

DRIFTWOOD PROPERTIES



HOLIDAY HOME ESTATE AGENTS



Just off the coastal path and a very short stroll down onto the sand. A great opportunity to purchase a beautifully maintained and presented two bedroom beach chalet right on the coast with a healthy booking history. Views out to St Ives Bay. Must be seen!



C29 Regwin Riviere Towans
Hayle, TR27 5AF

£245,000

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.

Living Area 11' 0" x 9' 1" (3.35m x 2.78m)

Entrance door leads in to the living area. Bright dual aspect room including a grey three piece suite, side tables, TV and unit. Open to both kitchen and dining areas.

Kitchen area 7' 8" x 7' 7" (2.34m x 2.3m)

Good range a cupboard storage with inset sink, free standing cooker, undercounter fridge and washing machine.

Dining Area 7' 7" x 6' 6" (2.3m x 1.99m)

Leading from the sitting area you have the dining table and chairs with doors leading to the rear hall and twin bedroom.

Twin Bedroom 7' 7" x 10' 1" (2.3m x 3.08m)

Window to the side aspect and including 2 single beds, bedside unit, wardrobe and chest of drawers.

Double Bedroom 6' 7" x 9' 3" (2m x 2.82m)

Window to the rear of the property with furniture to include the double bed, wardrobe and bedside unit with lamp.

Rear Hall

Doors to the double bedroom, shower room and external door to the rear of the property.

Shower Room 6' 7" x 3' 9" (2m x 1.14m)

Including a toilet, sink unit and glass shower cubicle.

Outside

Parking is available adjacent to the property and space for a table and chairs to the front. From the back of the property a path leads down to the new North Quay development which will offer a range of retail and dining options as the development progresses.

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 2023/2024 year (Subject to adjustment in Sep23). 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.

