

Guide Price
£325,000

Freehold

A spacious and versatile property in a great location close to Preston Sands Beach and Sea Front.
10 Bedrooms, 3 Receptions, Kitchen, parking and gardens.

The Braedene Lodge, 22 Manor Road, Paignton, TQ3 2HR

WAYCOTTS
Established 1878

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Location & Description
Nestled in a prominent location in the ever popular Preston area of Torbay between the main Torquay Road and Preston Sands Beach, this property offers an exciting opportunity given its great space and proximity to amenities and public transport.

The owners' accommodation occupies the rear of the property and is arranged with a lounge at ground floor and ensuite bedroom at first floor level (marked as bedroom 7 on the floor plan).

The remainder of the ground floor provides the reception and guest dining room, commercial kitchen, and access to the rear courtyard with parking and gardens.

The property is no longer trading due to the owners retirement.

Accommodation
Please see accompanying floorplan for layout and sizes of the various rooms.

Reception/Breakfast Room
Fronting Manor Road, a spacious and bright room ideal to get the day started.

Former Hairdressing Salon
Suitable for a variety of uses, offering a great space to either continue in a similar or associated beauty or grooming business of indeed offering an excellent work from home opportunity subject to any planning consent required.

Kitchen
Fully fitted and equipped

Guest Rooms arranged over first and second floors and provide:
· 6 en-suite rooms
· 3 standard rooms, with washbasin
· Shower room WC and washbasin

Owners Accommodation
Ground Floor lounge and First floor Bedroom with En-suite

Planning
We understand the property has been used a guest house for many years however it may be used for alternative uses subject to necessary consent

Council Tax
Band: A

EPC
Band: D

Rateable Value
£6,900

Outside
The Braedene has the benefit of dedicated parking at the front affording approx. 3/4 spaces dependent on vehicle size with additional parking to the side.

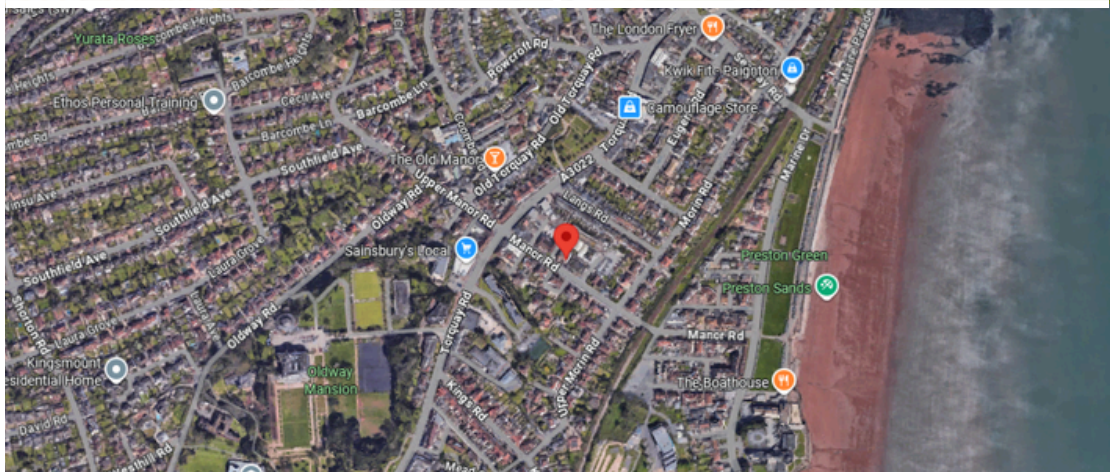
To the rear outside area for either private or guest use depending on requirements and does offer a space to enjoy an "al Fresco" moment or provide a potentially secure space for your four legged friend or fiends!

Legal Costs
Each party to be responsible for their own legal costs incurred.

Viewing
Strictly by prior appointment with the agents Waycotts
Matty Ash or Nick Wheeldon MRICS







The Estate Office, 84a Abbey Road,Torquay,TQ2 5NP T: 01803 403060 E: property@waycotts.co.uk www.waycotts.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.

Manor Road, Paignton, TQ3

Approximate Area = 2819 sq ft / 261.8 sq m

For identification only - Not to scale

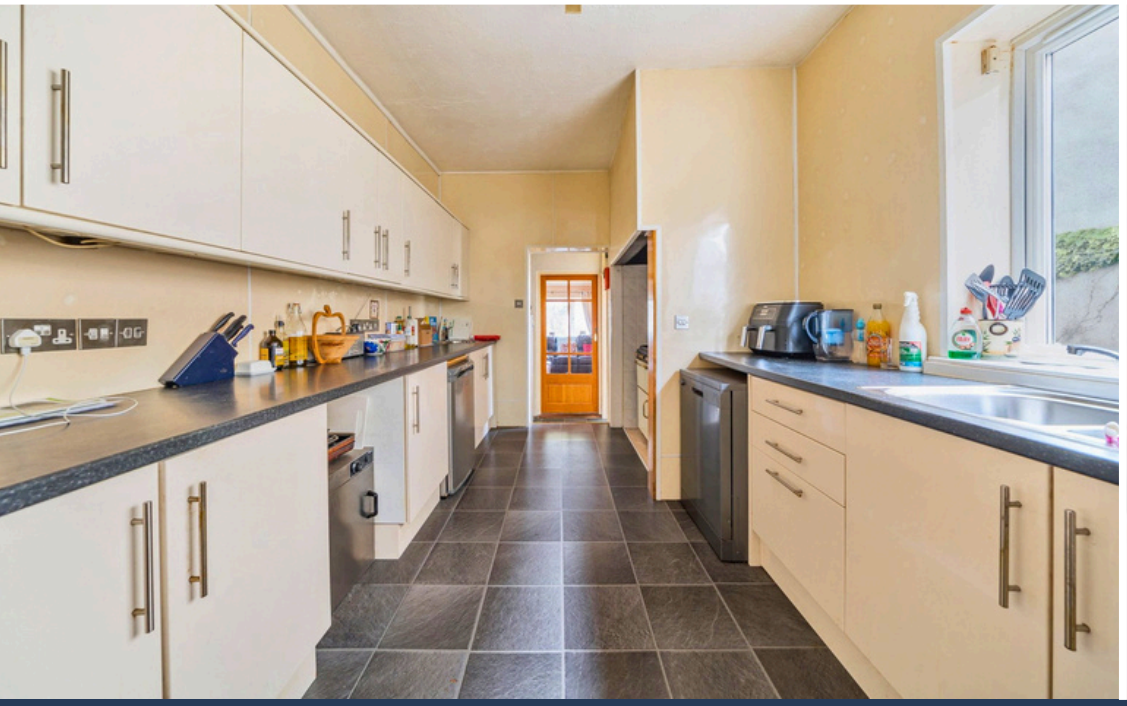


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