single glazed window. Built in wardrobe.

SHOWER/CLOAKROOM Low level WC. Pedestal wash hand basin, hot and cold with walk in shower with hand held mixer shower attachment. Single glazed window.

NB: Hot water on the caravan is supplied by propane gas.

The property occupies GENEROUS SIZED PLOT with good frontage onto Cliff Park Road.

ENTRANCE DRIVEWAY which has been graveled and adapted to offer a formal car parking area, ample parking for both guests and owners. Crazy paved patio area immediately to the front of the property and a graveled driveway leads round to the side of the property. Picket fence with private enclosed garden area which goes with the owner's accommodation which is also graveled and paved, providing a pleasant sitting area. Further access to:

Former DETACHED GARAGE Double entrance doors to:

WORKSHOP/UTILITY AREA 10'3" x 8'10" (3.12m x 2.69m) Single glazed side door. Rear section of the garage is sub-divided to offer:

GARDEN ROOM 12'1" x 10'0" (3.68m x 3.05m) Built in single wardrobe. Partition between these two rooms could be removed to re-instate the garage. Side door.

COUNCIL TAX BAND: A (Owners accommodation)

AGENTS NOTE: Approximate turnover as follows:

2014 - £38,106
2015 - £39,745
2016 - £38,522
2017 - £42,102

TENURE: Freehold



VIEWING: By appointment with **BARBETS**
01803 526262

Individual EPC's are available with the selling agents for each unit.

PROPERTY MISDESCRIPTIONS ACT 1991 AGENTS NOTE All gas, electrical, safety and security appliances along with fixtures, fittings and services in this property have not been checked. The tenure of the property is based on information supplied by the seller and the title documents may not have been inspected by the agents. We would advise any prospective applicant or purchaser to obtain any specialist reports or advice accordingly. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Should a prospective applicant or purchaser require any further information regarding any aspects of the property please ask and we will endeavour to assist