

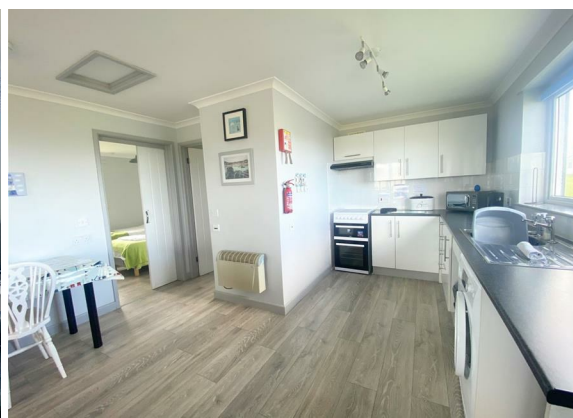


Riviere Towans
Phillack
Hayle

TR27 5AF

Asking Price £260,000

- BEAUTIFULLY PRESENTED, BLOCK BUILT CHALET BUNGALOW
- GREAT LOCATION WITH SEA VIEWS
- 3 BEDROOMS
- WHEELCHAIR FRIENDLY WITH SPACIOUS ACCOMMODATION
- HUGELY POPULAR COASTAL PARK
- FREEHOLD
- LONG OCCUPANCY STAYS
- NO ONWARD CHAIN



Council Tax Band - A
Floor Area - 548.95 sq ft



3



1



1



E42

ENTRANCE HALL

Laminate flooring, doors to wet room, bedroom 1 and main living area.

WET ROOM

5'10 x 5'9 (1.78m x 1.75m)

A fully tiled room featuring a low level w.c, wash hand basin, electric shower, UPVC double glazed obscure window to the front, extractor fan.

BEDROOM 1

8'11 x 9'9 (2.72m x 2.97m)

UPVC double glazed window to the rear, electric heater, laminate flooring.

OPEN PLAN LOUNGE, DINER, KITCHEN

24'0 x 13'0 (7.32m x 3.96m)

LOUNGE DINING AREA

A spacious, dual aspect room with UPVC double glazed windows to the front and side enjoying sea and coastal views, laminate flooring, electric heater, space for dining table.

KITCHEN AREA

UPVC double glazed window to the front with sea views. Stainless steel sink unit with adjoining work surfaces, further range of base and eye level units, recess for fridge freezer and washing machine, 4 ring electric cooker with extractor over.

BEDROOM 2

9'9 x 8'8 (2.97m x 2.64m)

UPVC double glazed window to the side, electric heater, laminate flooring.

BEDROOM 3

6'7 x 5'10 (2.01m x 1.78m)

UPVC double glazed window to the rear, built in single bed, laminate flooring.

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).

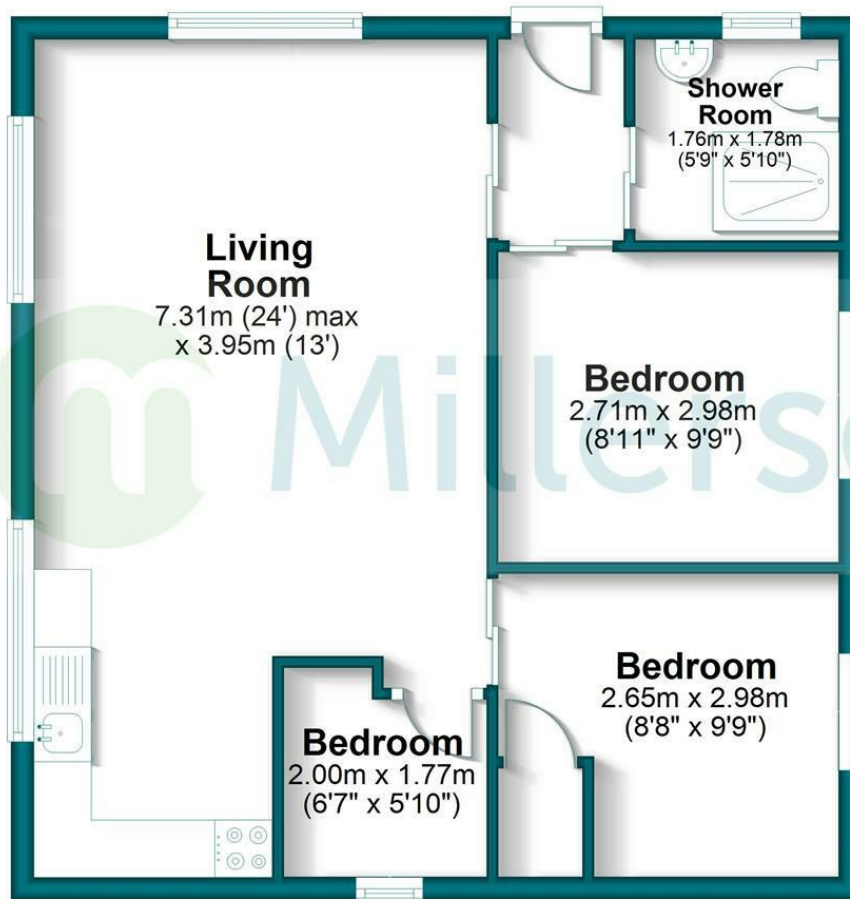
SITE FEES

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)



Ground Floor

Approx. 51.4 sq. metres (552.9 sq. feet)



Total area: approx. 51.4 sq. metres (552.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Us

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Valuation Request

