

DRIFTWOOD PROPERTIES



HOLIDAY HOME ESTATE AGENTS



Beautiful 2 bedroom property set on top of a hill with views in all directions. The current owner has installed solar panels which are included in the sale and have a very productive feed in tariff which is contracted until 2036. Not to be missed.



E39 Craigmores Riviere Towans
Hayle, TR27 5AF

£260,000

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.

Kitchen 8' 6" x 5' 5" (2.6m x 1.66m)

Range of base and eye level units with built in oven and hob, washing machine, inset sink, wine rack and free standing fridge/freezer.

Living Room 12' 4" x 10' 1" (3.75m x 3.07m)

Including french doors to the front of the property with views towards Godrevy Lighthouse. Furniture includes a sofa and two arm chairs, wall mounted TV and cupboard housing the fuse board.

Dining area 8' 4" x 11' 1" (2.53m x 3.38m)

Including a dining table and six chairs, wall mounted heater and patio doors leading out to a raised grass seating area with views across the St Ives bay to Carbis Bay.

Hallway 2' 11" x 8' 11" (.89m x 2.71m)

Doors to both bedroom, loft access and a useful storage cupboard.

1st Bedroom 8' 6" x 8' 2" (2.6m x 2.48m)

Dual aspect room including a double bed with a single above, bedside unit and built in wardrobe.

2nd Bedroom 8' 0" x 8' 4" (2.43m x 2.53m)

Dual aspect room including a double bed, wall mounted heater, bedside unit and built in wardrobe.

Shower Room 8' 0" x 4' 4" (2.43m x 1.33m)

Including a large walk in shower, sink unit with cupboard space below, toilet and heated towel rail. Window to the rear of the property.

Outside

Parking is just beside the property. There is a raised grass area with picnic bench and panoramic views.

Solar Pannels

A 2.73 KWp system (14 x Bosch 195w panels), with inverter. Fitted early December 2011 by a suitably qualified installer. 25 year (due to end Dec 2036), upward only, inflation linked

contract with EDF (fully transferable and importantly free of any income tax liabilities). Currently being read and paying 4 times per year with latest total unit rate at 70.71ppu. Generating around £2,000 per annum in tax free revenue. Beyond this the electricity bills on the property are reduced as power is used from the system for the property before feeding back to the grid.

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 Havle beach.

