



Melville 45 New Road, Brixham, Devon, TQ5 8NL
Freehold House - End Terrace
Asking Price £550,000

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Melville is a fine example of a double bay fronted Victorian town house. Historically the property was a gentleman's residence enjoying a prime position near to the town centre and harbour only a brief 5 minute level walk away. Currently the property is a well established Guest House which has achieved an impressive 4* rating. The property benefits from 5 letting rooms with 2 further en suite owners rooms.

The letting rooms are all very spacious quality double bedrooms, three of which are arranged as suite rooms with lounge areas, and all have en suite facilities. The rooms are all in excellent order with good quality decor and sanitary ware, having been modernised by the current owners. The communal areas include an impressive size lounge/ breakfast room with ample space for all guests at the same time.

The kitchen is a great size, perfect for a full house and is finished with lots of work surfaces and a good size quality range cooker. The kitchen has recently been finished having had a refit to a high standard. Just off the kitchen a covered courtyard garden leads to a laundry utility room enabling owners to facilitate on site laundry, improving profit margins.

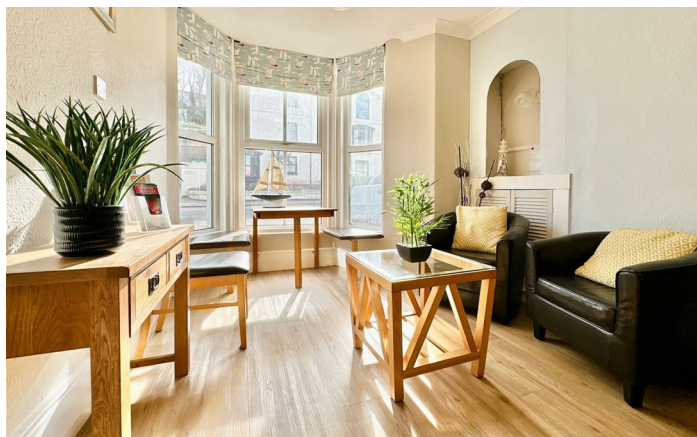
The owners accommodation is an excellent size and comprises of a separate dining room, large long lounge complete with a snug area, useful store room, and direct access into the rear garden. The owners accommodation enjoys privacy and a good amount of separation from guests. On the first floor you can find a good size linen cupboard with store, and two double bedrooms both with en suite facilities. There is a access point from the larger main bedroom directly from the en suite into the garden. The rear higher garden and decked area is a great sun trap with lovely limestone walls and a useful outside store.

Outside to the front there is a good amount of off road parking with a gravel driveway giving parking comfortably for 3 cars. To the rear is a good size car port for another large vehicle. In addition, the current owners have a rental agreement for 2 extra car parking spaces in the adjacent church car park.



- Successful Guest House
- Large Breakfast Room
- Spacious Owner's Lounge
- Parking For 4 Vehicles

- 5 Letting Bedrooms
- Good Size Kitchen
- Owner's Dining Room
- Outside Courtyard Garden





Superior Suite (Room 2): The Superior Suite has an en suite shower room. It also has a separate lounge area and cloakroom. The suite accommodates a zip-and-link superking bed, a TV in each of the rooms, a minifridge, tea and coffee making facilities, seating and a coffee table. This room is on the first floor.

King Room (Room 4): The King Room has an en suite shower room, with a 'lounge' area. The room accommodates a king size bed, wardrobe, dressing table, TV, minifridge, tea and coffee making facilities, seating and a coffee table. This room is on the second floor.

Superior Suite (Room 3): The Superior Suite has an en suite shower room. It also has a separate lounge area and cloak room. The suite accommodates a king size bed, a TV in each of the rooms, a dressing table, a minifridge, tea and coffee making facilities, seating in each of the rooms and a coffee table. This room is on the second floor.

Double Room (Room 5): The Double Room has an en suite shower room. The room currently accommodates a double bed, TV, minifridge, tea and coffee making facilities and seating. This room is on the second floor.

Double Room (Room 1): The Double Room has an en suite shower room. The room currently accommodates a king size bed, TV, minifridge, tea and coffee making facilities and seating. This room is on the first floor.

Agents Note: Business accounts for the Guest House are available, on request, for interested parties. Property can be purchased and used as a main residence and offers great flexibility for a whole range of briefs.

Council tax band for owners accommodation is A. Business rates payable for guest house.



Council Tax Band: A



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CAR PORT
14'6" x 13'1"
4.42m x 4.00m

STORE

LAUNDRY
6'10" x 6'5"
2.06m x 1.95m

KITCHEN
14'11" x 10'1"
4.55m x 3.07m

BREAKFAST ROOM
23'8" x 12'2"
7.22m x 3.70m

RECEPTION

OWNER'S LOUNGE
20'2" x 14'10"
6.15m x 4.52m

OWNER'S DINING ROOM
15'11" x 12'2"
4.85m x 3.72m

CUPBOARD

B

UP

UP

Whilst every attempt has been made to ensure the accuracy of the information contained in this brochure, the advertiser accepts no liability for any errors, omissions or mis-statements. It is recommended that a prospective purchaser, tenant or lessee should verify the information contained in this brochure by independent means.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EN-SUITE
7'5" x 7'5"
2.26m x 2.25m

BATHROOM
5'7" x 4'6"
1.70m x 1.38m

OWNER'S BEDROOM 2
12'0" x 8'8"
3.65m x 2.65m

OWNER'S BEDROOM 1
12'6" x 12'0"
3.80m x 3.65m

HALLWAY

CUPBOARD

DOWN

UP

WARDROBE

LOUNGE AREA
11'3" x 7'5"
3.42m x 2.25m

BATHROOM
7'3" x 4'6"
2.20m x 1.32m

WARDROBE

DOWN

UP

WARDROBE

ROOM 1 DOUBLE ROOM
12'4" x 7'9"
3.75m x 2.35m

ROOM 2 SUPERIOR SUITE
13'10" x 8'7"
4.22m x 2.62m

EN-SUITE
7'5" x 7'5"
2.26m x 2.25m

The floor plan for the second floor is divided into several rooms and a central circulation area. On the left side, there is a **ROOM 4 LOUNGE** (11'0" x 24'5m, 3.55m x 2.45m) with a sofa and a small table. Below it is **ROOM 3 SUPERIOR SUITE** (21'0" x 6'2", 6.40m x 2.48m) featuring a bed, a desk, and a bathroom. At the bottom left is an **EN-SUITE** (9'0" x 4'3", 2.65m x 1.35m) with a bed and a bathroom. The central area contains a **LANDING** (33'0" x 6'3", 4.93m x 1.54m) with stairs leading up and down. To the right of the landing is **ROOM 4 KING ROOM** (11'10" x 9'1", 3.60m x 2.78m) with a bed and an **EN-SUITE** (12'0" x 4'0", 3.66m x 1.22m). Below the king room is an **ATTIC** (12'5" x 5'10", 3.80m x 1.79m) with a bed and a bathroom. At the bottom right is **ROOM 5 DOUBLE ROOM** (14'0" x 13'2", 4.26m x 4.01m) with a bed and a bathroom. A small **EN-SUITE** (11'0" x 4'0", 3.35m x 1.22m) is located between the king room and the double room. The plan also shows a staircase with 'UP' and 'DOWN' arrows, a central 'DOWN' arrow, and a small 'UP' arrow near the landing.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92 plus A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-40) G</p> <p>Not energy efficient - higher running costs</p>		57	81
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	



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