

CHANIN & THOMAS

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Footprints, Chalet 227, Dunster Beach Chalets, Minehead



This is a rare opportunity to acquire this well presented one bedroom holiday chalet with shower room at Dunster Beach overlooking the lake and tennis courts. The property has been fitted with modern electric heating and is being sold fully furnished. Dunster Beach Chalets line the West Somerset Coastline and enjoy direct access to the beach with outstanding views over the sea.

- *Living Room *Shower Room *Kitchen *Bedroom *Gardens *Income Potential

Offers in the region of £105,000

MT/978

8 The Parade
MINEHEAD
(01643) 706666
Fax: (01643) 708560

High Street
PORLOCK
(01643) 706666
Fax: (01643) 708560

9 Fore Street
WILLITON
(01984) 632167
Fax: (01984) 633710

2A Castle Street
NETHER STOWEY
(01278) 733050

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The village of Dunster is one of the prettiest in England, among its many attractions are the Castle and the Yarn Market. It is on the fringe of the Exmoor National Park close to some of the best moorland and woodland countryside where many delightful walks and other country pursuits can be enjoyed. The seaside town of Minehead is approximately 3 miles distant and provides a good range of shops for everyday and luxury items. The County town of Taunton some 25 miles distant, provides excellent shopping, leisure and entertainment facilities, direct access to the motorway network and a mainline railway station.

The site incorporates a modern toilet and shower block along with Beach Shop/Cafe, full time Site Manager and leisure facilities including tennis court and putting green. The property is of timber construction under a felt pitched roof and benefits from double glazing, ample power points newly fitted electric heating and measuring overall 4.12m (13'6) x 5.36m (17'7) divided into various rooms as follows:

Living Room: 3.34m (10'11) x 2.98m (9'9), storage cupboard, fitted cupboard, door to rear garden, door to shower room

Shower Room: glazed cubicle with Triton shower (h&c), wash basin (h&c), heated towel rail, low level WC

Part Tiled Kitchen: 1.8m (5'11) x 2.29m (7'6) single drainer sink unit (h&c) with cupboard under, work tops with cupboards and drawers under, wall cupboards, under counter fridge with freezer compartment, electric cooker and hob

Bedroom: 2.27m (7'5) x 2.32m (7'7)

Outside: There is a small enclosed front garden and to the rear is a further enclosed south facing courtyard style garden overlooking the tennis court and lake

Services: mains electricity, water and drainage are connected

Agents Note: The property is subject to a holiday letting restriction on the 1st March until the 31st October but owners are able to occupy the properties out of this period. Each chalet is subject to an ingoing licence charge of £50 plus vat and the purchaser is also liable for 1.5% plus vat of the selling price to receive a share certificate in Dunster Beach Holiday Limited. There is an annual service charge at present £1080 per annum payable in December which the current vendor has paid up to December 2017 this includes water and site insurance covering all chalets, waste collection, and site maintenance. When selling, the vendor is liable for a £250 charge payable to Dunster Beach Chalets Limited.

The current owners have been using "Footprints" as a successful holiday let since they purchased it. It is currently being advertised through Owners Direct and the link can be found below. Currently "Footprints" has bookings up to September, which will be offered to any perspective purchaser.

<https://www.ownersdirect.co.uk/accommodation/p6929385>

VIEWING: By appointment please through Chanin and Thomas 8 The Parade, Minehead, Somerset, TA24 5UF Telephone 01643 706666

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WEBSITE: www.chaninandthomas.co.uk