

# DRIFTWOOD PROPERTIES



HOLIDAY HOME ESTATE AGENTS



A well built, bright, modern bungalow set in a quieter area of the park, benefitting from three bedrooms and having been well maintained, is ready for you to enjoy.



**G04 Lizwell Riviere Towans**  
Hayle, TR27 5AF

**£219,950**

## 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.

## Entrance Hall

Entrance door leading to hallway with wall mounted heater and laminate flooring. Door from hallway leading to;

## Living Room

Half glazed door leading to living area. Laminate flooring throughout. Well equipped kitchen area with floor and wall units, washing machine, cooker with extractor, undercounter fridge, stainless steel sink. Dining table with chairs. Lounge area with sofa, chair nest of tables and stove style heater. TV. Patio doors leading to outside deck with views over the park.

## Bathroom

Bathroom with bath with overhead electric shower, hand basin and WC. Heated towel rail. Tiled floor.

## Bedroom 1

Double bed, bedside units, chest of drawers, wall mounted heater, carpet. Window overlooking the park to the rear.

## Bedroom 2

Double bed, bedside units, chest of drawers, carpet. Window overlooking the park towards the sea.

## Bedroom 3

Two single beds, bedside table, chest of drawers, clothes rail. Window overlooking the park to the rear.

## Outside

Set in a quieter, more spacious, area of the park with adjacent parking and space to sit on the Southern side of the property. Lizwell is only a few minutes' walk to the shop, bus stop, coastal path and beach. Ideal for couples and families alike.

## 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 2022/2023 year. Please see [driftwoodproperties.co.uk/riviere-towans](http://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

