



The Ratcliffe Guest House, 4 Garfield Road, Paignton, TQ4 6AU

£375,000

❖ CURRENTLY TRADING 5 LETTING ROOMS WITH POTENTIAL FOR 8

❖ EXCELLENT LOCATION CLOSE TO BEACH & TOWN CENTRE

❖ 2 BEDROOM OWNERS ACCOMMODATION

❖ SPACIOUS GARAGE AND PRIVATE PATIO GARDEN

WAYCOTTS
Established 1878

• Chartered Surveyors

The Ratcliffe Guest House, 4 Garfield Road, Paignton, TQ4 6AU

Price £375,000

Situation & Description

The Ratcliffe Guest House is located on the corner of Garfield and Kernou Road, a short level walk from the seafront, beaches, pier, promenade, and the bustling town centre of Paignton.

Situated between Torquay and Brixham, which together form the renowned 'English Riviera', Paignton is celebrated as one of the UK's most popular, and accessible holiday resorts. Served by a mainline railway station with national connections from Newton Abbot and Exeter, motorway network and regional and international airport in Exeter.

The present owners have created a successful and well-regarded business evidenced by industry ratings (Exceptional 9.7 on Booking.com and Excellent 5 star rating on Tripadvisor) contributing to a healthy repeat customer base and income.

The Ratcliffe Guest House currently trades from April to October with scope to expand the business by extending the trading period and number of letting rooms if so desired and is an opportunity not to be missed.

Accommodation

Entrance door to vestibule with cupboard housing electrics, Twinflex Pro Fike Fire Detection System.

Entrance Hall

Traditional high ceilings, reception counter, stairs raising to upper floors and chairlift.

Breakfast Room 4.95m x 3.90m

Double aspect room with bay windows to front. Matching tables and chairs with covers for 14. Feature fireplace, cornicing and ceiling rose, wall mounted lights, radiator. An inventory of fixtures and fittings will be provided at a later date.

Owners' accommodation

Bedroom 1 2.60m x 3.68m

Window to side overlooking private patio garden, excellent in-built storage ensuite bathroom with walk-in shower, wash hand basin and WC, and extractor fan.

Lounge 3.86m x 3.34m

French doors to leading to **Sun Room** 2.90m x 2.10m overlooking patio garden with door to Bedroom 1.

Kitchen 3.79m x 2.28m

Recently fitted with contemporary matching wall and base units, tiled walls and splash backs, 2 x single drainer sinks and window to side. Fallon 4 ringed gas hob and oven with commercial extraction hood, Lincat eye level grill, wall mounted Ideal Logic Boiler.

Bedroom 2 3.13m x 2.48m

Window to rear, radiator.

Ensuite with petit bath with shower over, wash hand basin and WC, heated towel rail, window to side.

Guest Accommodation: All guest rooms are equipped with Freeview T.V and tea and coffee making facilities. Stairs rise from entrance hall to half landing.

Bedroom 1 3.92m x 3.10m

Twin/King view to rear with far reaching sea views, radiator

Ensuite room with walk in shower, wash hand basin, WC, heated towel rail and extractor fan. Window to side.

Linen and storage cupboards.

Steps to first floor landing radiator

Bedroom 2 4.38m x 2.82m at widest point

Twin/King view to rear with far reaching sea views, vanity wash hand basin, radiator.

Ensuite with walk in shower WC, heated towel rail, extractor fan.

Bedroom 3 2.30m x 2.60m

Single room with window to side.

Ensuite walk in shower, wash hand basin & WC and extractor fan.

Bedroom 5 3.99m x 3.24m

Bright spacious double room incorporating what was room 4 with bay window to front, radiator, hanging rail.

Ensuite room with large walk-in shower, wash hand basin, WC and extractor fan.

½ landing velux window, eves storage

Second floor -

WC and loft hatch with access to fully boarded loft space (not inspected)

Bedroom 6 (incorporates room 7) used as additional owners accommodation

Double Bedroom 4.27m x 2.92m at widest point

Vanity wash hand basin, window to front

Ensuite with walk in shower with electric shower, WC and extractor fan.

door into

Living room with kitchenette 3.95m x 2.72m

Contemporary matching base and wall units with tiled splashback, single drainer sink, window to front fitted wardrobe.

Bedroom 8 3.88m x 3.80m at widest point

Twin/king with far reaching sea views, vanity wash hand basin, radiator.

Ensuite with electric walk-in shower and WC and extractor fan.

Externally

To the rear of Ratcliffe Guest House there is a lean-to storage area, rear courtyard with outside tap, a workshop/storeroom with light and power which could also be used as an office or gym, a spacious garage with up and over door, light, power & water, good storage, plus ample space to park a vehicle. A side gate leads out to Kernou Road and provides access to an additional storage unit to the side of the property.

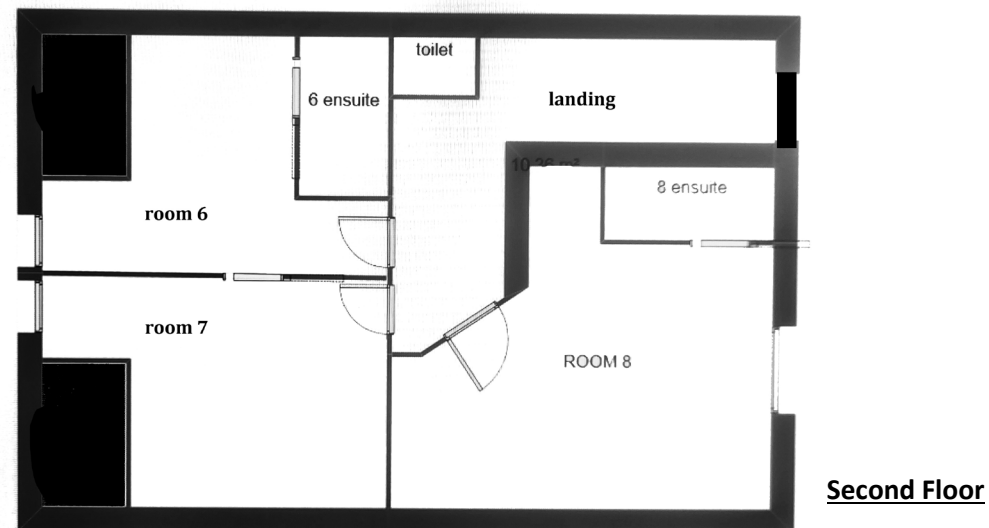
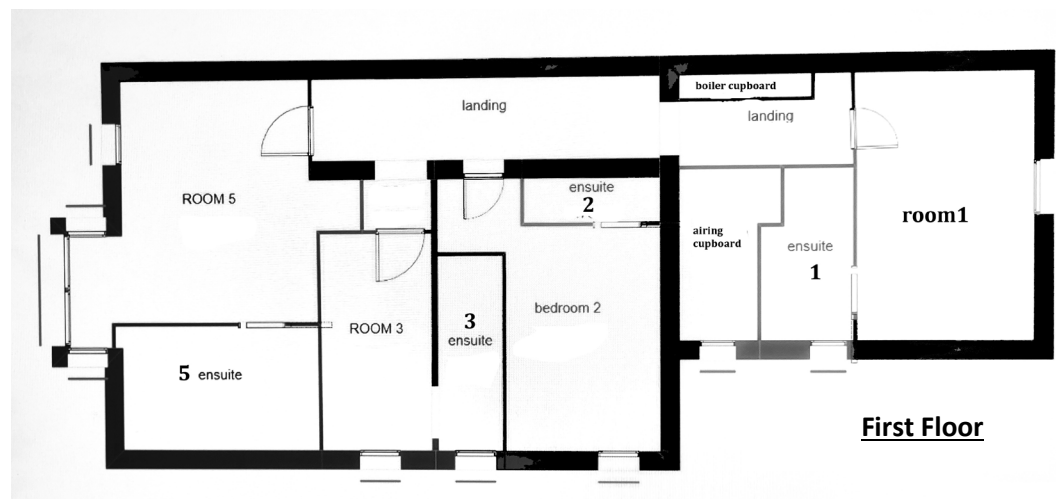
Rates and EPC: Council Tax Band A EPC - C

Rateable Value at 1st April 2023 £3,300 small business relief applies.

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.

Viewing By appointment only please WAYCOTTS COMMERCIAL 01803 403060



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