



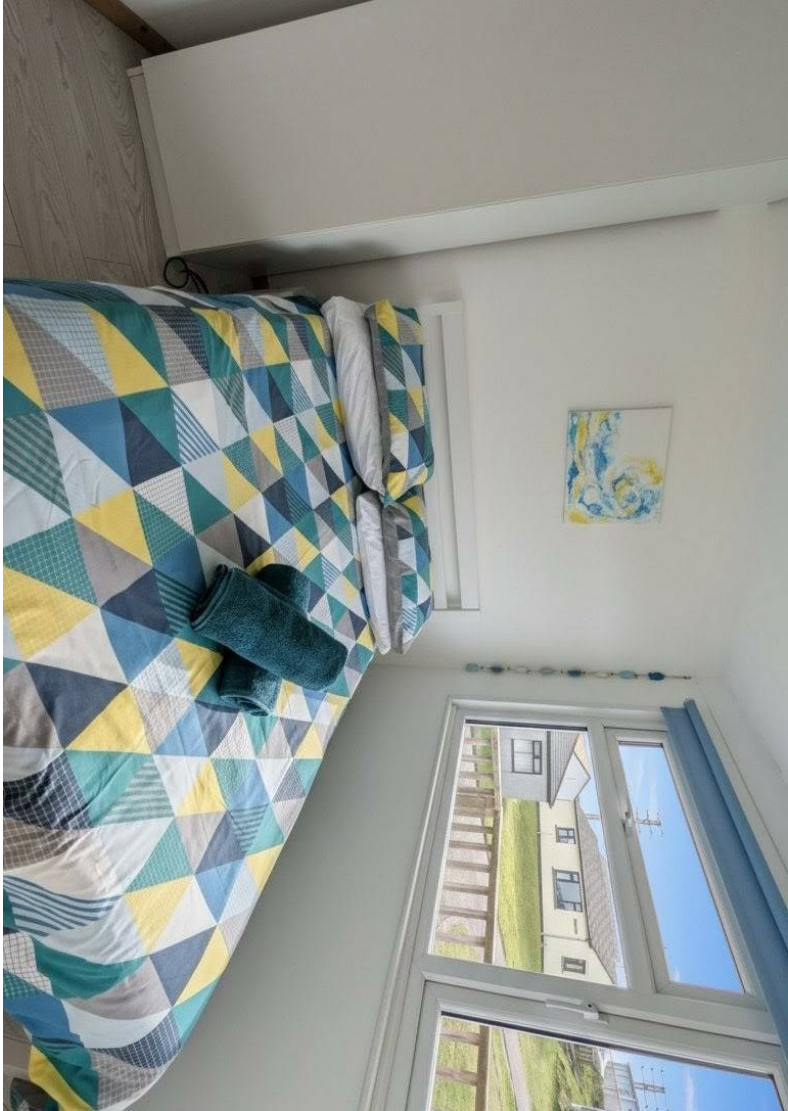
F68 Chy An Towan, Riviere
Towans, Hayle, Cornwall, TR27
5AF



Marshall's
ESTATE AGENTS







F68 CHY AN TOWAN, RIVIERE TOWANS, HAYLE, CORNWALL, TR27 5AF

£210,000 FREEHOLD

*** TWO BEDROOM HOLIDAY CHALET * POPULAR RIVIERE TOWANS HOLIDAY SITE ***

*** OPEN PLAN LIVING / KITCHEN / DINING SPACE ***

*** RAISED DECKING WITH DISTANT SEA VIEWS* MODERN FITTED SHOWER ROOM ***

*** HOLIDAY USE ONLY (RESTRICTED OCCUPANCY) * EPC = E ***

*** COUNCIL TAX = RATED FOR BUSINESS USE * EARLY VIEWING HIGHLY RECOMMENDED ***

*** APPROXIMATELY 29 SQUARE METRES ***

Situated on the ever popular Riviere Towans holiday site is this nicely presented two bedroom holiday chalet. The accommodation comprises an entrance area with coat hanging space, an open plan living/kitchen/dining space, two bedrooms currently laid out as a twin room and a double room along with a shower room. Externally there is a good size decked area with distant sea views and storage under. We would highly recommend an early appointment to view the property.

DOOR TO:

ENTRANCE HALL: With coat hanging space. Open to:

LIVING / KITCHEN / DINING ROOM: 12' 6" x 11' 7" (3.81m x 3.53m) Range of built in base and wall mounted units, single bowl stainless steel sink unit with mixer tap and drainer, under counter fridge/freezer, washing machine, electric oven and hob, sliding patio doors to the front opening to the decking, two double glazed windows to the side, access to the loft.

BEDROOM ONE: 8' 6" x 7' 7" (2.59m x 2.31m) Double glazed window to the front.

BEDROOM TWO: 7' 11" x 7' 6" (2.41m x 2.29m) Double glazed window to the rear.

SHOWER ROOM: 7' 6" x 4' 0" (2.29m x 1.22m) Tiled shower with sliding glazed screen, low level w.c., wash hand basin with storage cupboard under, heated towel rail, obscured double glazed window to the rear, shaver socket.

OUTSIDE: To the front of the property there is a raised decked area with distant sea views and a useful storage area under.

SERVICES: Mains water, electricity and drainage.

DIRECTIONAL NOTE: Via What3Words: ///inhales.unfounded.loosens

AGENTS NOTE: We understand from Openreach.com that Ultrafast Full Fibre Broadband (FTTP) should be available to the property. We tested the mobile phone signal for EE which was adequate. The property is constructed of timber under mixture of pitched and flat roof.

N.B: This property is for holiday use only.

Use is restricted to - from the first Saturday of February to the first Sunday in November and 10 days on either side of Christmas.

The owners can visit the property during the closed period from 8am to 10pm.

SITE FEES: £673.60 per annum for site and road maintenance. This is reviewed annually at the AGM.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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