

CHANIN & THOMAS

Established 1914

CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS

Investment Opportunity



20 22, 24 26 Selbourne Place, Minehead

An opportunity to acquire freehold investment premises comprising four self contained flats with three garages and car parking space currently let on assured shorthold tenancies and producing a gross income of £25,140 per annum.

*Four Self Contained Flats comprising *2 Bedroom First Floor Flat *1 Bedroom First Floor Flat *3 Bedrooms Ground Floor Flat *1 Bedroom with Ensuite Ground and First Floor Maisonette

Offers in the region of: £350,000

Ref: 615

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

An opportunity to acquire freehold investment premises comprising four self contained flats with three garages and car parking space currently let on assured shorthold tenancies and producing a gross income of £25,140 per annum.

The popular holiday resort of Minehead is situated on the edge of the Exmoor National Park near to some of the very best moorland and woodland countryside where many delightful walks and other country pursuits can be enjoyed. Many of the well known attractions of the West Somerset and North Devon areas are within short motoring distance. Minehead provides good shopping facilities, has First, Middle and Upper schools and has a regular local bus service throughout the year. The West Somerset Steam Railway serves all stations to Bishops Lydeard and there are regular buses serving the County Town of Taunton some 25 miles away which has excellent shopping, leisure and entertainment facilities. Taunton also has direct access to the M5 motorway and is served by a mainline railway station.

The properties are situated close to the town centre and are of stone and brick construction under tiled roofs and comprise the following:

20 SELBOURNE PLACE:

First Floor Flat with electric central heating, double glazing and ample power points and containing the following accommodation:

Entrance Hall:

Staircase to First Floor Landing:

Sitting Room: 4.75m (15'7) x 3.75m (12'4)

Bedroom 1: 4.05m (13'3) x 3.4m (11'2)

Bedroom 2: 3.4m (11'2) x 3.1m (10'2)

Part Tiled Kitchen: 2.89m (9'6) x 3.63m (11'11) fully fitted

Part Tiled Bathroom: panelled bath (h&c), Low level WC, wash basin (h&c), Mira shower (h&c)

Outside:

Garage: with up and over door

Current Gross Rental Income: £6,600 per annum

22 SELBOURNE PLACE:

First Floor Flat with night storage heating, double glazing and ample power points and containing the following accommodation:

Entrance Hall:

Staircase to First Floor Landing:

Sitting Room: 4.55m (14'11) x 3.4m (11'2)

Part Tiled Kitchen: 3.5m (11'6) x 2.58m (8'6) fully fitted

Bedroom: 2.62m (8'7) x 4.56m (15')

Bathroom: panelled bath (h&c), wash basin (h&c), Mira shower (h&c), low level WC

Outside:

Garage:

Current Gross Rental Income: £5,940 per annum

24 SELBOURNE PLACE:

Ground Floor Flat with electric night storage heating, double glazing and ample power points and containing the following accommodation:

Entrance Hall:

Sitting Room: 6.1m (20') x 3.77m (12'4)

Bedroom 1: 4.71m (15'5) x 2.42m (7'11)

Bedroom 2: 2.6m (8'6) x 2.58m (8'6)

Bedroom 3: 2.61m (8'7) x 2.62m (8'7)

Part Tiled Kitchen: 2.54m (8'4) x 3.5m (11'6) fully fitted

Bathroom: panelled bath (h&c), Mira shower (h&c), low level WC, wash basin (h&c)

Outside:

Garage:

Current Gross Rental Income: £6,600 per annum

26 SELBOURNE PLACE:

Ground and First Floor Maisonette with the benefit of night storage heating, double glazing and ample power points and containing the following accommodation:

Entrance Hall:

Cloakroom: with WC

Utility Room: (potential Bedroom 2) 3m (9'10) x 4.02m (13'2)

First Floor Landing:

Living Room: 6.12m (20'1) x 3.77m (12'4) incorporating fitted kitchen

Bedroom: 3.38m (11'1) x 2.99m (9'10)

Ensuite Shower Room: with shower (h&c), wash basin (h&c), low level WC

Outside:

Car Parking Space:

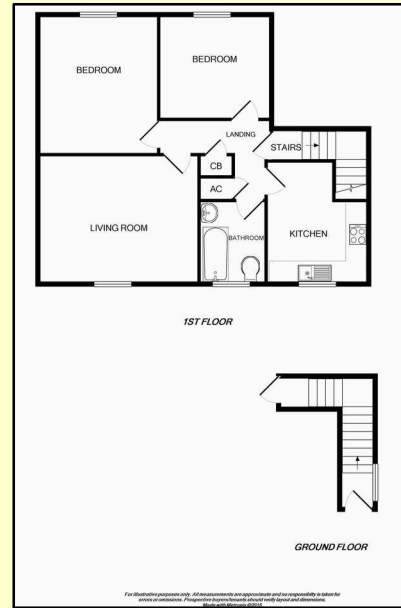
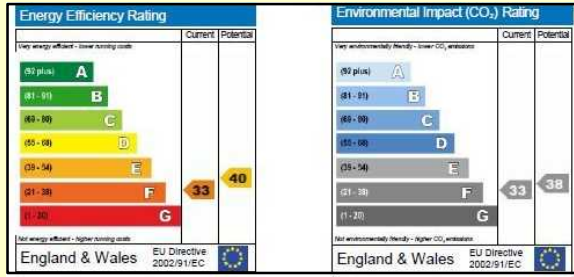
Current Gross Rental Income: £6,000 per annum

All properties are connected to mains electricity, water and drainage

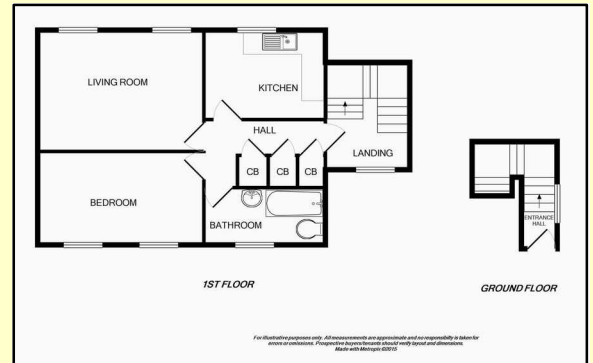
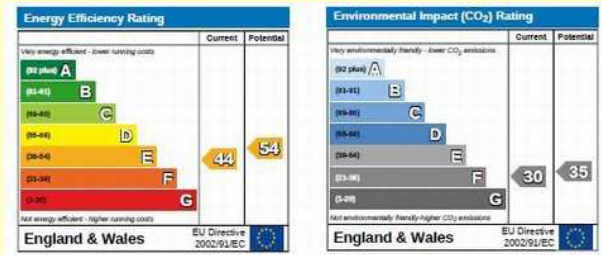
VIEWING: By appointment please through Chanin and Thomas 8 The Parade, Minehead, Somerset, TA24 5UF
Telephone 01643 706666

EMAIL ADDRESS: post@chaninandthomas.co.uk

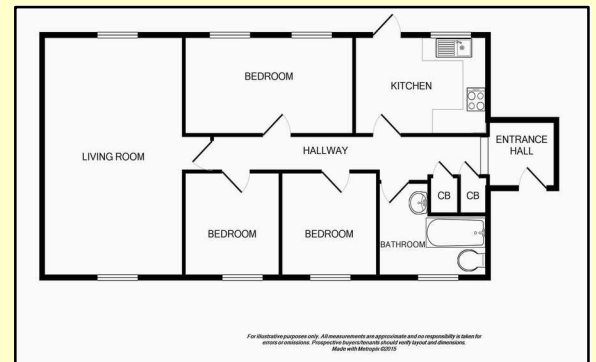
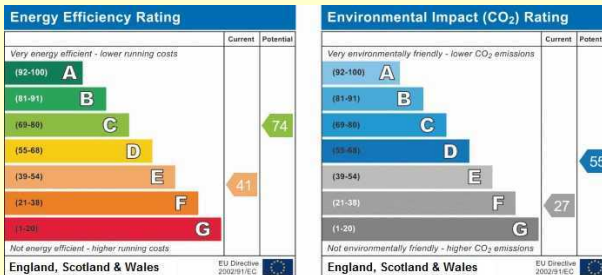
Flat: 20



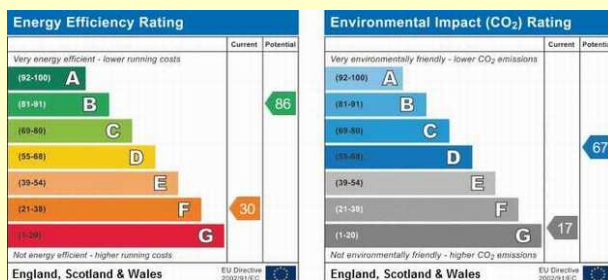
Flat: 22



Flat: 24



Flat: 26



These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract. Appointments should be made before viewing and all negotiations conducted through Chanin & Thomas Estate Agents