

# CHALET 130 – FOR SALE



Chalet 130 is ideally placed on the beach side and towards the golf-club end of the site in a pleasant & tranquil spot. Beautifully light and airy, Chalet 130 is being sold with all furniture, furnishings etc, included in the sale. A very desirable chalet that is ready to move into for your own personal use or as a very marketable holiday letting option.

To one side of the chalet there are sweeping, uninterrupted views of the sea and the Welsh coastline, whilst to the other there are views in the direction of Dunster Castle, the West Somerset Steam Railway & Exmoor beyond. There is a large, grassed area between the road and the chalet providing ample off-road parking for several cars directly in front of the chalet.

## **Exterior**

The chalet is well maintained traditional timber clad with a tiled roof & PVC double glazed doors & windows. The large patio doors are fully double glazed with integrated blinds and an electronically controlled security shutter. The exterior of the chalet was painted in March 2024.

At the rear the fencing & paving was renewed in February 2024 and the patio also benefits from an all-weather picnic table seating 4-6 as well as a plastic garden storage box for buckets & spades, body boards etc. There is a further set of two all-weather loungers and coffee table on the front patio.

## **Interior**

The chalet was painted throughout in Feb 2022, and was then updated and completely refurnished and re-equipped in March 2023, in neutral shades to give the chalet a natural, coastal feel.

The chalet is open plan with a vaulted ceiling giving a feeling of space and uninterrupted light throughout. Tongue & groove panelling to the bottom half of the walls co-ordinates with the kitchen units. The kitchen worktop is solid wood, and the floors throughout the chalet are natural wood, with a large natural sisal rug.

**Kitchen area** – includes an integrated cooker, fridge with small freezer compartment (new in Sept 2024), microwave, toaster, kettle, Nespresso coffee machine, kitchen utensils with crockery, cutlery etc for four. There is a large storage cupboard (with mirror) which also houses the Hoover, iron etc.

**Bedroom area** – includes an antique style double bedframe with a deep comfortable mattress (and plenty of space underneath for luggage etc), a single wardrobe, bedside chest & lamp, as well as low footstool for your bedtime book & phone charger. There is a folding rattan screen that can be used as a room divider to separate the bedroom area from the living area when needed, or it can be stowed away when you want to sit up in bed with a cup of tea & enjoy the view!

**Living area** – includes a large corner sofa bed (easily folds out to king-size, with under-storage for duvets and pillows etc.) facing the sea view. There is also a low chest of drawers to store games & puzzles etc, a TV, radio & Airband wi-fi. The retro-style kitchen table seats four with two chairs & two stools. There is also an electric heater for cooler days or evenings.

**Shower room** – A compact & efficient shower room with WC, hand basin & shower completes the layout.

**Holiday lettings** - The chalet is currently available to let for holiday bookings (pets are not permitted) via the Dunster Beach website with healthy bookings for the past several seasons, providing a regular income stream whilst also enabling the owners to make personal use of the chalet as desired. Depending on when the chalet is sold any existing holiday bookings would need to be honoured by the new owner (with all relevant income being paid to them) &/or the decision would be theirs as to whether to let the chalet for future seasons.

To view the chalet or for further information please contact the Beach office on 01643 821296 or email [info@dunsterbeachholidays.co.uk](mailto:info@dunsterbeachholidays.co.uk)

## **Chalet 130 is for sale at £204,000 (reasonable offers considered).**

Fees of 1.5% plus VAT of the purchase price, and a £50 administration fee plus VAT, are payable to Dunster Beach Holidays.













