

DRIFTWOOD PROPERTIES



HOLIDAY HOME ESTATE AGENTS



A truly traditional beach chalet with views straight across the bay to St Ives. The property must be viewed to fully appreciate all the character and history. Regularly maintained by the current owner but always using sympathetic materials to retain the history and charm.



D21 Treville Riviere Towans
Hayle, TR27 5AF

£199,950

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.

Decking

Views across the the bay to St Ives, it's the perfect spot to sit and watch the sunset. Parking just beside.

Living Room 11' 1" x 11' 3" (3.39m x 3.44m)

A traditional wood clad and white washed finish. Furnished in to the beach house style. Furniture includes a sofa, 2 arm chairs, side tables with lamps and much more. Views of the Bay and doors to:

Double Bedroom 7' 5" x 10' 6" (2.26m x 3.21m)

With views out to St Ives this room includes a double bed, built in wardrobe, wall mounted heater, bedside table and lamp.

Kitchen 9' 10" x 7' 4" (3.00m x 2.24m)

Including an inset sink, free standing cooker, under counter fridge, counter top freezer, larder cupboard and useful range of base cupboards. Window to the rear of the property.

Bunk Bedroom 8' 10" x 7' 4" (2.69m x 2.24m)

Built in bunk beds with curtain sides and built in wardrobe. Sink unit and wall mounted heater. Door to:

Shower Room

Including a toilet and shower cubicle.

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.

Internet Access

Disclaimer

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