



Extremely well presented and attractive guest house with 5/6 letting bedrooms and owner's private accommodation. Ideally located in the heart of Exeter city centre in a sought-after residential address, overlooking Bury Meadow Park. Trading on a room only and bed and breakfast basis with impressive levels of trade and profits, and undoubted potential to increase business levels. Private driveway providing off road parking for 3/4 vehicles. Potential to create a superb family home, subject to the necessary consents.

**WOODBINE GUEST ACCOMMODATION
1 WOODBINE TERRACE, EXETER, DEVON, EX4 4LJ
FREEHOLD: £595,000 REF: 5996**

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THE PROPERTY

Woodbine Guest Accommodation is a substantial and deceptively spacious three storey period end of terrace property with off road parking and views of the park opposite. Having recently undergone a comprehensive program of upgrade and refurbishment, Woodbine is beautifully presented and furnished to a high standard throughout. This spacious property retains many original features and briefly comprises: - 5/6 well appointed individual Letting Bedrooms which can sleep up to 10 guests, (although through personal choice our clients choose to let only 4 bedrooms); Entrance Porch and Reception Hallway; large Kitchen/Breakfast Room; owner's accommodation with good sized Living Room with feature fireplace, Double Bedroom with built in wardrobes and storage, Cloakroom and private Bathroom. Externally, the property benefits from attractive level gardens incorporating patio areas to the front and rear, well stocked flower beds and a private Driveway providing off road parking for up to 4 vehicles. The property provides an excellent operating environment and still offers tremendous potential as a lucrative bed and breakfast business and family home.



SITUATION

Woodbine Guest Accommodation occupies a prime trading position off Elm Grove Road, a sought after and popular residential address in the heart of Exeter city centre, overlooking Bury Meadow Park. Woodbine is conveniently located a short level walk from Exeter Central Station and the main shopping and business areas of Exeter city centre, Exeter College and the nearby Exeter University campus. Exeter itself is the regional capital of the South West and as such is not only an established and expanding business centre, but also a tourist destination year round. Renowned for its cathedral, university and waterside developments, Exeter boasts excellent transport communications with two mainline rail links to London, an international airport and easy access to the M5 motorway at junction 30.



INTERNAL DETAILS

Main entrance door to the side into **Entrance Porch** 13' 4" x 4' 10" (4.06m x 1.47m). An attractive entrance porch with double glazed sashed windows to three sides, tiled flooring, feature lighting and internal door with stained glass corner panels opening into **Reception Hall** with wood laminate flooring, stairs to upper floors, reception area and understairs storage cupboard. **Kitchen/Breakfast Room** 18' 3" (5.56m) x 9' 7" (2.92m) increasing to 12' 4" (3.76m) max. Being fitted with a comprehensive range of modern base and wall mounted kitchen units with extensive complementary work surface areas. Part tiled walls, inset stainless sink unit, washing machine, tumble dryer, dishwasher, Belling 8 burner gas range cooker with double oven and grill, extractor hood, fridge freezer, boiler cupboard and door to rear. **Owner's Cloakroom**.



LETTING ACCOMMODATION

The property offers 5/6 letting bedrooms which can accommodate up to 10 guests located on the first and second floors. Through personal choice, our clients currently only let 4 of the letting rooms due to their personal requirements. Each of the letting bedrooms is equipped with remote flat screen televisions, tea and coffee making facilities, hair dryers and Wi-Fi. All of the bedrooms are extremely well presented and furnished to a high standard and the well-proportioned bedrooms briefly comprise: - **Bramble** 13' 11" x 12' 1" max (4.24m x 3.68m max). A good-sized double

bedroom on the first floor with aspect to rear and an **ensuite shower room. Maple** 13' 11" x 12' 1" max (4.24m x 3.68m max). A good-sized twin room on the first floor with dual aspect windows to the front enjoying lovely aspect views over the park immediately opposite and an **ensuite shower room. Maple** is currently used as a second owner's bedroom. **Laundry Room** 10" 9' (3.28m) increasing to 14' 10" (4.52m) into recess x 6' 10" (2.08m). Dual aspect room on the first floor with windows to the front and side and enjoying an open aspect overlooking the park to the front. Currently a laundry room, but previously utilised as a single bedroom and which could also be reconfigured with Maple to create a family suite. **Heather** 13' 11" x 12' 2" (4.24m x 3.7m). A good-sized double room on the second floor with aspect to rear and an **ensuite shower room. Thistle** 14' 11" max x 11' 6" (4.55m x 3.5m). A good-sized twin bedroom on the second floor with lovely open aspect overlooking the park to the front and an **ensuite shower room. Willow** 11' (3.35m) increasing to 14' 10" (4.52m) into recess x 6' 8" (2.03m). A good-sized single room on the second floor with dual aspect windows to the front and side enjoying a lovely open aspect overlooking the park to the front. **Bathroom** on the second floor half landing, for the private use of Willow with shower over bath, pedestal wash hand basin and low level WC.

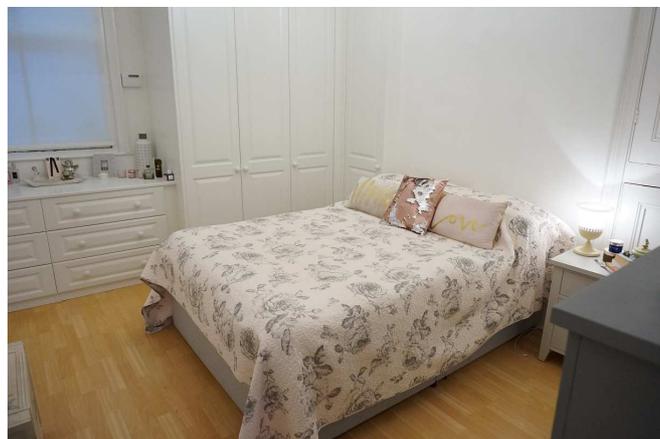


Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.

PRIVATE ACCOMMODATION

The private accommodation is presented to an extremely high standard and briefly comprises: - **Sitting Room** 18' 5" x 14' 7" max (5.61m x 4.45m max). A generously proportioned room on the ground floor, having two high sash windows enjoying a pleasant aspect to the front. Feature white marble fireplace. Original picture rails, ornate corniced ceiling, ceiling rose and wood laminate flooring. **Double Bedroom** 13' 10" x 12' 1" (4.22m x 3.68m). A good-sized double bedroom on the ground floor with wood laminate flooring and an extensive range of built in Sharps

bedroom furniture to include wardrobes, drawers and cupboard space. Original picture rail. **Owner's Private Bathroom** on the first floor half landing with shower over bath, vanity work surface with inset wash basin, range of storage cupboards and low level WC. The present owners utilise Maple bedroom and the adjoining laundry room on the first floor, as additional private accommodation.



EXTERNAL DETAILS

To the front of the property is a private **Paved Patio Area** adjacent to which is a **Private Driveway and Parking Area** providing off road parking for up to 4 vehicles. To the side of the property and fronting Elm Grove Road is a low brick boundary wall with wrought iron gate opening onto a curved footpath leading to the front door. Either side of the footpath are well stocked borders with various flowers, shrubs plants and bushes. To the rear of the property is an **Enclosed Paved Patio Garden** providing a sun trap private seating area with a storage shed and rear pedestrian access.



THE BUSINESS

Woodbine Guest Accommodation is a well established and well-regarded bed and breakfast/guest accommodation business which is offered for sale as a 'turn key' business with the benefit of lucrative forward bookings. It also offers the opportunity to develop all aspects of the business further, particularly by utilising

additional letting rooms. The property has been fastidiously maintained and improved during recent years and consequently, the business is presented to an exceptionally high standard throughout. The business benefits from a prime city centre trading position in a popular residential area. The high standards inherent throughout all aspects of the business ensure excellent levels of repeat business and word of mouth recommendations and Woodbine has an impressive guest rating of 9.5 (out of 10) on booking.com and also benefits from numerous positive reviews on Trip Advisor, resulting in it being rated number 5 out of 70 B&B's in Exeter, at the time of writing. Through personal choice, our clients choose to let only 4 of the bedrooms, with the rooms being offered on a room only basis, uniquely with the additional option of a breakfast hamper, if so desired, which is delivered to the room. Our clients do not offer evening meals. Woodbine Guest Accommodation benefits from its own website www.woodbineguestaccommodation.co.uk which allows direct bookings and provides further background information. Our clients also utilise a number of well known online accommodation booking websites. The business is run by our clients, a husband and wife partnership with no staff being employed and benefits from excellent levels of forward bookings. The current tariff is from £60 per night (room only) for a single guest, up to £89 per night for double occupancy with a breakfast hamper.



TRADING INFORMATION

To fit in with their lifestyle requirements, our clients have deliberately chosen to limit the trading of the business to below the VAT threshold and consequently close for at least 10 weeks of the year for holidays. However, they advise us that there is no doubt that the business could easily trade in excess of the VAT threshold if so required. Full detailed trading information can be made available to interested parties following a formal viewing appointment.

POTENTIAL

We believe that Woodbine Guest Accommodation represents an excellent opportunity to purchase an

established and well regarded business in a sought after and busy city centre trading location. Businesses in sought after locations such as Exeter, are always in short supply, but those which provide such an enviable lifestyle and still offer genuine potential for future growth in business, such as Woodbine Guest Accommodation, are very rare indeed. There are also opportunities to increase the number of letting rooms utilised, or alternatively, Woodbine would make a fantastic family home, subject to the necessary consents. An internal viewing is essential in order to fully appreciate all that this impressive business and property has to offer. Our clients are prepared to offer a full handover and any training to prospective purchasers, if so required.

EPC

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SERVICES

All mains services are connected to the subject property.

PRICE & TENURE

£595,000 for the valuable freehold interest as a going concern business and full trade inventory. Vacant possession upon completion.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.

