

DRIFTWOOD PROPERTIES



HOLIDAY HOME ESTATE AGENTS



Substantial property with slate roof full upvc windows, door, gutters and fascias. Fully refitted by the current owner to include new kitchen, shower room, flooring, furniture and more. Set in a spacious area of the park with plenty of room around it for parking, space to sit out and kids to play. Views



D52 Boston Riviere Towans
Hayle, TR27 5AF

£265,000

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.

Entrance Hall 3' 3" x 6' 7" (0.99m x 2.01m)

Upvc door to the south face of the property. Doors to:

Seperate Toilet

Low level WC and small window to the side of the property.

Shower Room

Built in shower, small basin and heated towel rail.

Kitchen/Diner 11' 5" x 9' 0" (3.48m x 2.74m)

Recently fitted cabinets. Range of base units, inset sink, built in oven and hob. There is a free standing fridge freezer and wall mounted heater. Dining table and chairs are included. Window to the western side of the property. Open plan to:

Lounge 12' 4" x 9' 0" (3.76m x 2.74m)

French doors leading out to the western side of the property, perfect for catching all the afternoon sun. Furniture includes two large sofas, side tables and wall mounted shelves for the TV.

Double Bedroom 9' 2" x 8' 2" (2.79m x 2.49m)

Including a double bed, bedside units and wall mounted heater.

Twin Bedroom 9' 2" x 9' 7" (2.79m x 2.92m)

Including two single beds, bedside unit and wall mounted heater.

Bedroom 3 9' 2" x 5' 5" (2.79m x 1.65m)

Including a single bed, bedside unit and hanging rail.

Outside

Ample space all around the property for parking and sitting out. The property catches the sun all day.

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.

