

5<sup>th</sup> July 2017

Dear Prospective Purchaser

### **SALES INSTRUCTIONS FOR CHALET 259**

We are writing to all our Prospective Purchasers with information on the above chalet which has just been placed on the market.

Chalet 259 is situated on the back row and benefits from outstanding views of the lake behind and a partial sea view to the front. The rear seating area with table, chairs and storage box is reached down 4 steps from the chalet and the front patio has a garden seat from which you can enjoy watching the sun set over the sea. Both outside areas are paved and fenced.

The interior is open plan with a seating area and a pull down double bed at one end which can be curtained off from the rest of the room. There is a fully fitted kitchen with new cooker and separate wash basin and WC. No shower but the chalet is very close to the nearest shower block. There is a new Multi York sofa bed and the chalet is carpeted and clad inside which makes it warm and welcoming.

Fully double glazed throughout with glass double doors opening on to the rear patio and a stable door at the front. This chalet is well maintained and in good order throughout and will be sold with fixtures and fittings.

Large car parking area to the side of the chalet which also gives some distance and privacy from one's neighbours.

The asking price is £106,000.

#### **Fees due from any purchaser of chalets on Dunster Beach are:**

£50 which covers the Licence Agreement Fee and Stamping, we also require a fee of 1.5% of the Purchase Price plus VAT at the current rate of 20%.

#### **Arrangements for Viewing.**

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