

DRIFTWOOD PROPERTIES



HOLIDAY HOME ESTATE AGENTS



Refurbished three bedroom traditional chalet with all the original charm of the classic Cornish chalet. New roof fitted by the current owner.



D34 Homeleigh Riviere Towans
Hayle, TR27 5AF

£219,950

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 5' 3" x 5' 7" (1.6m x 1.7m)

Shower Room 5' 8" x 4' 9" (1.73m x 1.46m)

Double width shower and sink unit.

Toilet 2' 7" x 3' 11" (0.8m x 1.2m)

Kitchen/Diner 8' 8" x 10' 5" (2.65m x 3.17m) extending to 4.27m

Including a range of cupboard space, free standing cooker, under counter fridge, washing machine, Belfast sink and dining table and chairs.

Sitting Room 12' 11" x 8' 2" (3.93m x 2.5m)

Including two sofas, cupboard unit with TV above, side tables with lamp and double aspect windows with views across the park.

Double Bedroom 12' 8" x 6' 7" (3.87m x 2m)

Including double bed, chest or drawers, wardrobe and bedside unit.

2nd Double Bedroom 9' 3" x 6' 1" (2.82m x 1.85m)

Including double bed, chest or drawers and bedside unit.

Bunk Bedroom 6' 11" x 6' 5" (2.1m x 1.95m)

Including single bed, built in bunk bed, two sets of chest of drawers with lamp.

Occupancy

This property to be used from the first Saturday in February to the first Sunday in November. 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).

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 2022/2023 year. Please see driftwoodproperties.co.uk/riviere-towans for general information about the park.

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.

