

**A UNIQUE OPPORTUNITY TO ACQUIRE A CHARMING PERIOD GUEST HOUSE IN WESTON-SUPER-MARE!** An exclusive investment opportunity to create a home and income under one roof, with ample opportunity to develop further subject to planning permission and building regulation approval should you wish. This well maintained and reputable, semi-detached, freehold, Guest House is currently operating as a successful four-star silver awarded Bed and Breakfast business and is well positioned on the level, within walking distance of the golden seafront, shops, restaurants, and bustling town centre. The period property benefits from valuable off-street parking to the rear with access to a double garage, offering ample storage space and plumbing for appliances. The Guest accommodation briefly comprises six bedrooms with private en-suites, a well-presented dining room, and a kitchen/breakfast room. The owner's accommodation benefits from its own private entrance that leads to the ground floor which is comprised of a living room, one bedroom and a shower room. Stairs rise to the first-floor landing area where you will find two further bedrooms, and a family bathroom. Outside, the property is presented beautifully, and the private driveway is enclosed by stone walling and attractive shrubs, adding structure and colour. This property presents a fantastic opportunity which is not one to be missed, therefore booking in a viewing is highly recommended by the agent. Commercial EPC Rating C58, Private Accommodation Council Tax Band A.



- A superb, reputable, semi-detached, six-bedroom Guest House offering a unique investment opportunity
- Fantastic owner's accommodation attached to the rear, offering three additional bedrooms, shower room and bathroom together with a double garage over two storeys
- Opportunity for further development (subject to planning permission and building regulation approval)
- Currently operating as a successful Bed and Breakfast business
- Private driveway providing ample off-street parking
- A fantastic opportunity, offering a variety of potential uses

## ACCOMMODATION

### Entrance

As you approach the property there is a timber entrance door leading to vestibule.

### Vestibule

Wood effect flooring, UPVC double glazed internal door, intricate coved ceiling, ceiling light.

### Hallway

Doors to ground floor rooms, UPVC double glazed window, radiator, intricate coved ceiling, under stairs storage cupboard, ceiling light.

### Room Six 12' 8" x 11' 7" (3.87m x 3.52m) Plus 4' 11" x 4' 5" (1.49m x 1.35m)

UPVC double glazed bay window and decorative timber panelling, decorative fireplace, radiator, picture rail, coved ceiling, ceiling light.

### En-suite Shower Room 7' 4" x 4' 0" (2.23m x 1.21m)

Wood effect vinyl flooring, low level W/C, pedestal wash hand basin, enclosed mains fed shower, fan, wall lighting.

### Dining Room 21' 10" x 12' 10" (6.66m x 3.91m) Maximum

A well presented dining area with UPVC double glazed windows to rear, door to kitchen, coved ceiling, radiator, ceiling light.

### Kitchen/Breakfast Room 19' 3" x 7' 10" (5.88m x 2.40m)

Tiled flooring, a well-presented range of wall and floor units with worktops, up stands and tiled splash backs over, freestanding 'Range Master' five burner cooker, stainless steel sink and drainer with Swan neck mixer tap under, space and plumbing for appliances, UPVC double glazed windows and door to rear parking area, radiator, built in storage cupboards, roof access hatch, ceiling lights.

### Stairs with Timber Balustrade Rising to First Floor Landing.

### First Floor Landing

Doors to rooms 1-4, coved ceiling, ceiling spotlights.

### Room One 12' 11" x 10' 8" (3.93m x 3.24m)

A commanding double bedroom with UPVC double glazed window and fixed windows, built-in hanging rail feature, picture rail, radiator, ceiling light, door to en-suite.

### En-suite Shower Room 3' 0" x 4' 2" (0.91m x 1.26m) Plus Shower

Wood effect vinyl flooring, low level W/C, wash hand basin, enclosed electric shower, extraction fan, ceiling spotlights.

### Room Two 10' 0" x 9' 9" (3.05m x 2.97m) Including En-suite - Plus Shower

UPVC double glazed window, door to en-suite shower room, radiator, ceiling light.

### En-suite Shower Room

Wood effect vinyl flooring, low level W/C, pedestal wash hand basin, tiled splashback over, enclosed electric shower, wall light, ceiling spotlights, extraction fan.

### Room Three 10' 11" x 10' 3" (3.32m x 3.13m) Plus 3' 7" x 2' 9" (1.09m x 0.83m)

Double bedroom with UPVC double glazed window, radiator, sliding door to en-suite, ceiling light.

### En-suite Shower Room 6' 11" x 2' 6" (2.11m x 0.77m) Plus 2' 11" x 2' 7" (0.89m x 0.80m)

Tile effect vinyl flooring, low level W/C, pedestal wash hand basin, radiator, enclosed electric shower, UPVC double glazed window, extraction fan, ceiling spotlights.

### Room Four 13' 1" x 8' 6" (4.00m x 2.59m) Plus 3' 7" x 3' 3" (1.09m x 1.00m)

Double bedroom with UPVC double glazed window, sliding door to en-suite, radiator, built-in hanging rail feature, picture rail, ceiling light.

### En-suite Shower Room 9' 3" x 2' 11" (2.81m x 0.89m)

Wood effect vinyl flooring, low-level W/C enclosed electric shower, pedestal wash hand basin, extraction fan, wall and lighting.

### Stairs with Timber Balustrade Rising to Second Floor Landing.

### Second Floor Landing

Eaves storage cupboard, part sloping ceilings, door to Room Five, ceiling light.

### Room Five 12' 0" x 11' 8" (3.66m x 3.55m) Plus 10' 9" x 2' 7" (3.28m x 0.78m) Maximum

Super double bedroom with UPVC double glazed windows offering a pleasant outlook across Weston-super-Mare and the Mendip Hills beyond, radiator, door to en-suite, eaves storage cupboard, hanging rail space.

### En-suite 6' 5" x 3' 5" (1.95m x 1.03m) Plus Shower

Wood effect vinyl flooring, low level W/C, pedestal wash hand basin, enclosed electric shower, radiator, part sloping ceiling, extraction fan, wall and ceiling lights.

### Owner's Accommodation

### Entrance

Private access, UPVC double glazed door from the rear parking area into living space.

### Living Room 13' 0" x 9' 9" (3.97m x 2.96m) Plus 3' 6" x 3' 5" (1.06m x 1.04m)

Wood effect laminate flooring, door to kitchen and B&B, radiator, door to inner hallway, roof access hatch, ceiling light.

### Inner Hallway

Doors to ground floor rooms, radiator, wall lights, ceiling lights.

### Bedroom Three 14' 6" x 8' 10" (4.43m x 2.70m) Narrowing to 2.39m

UPVC double glazed window, fitted sliding wardrobes, radiator, ceiling light.

**Shower Room 7' 10" x 6' 9" (2.39m x 2.06m)**

Low level W/C, wash hand basin over vanity unit, enclosed mains fed shower, tiled walls, fitted storage wardrobes, heated towel rail, extraction fan, ceiling spotlights

**Stairs Rising with Timber Balustrade from Entrance Hall to the First Floor Landing Area.**

**First Floor Landing**

A light and bright space offering potential for a super study area, part sloping ceilings, skylight window, doors to first floor rooms, useful storage cupboards.

**Bathroom 9' 6" x 6' 0" (2.89m x 1.83m) Ceiling sloping to 0.88m**

Tiled flooring and fully tiled walls, panelled bath with glass screen and mains fed shower over, low level W/C, pedestal wash hand basin, heated towel rail and radiator, part sloping ceiling with extraction fan, ceiling spotlights.

**Bedroom Two 7' 5" x 6' 10" (2.27m x 2.09m) Plus 8' 2" x 6' 2" (2.50m x 1.87m) Plus Cupboard - Ceiling Sloping to 1.43m**  
UPVC double glazed window, radiator, built in cupboards, split level, part sloping ceiling, radiator, ceiling light.

**Bedroom One 14' 1" x 10' 8" (4.30m x 3.26m) Plus Cupboards**  
UPVC double glazed window, built in storage cupboards, part sloping ceilings, roof access hatch, radiator, ceiling light.

**Outside**

**Front**

On approach to the property there is a private driveway mostly laid to concrete leading to the side and rear partly enclosed by stone walling with shrub and flower borders.

**Rear**

The rear courtyard garden area is mostly laid to concrete offering valuable off-street parking and leads to the integral double garage.

**Integral Garage 17' 0" x 13' 10" (5.18m x 4.21m)**

A superb double garage with electric up and over door, space and plumbing for appliances, power supply, lighting, wall mounted gas fired boiler.

**Services**

Main gas, electric, drainage, water.

**Tenure**

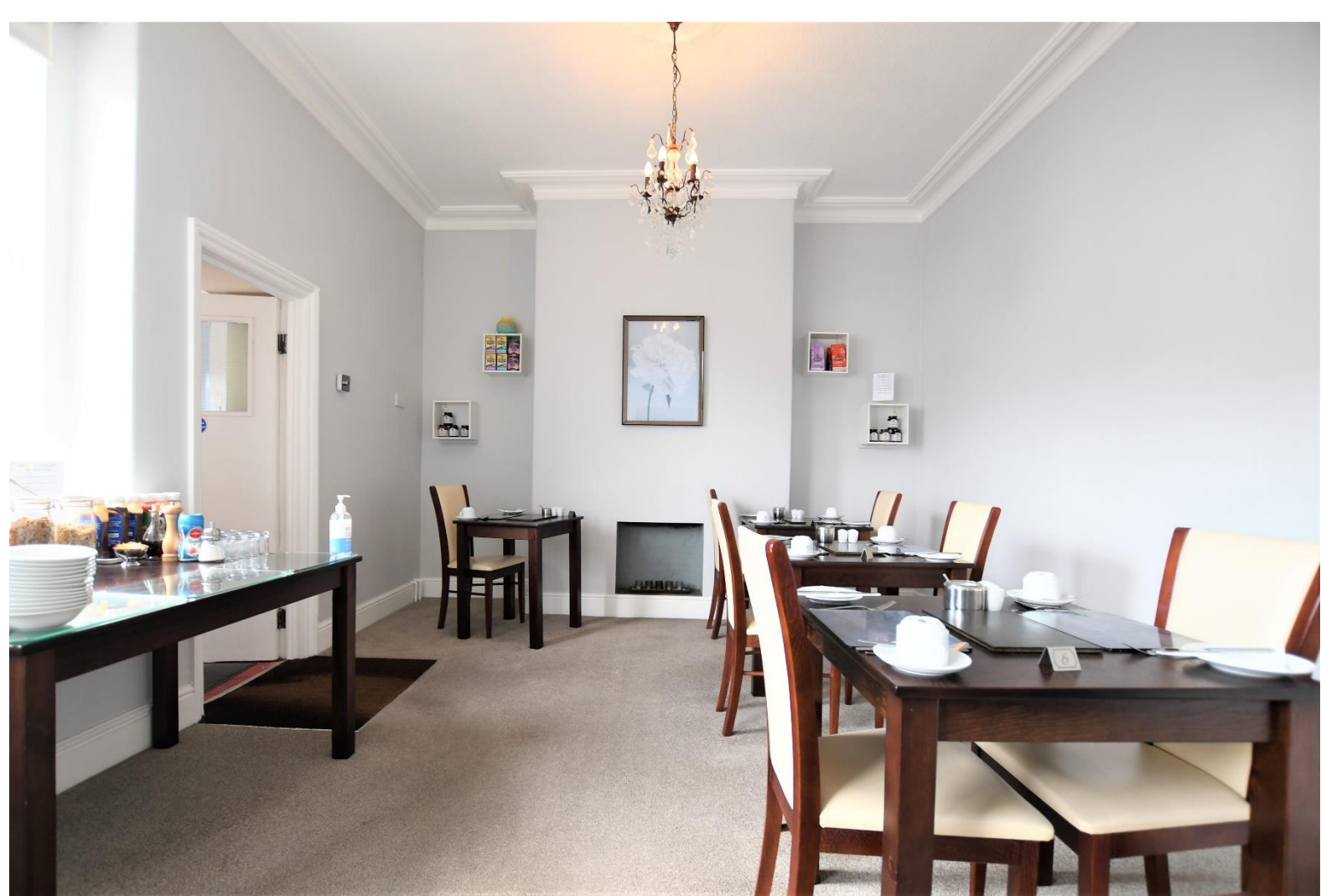
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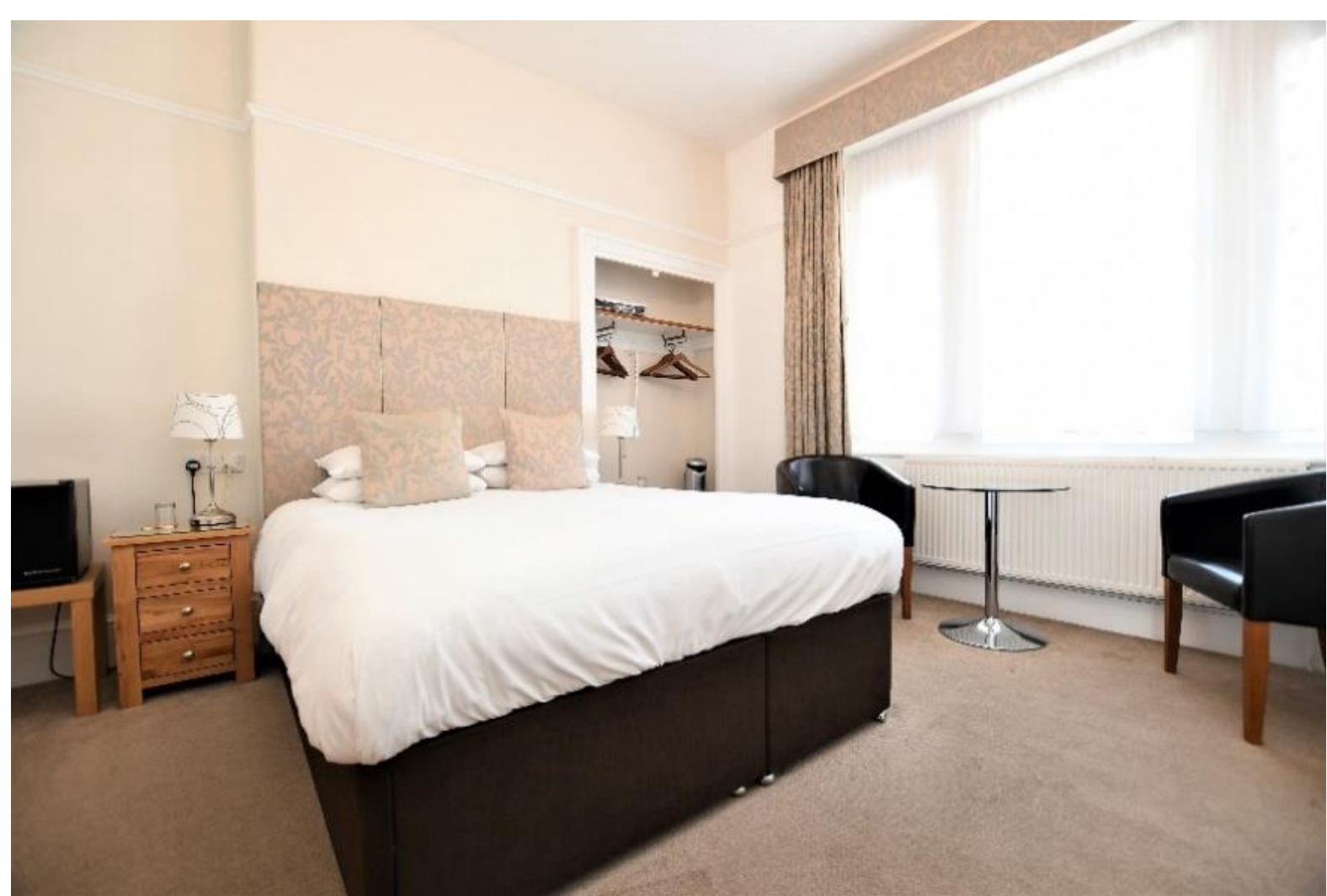




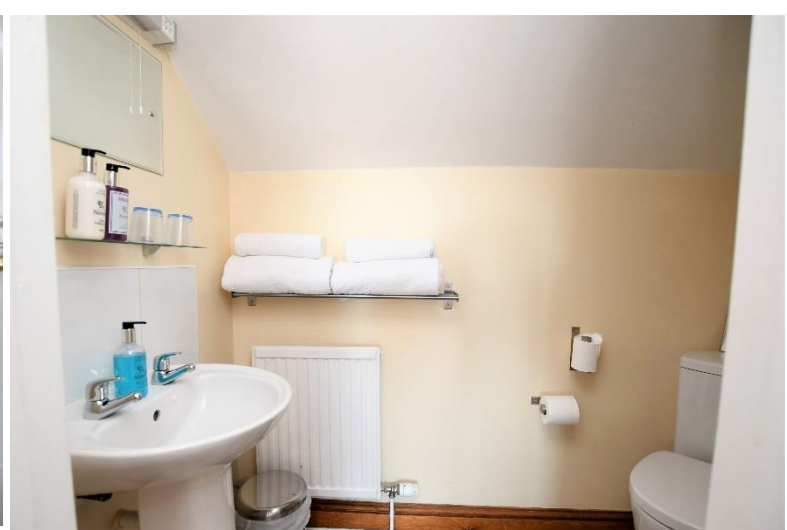
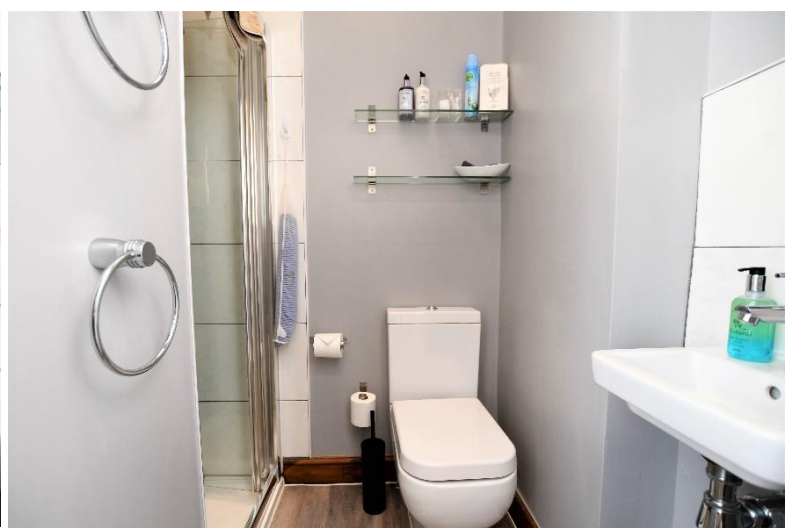
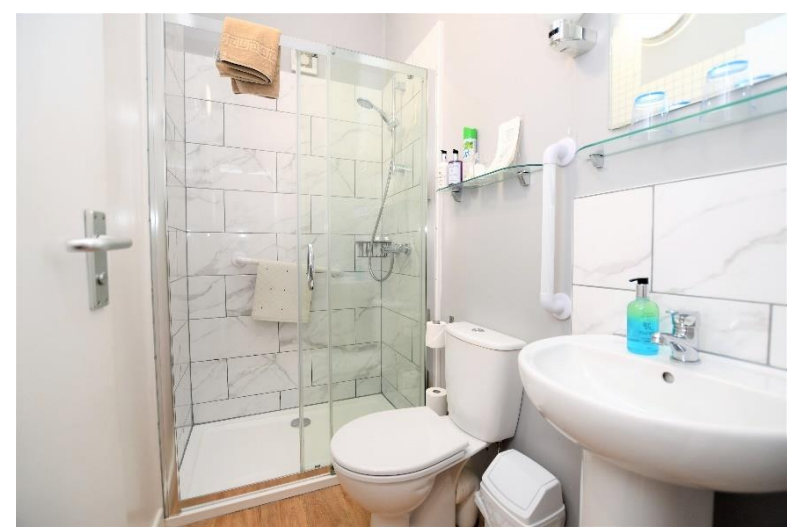








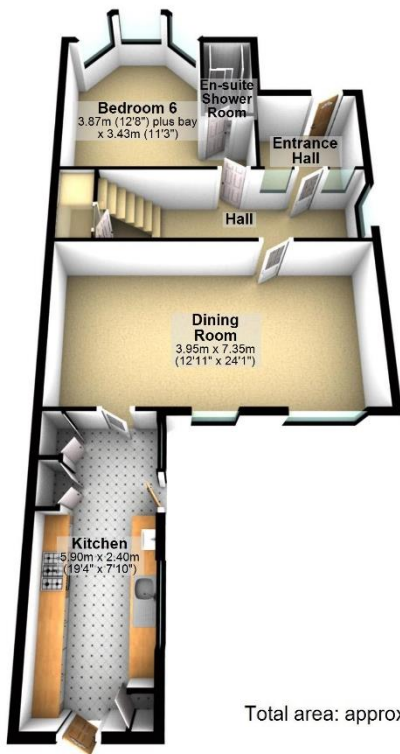




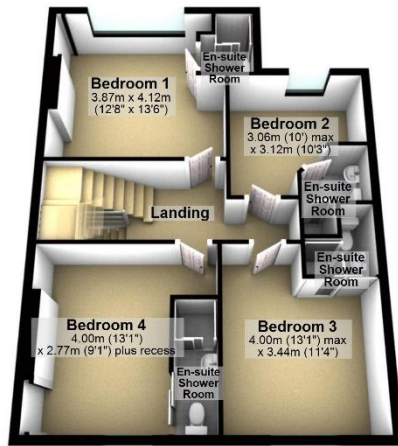




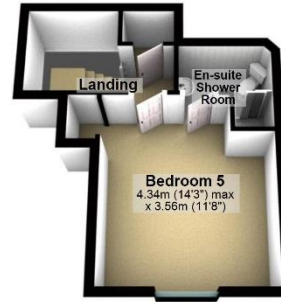
**Ground Floor**



**First Floor**



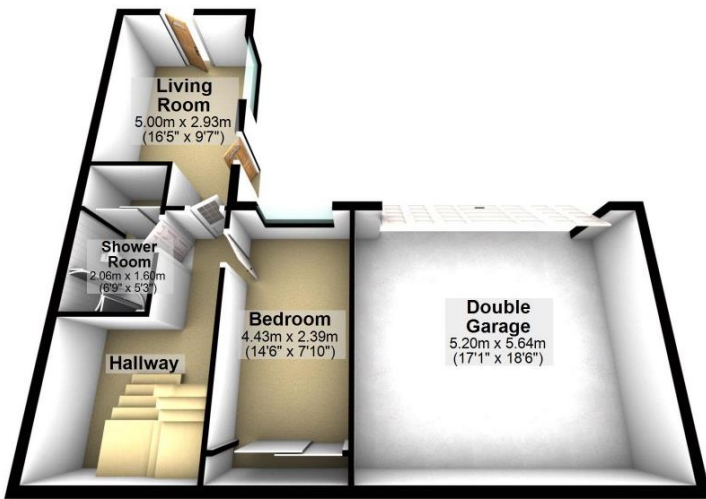
**Second Floor**



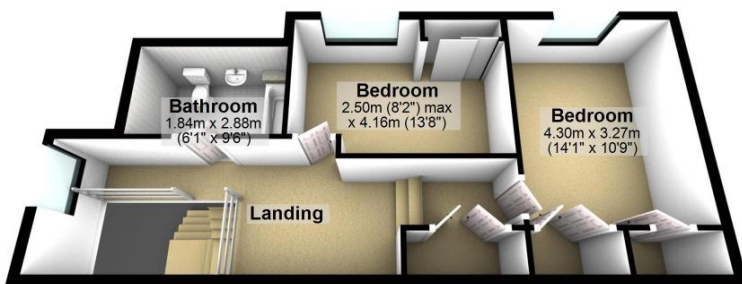
Total area: approx. 175.8 sq. metres (1892.4 sq. feet)

**LOCATION**

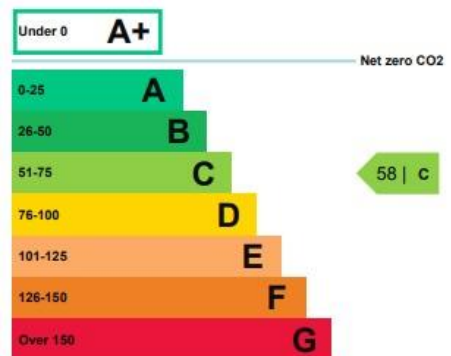
Weston-super-Mare is steeped with Victorian history and is dominated by long stretches of sandy beaches. The seaside town has been a popular tourist destination for many years and sits to the South of the Severn Estuary and Bristol Channel. The beginning of the 19th century saw Weston grow from a tiny village of around 100 inhabitants, to a thriving seaside resort of nearly 20,000 people. One hundred years later again, it has a population of over 70,000 with its local attractions, including the Grand Pier, bringing in thousands of visitors each year. For visitors willing to go a little further afield, a short drive out to the surrounding villages and countryside is a must with an abundance of rural activities and Somerset walks to enjoy. Weston is easily accessible for visitors and commuters; Junctions 21/22 provide easy access to the M5 motorway. Weston train station offers excellent transport links to most major towns and cities, and the bus service provides connection to most areas of the town and outlying districts.



**First Floor**



Total area: approx. 122.8 sq. metres (1322.3 sq. feet)



MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.