



Breken Guest House, 13 Morton Road, Exmouth, Devon, EX8 1AZ

PRICE **£495,000**  
TENURE Freehold



**A Well Established Bed & Breakfast Guest House Found In Excellent Order Ideally Located Within Level Walking Distance Of Exmouth Sea Front, Marina & Town Centre Offering A Turn Key Business Opportunity Or Alternatively A Spacious Family Home With Annexe Area**

Spacious Accommodation Arranged Over 3 Floors • Entrance Vestibule & Reception Hall • Bay Windowed Guest Sitting Room • Dining Room • Well Equipped Kitchen / Breakfast Room • Ground Floor Owners Accommodation • 7 Bedrooms Arranged Over The First & Second Floors • 5 Of Which With En-Suite Facilities • Gas Central Heating & Double Glazed Windows • Approximately 2,500sq ft Of Accommodation •



PENNYS ESTATE AGENTS

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**Energy Performance Asset Rating**

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

55

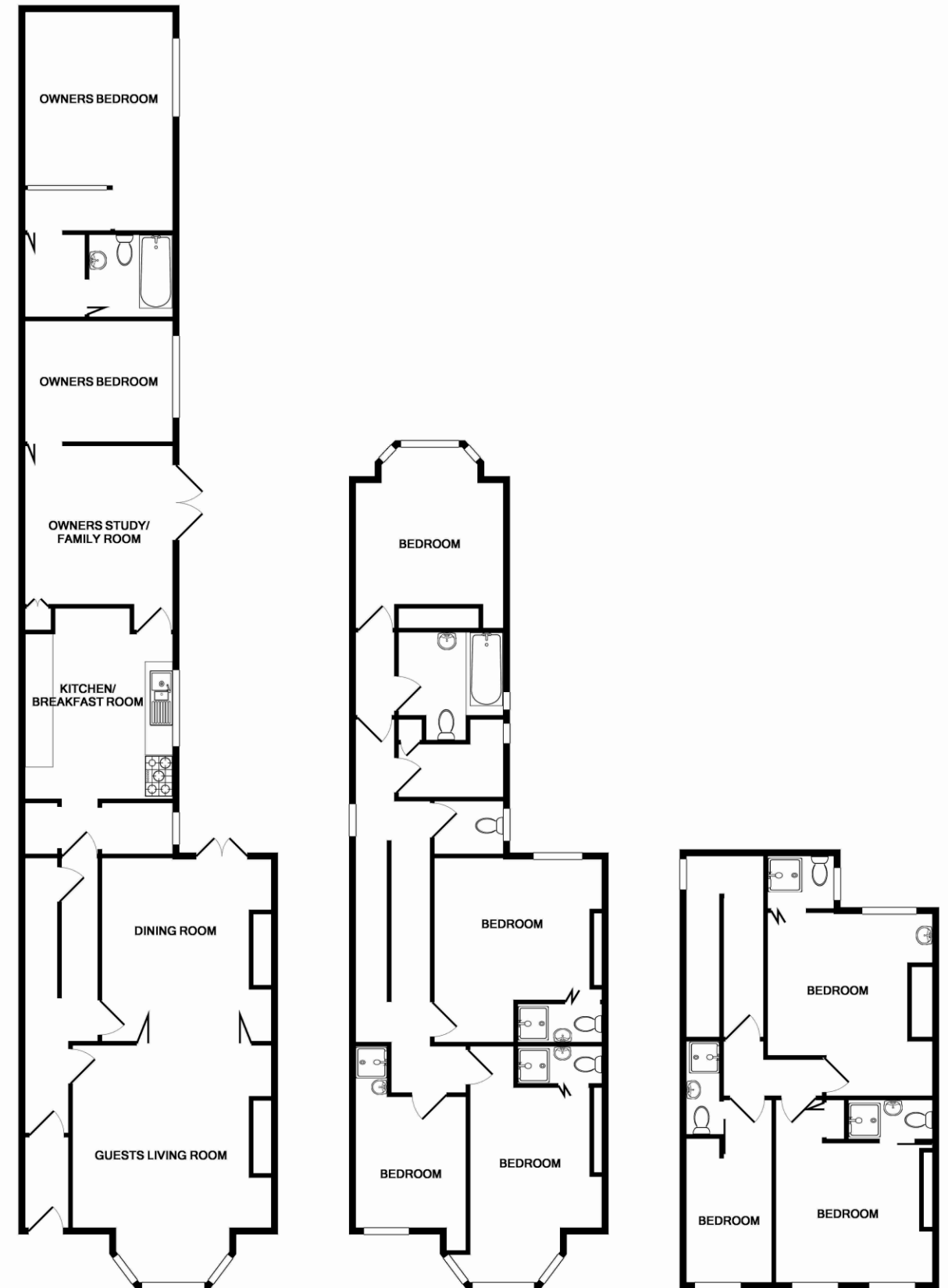
This is how energy efficient the building is.

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Currently run as a bed and breakfast this guest house offers approximately 2,500sq ft of accommodation arranged over three floors. Whilst it could provide a turn key business for any prospective bed & breakfast owner, it could also provide a substantial family home. The property is well presented throughout, the guest rooms are well appointed with the majority offering en-suite facilities. There is also a possibility that furniture could be included in the sale (subject to separate negotiation). On the GROUND FLOOR there is an entrance hall, bay windowed guest sitting room which overlooks the front aspect with doors that open through to the dining room and kitchen / breakfast room. To the rear of the kitchen there is the owners accommodation which includes a large office / lounge with French doors opening onto the rear garden area, a door gives access through to a second bedroom and an arch leads from here to a lobby area where a bathroom can be found. As with the guest accommodation the bathroom is well equipped and fitted with tiled walls, modern panelled bath, wash hand basin and WC. Finally at the rear of the property there is a stylish main bedroom. On the FIRST FLOOR there are four bedrooms - three of which are double, at the rear bedroom 2 is a family room with its own lobby and a generously sized bathroom set in its own landing area. Whilst bedrooms 3 and 4 offer good size double accommodation with their own shower room / WC, bedroom 5 is a good size single bedroom with a shower and wash hand basin. On the SECOND FLOOR bedroom 6 is a twin room and bedroom 7 a family room. Bedroom 6 has a wash hand basin in the room and a separate shower room with WC, whilst bedroom 7 looks out over the front and offers a built-in closet as well as a shower, WC and wash hand basin. Bedroom 8 is a single room with its own shower and WC. Viewing is strongly recommended.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1182 SQ.FT.  
(109.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 828 SQ.FT.  
(76.9 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 530 SQ.FT.  
(49.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2539 SQ.FT. (235.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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