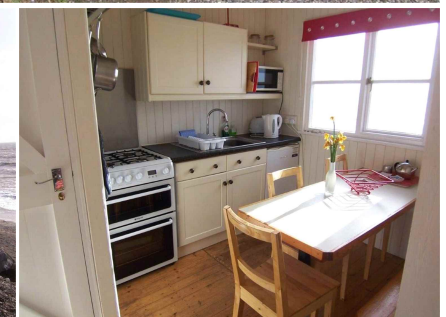
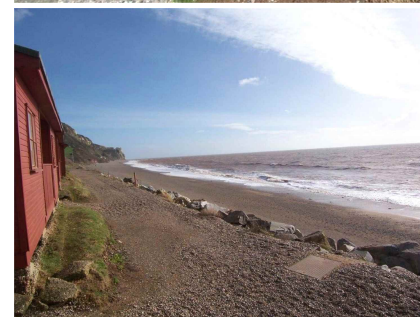


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**MAGPIE CHALET, WEST BEACH
BRANSCOMBE, DEVON, EX12 3DP**

Cedar wood beach chalet with stunning views * lounge * kitchen *
bathroom * 2 bedrooms

PRICE: £200,000



Keats Fearn Limited
15 Downing Street, Farnham, Surrey GU9 7PB
Sales: 01252 718018 - Lettings: 01252 726711
E: sales@keatsfearn.co.uk - lettings@keatsfearn.co.uk

www.keatsfearn.co.uk

Mayfair Office
Cashel House, 15 Thayer Street, London W1U 3JT
T: 0870 112 7099 - F: 020 7467 5339
E: mayfair@keatsfearn.co.uk

Directors: James P.A. Fearn MNAEA, Peter P.A. Fearn Registered in England 8502890



Description

A superb and rare opportunity to purchase a charming cedar wood two bedroom beach chalet situated in an unspoilt area of outstanding natural beauty, on the idyllic Branscombe West Beach.

Facing south with uninterrupted sea views across Lyme Bay, the colourwashed character accommodation comprises a fitted kitchen with appliances, lounge with folding doors onto a super sundeck/balcony with outstanding views to the beach and sea, two bedrooms and a bathroom. The chalet comes with a comprehensive management package for trouble-free ownership.

For year round holiday use only.



Ground Floor

Entrance Hall Consumer control unit. Coat hooks. Pine panel door to:-

Kitchen 10' 1" x 7' 5" (3.07m x 2.26m) narrowing to 7' 2" (2.18m)

Window to front providing glorious beach and Lyme Bay views. Fitted kitchen comprising a matching range of wall and base units with cream laminate door and drawer fronts with co-ordinating handles. Run of roll edge laminate worksurface with inset single bowl stainless steel sink and drainer with chrome mixer tap. Range of cupboards and drawers beneath including undercounter space with refrigerator. Gas cooker with double oven and grill. Colourwashed boarded splashback with matching range of wall cupboards above including open display shelves and microwave shelf with microwave. Further pan shelf. Fitted dining table with bench seat. Further items may be available by separate negotiation.

Lounge 11' 2" x 9' 11" (3.40m x 3.02m)

Bi-fold doors open up to the balcony (9' 9" x 4' 2" (2.97m x 1.27m) which provides glorious and quite exceptional views over the beach and Lyme Bay with views along the Heritage coast towards Beer in the East and Sidmouth in the West. Large wall mounted mirror. Three wall light points. Electric wall mounted heater. Corner shelves.

Bedroom 1 8' 8" x 8' 5" (2.64m x 2.57m)

Window to front with glorious views. Two built-in single bed bases with under bed storage lockers one extended above to provide a bunk bed with ladder access. Built-in shelved wardrobe cupboard. Wall mounted mirror.

Bedroom 2 8' 8" x 8' 5" (2.64m x 2.57m)

Window to side with glorious views. Fitted double bed unit with storage lockers beneath. Corner shelved wardrobe and storage cupboard with corner shelf. Wall mounted mirror. Wall light.

Bathroom High level obscure glazed window to rear. Fitted white suite comprising panel bath with chrome mixer tap with held shower attachment and curved glazed shower screen. White vanity sink with chrome mixer tap with high gloss cupboards beneath. Close coupled w.c with co-ordinating seat. Wall mounted Dimplex electric heater. Wall mounted mirror cupboard.

Outside

The property is approached over a concrete path and entrance steps that rise up to the chalet and provides a gravelled seating and drying area to one side. Gas bottle storage area to the rear. Vehicle access is via a coded security gate beside the Sea Shanty.

There is a 99 year lease from 2002. There is an annual service charge of approximately £1300 to include general site maintenance, refuse collection, grass cutting, external redecoration, water, sewage, septic tank and pump maintenance. The annual ground rent is £130 pa.

Services - Water, electricity, septic tank and broadband access.

EPC: G (20)

POTENTIAL RENTAL INCOME IN THE SUMMER - £800 PER WEEK If you are a landlord or thinking of becoming one then please call Keats Fearn Lettings on 01252 726711 and ask for Derek Parsons (Lettings Manager) to discuss our preferential Terms and Fees.

Directions

Use EX12 3DP for Sat Nav directions.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.