

DRIFTWOOD PROPERTIES



HOLIDAY HOME ESTATE AGENTS



A turn key ready, immaculate bungalow finished to a high standard throughout. Meticulously maintained by the current owner. Situated in an elevated position with some views of St Ives Bay.



F49 Riviere Towans
Hayle, TR27 5AF

£229,950

VR Tour

Please see the link to the virtual tour of the property. This will give you a full and comprehensive view of the property. Measurement tool included.

Entrance Hall 17' 5" x 2' 11 (5.30m x 0.89m)

Tile effect vinyl flooring, coat hooks.

Double Bedroom 9' 4" x 8' 2 (2.84m x 2.49m)

Double bed, bedside table, built in storage unit, wall mounted heater, carpet.

Twin Bedroom 9' 4" x 8' 1 (2.84m x 2.46m)

Twin beds, wardrobe, bedside table, wall mounted heater, carpet.

Snug Bedroom 3 7' 11" x 6' 2 (2.41m x 1.88m)

A versatile room with wall mounted TV, double futon, large walk in cupboard, airing cupboard housing hot water tank, carpet.

Bathroom

A bright room with bath with shower over, WC, hand wash basin, heated towel rail and vinyl flooring.

Open Plan living space - open to - 12' 9" x 12' 0" (3.88m x 3.65m)

Dining table and chairs, three piece suite, nest of tables, wall mounted TV, CD player, patio doors, dual aspect with views over park.

Kitchen 7' 6" x 7' 0" (2.28m x 2.13m)

Floor and wall mounted cupboards, ceramic tiles, hob and oven, stainless steel sink with twin taps, washing machine, fridge freezer. Dual aspect kitchen with sea glimpses.

Outside

Parking is just behind the property and a picnic bench to the southerly corner of the property.

Occupancy - Current Restrictions

This property to be used from a week before good Friday or the 1st April, whichever is earliest to the 31st October. The Christmas period is the 15th Dec - 4th Jan. Outside of these

dates the properties can be used from 8:00am to 10:00pm (day hut). - During the sales process this can be changed so the property can be occupied from the 1st Saturday in February to the 1st Sunday in November. The Christmas period remains the same. Please note there will be costs attached to this which will be in the region of £1,200.

Site Fees

All properties at Riviere Towans are Freehold. There is an annual site fee for general grounds maintenance of £678.94 including VAT for the 2023/2024 year.

Furnishings

All properties we sell come fully furnished and ready for use. For full details about fittings and any items that will be excluded from the sale please contact the office.

Development

Properties at Riviere Towans can be extended to a maximum size of 680 sq ft. The cost of land will be based on a straight £25 per square foot (£269.10 Sq. M) basis regardless of the increase in the size of the property. A planning application fee will also be applied to cover the cost involved in administering the planning application. This will range from £150 - £500 depending on the scale of the work. Finally owners are required to pay the Management Company's legal costs.

Stamp Duty

Stamp Duty is based on the non residential calculation rather than residential and second home producing a much lower stamp duty payment. Example: £250,000 purchase price = £2,000 SDLT payment.

Beach Access & Location

From the Riviere Towans park there is direct access down onto Hayle beach.

Freehold

Please note this property is Freehold not Leasehold.