

DRIFTWOOD PROPERTIES



HOLIDAY HOME ESTATE AGENTS



Set on the edge of the park with views across the bay to St Ives. Surrounded by its own space the property benefits from a larger plot with mature plants and ample parking to the front.



B12 Branksome Riviere Towans
Hayle, TR27 5AF

£299,950

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.

Sitting room / Diner 9' 8" x 14' 11" (2.94m x 4.55m)

With views across the Bay and doors leading to most other rooms. Furniture includes a sofa and two tub chairs, dining table and chairs looking out to sea, side tables, lamps and wall mounted heaters.

Double Bedroom 9' 5" x 9' 11" (2.86m x 3.03m)

With views to the front of the property looking out to sea and St Ives. Furniture includes a double bed, bed side units, chest of drawers, wall mounted heater and full height wardrobe.

Bunk Bedroom 13' 0" x 8' 7" (3.96m x 2.62m)

Large bunk bedroom with double bed and single above, drawer unit, bedside unit and wardrobe. The window looks to the rear of the property.

Kitchen 12' 11" x 6' 4" (3.93m x 1.92m)

Fully fitted kitchen with a great range of base and eye level units, free standing cooker, under counter fridge, large larder cupboard and window to the rear of the property.

Utility area 3' 2" x 9' 0" (0.96m x 2.74m)

Leading to the rear entrance hall there is space and plumbing for a washing machine and dryer. Appliances not included.

Shower Room 9' 5" x 4' 9" (2.86m x 1.44m)

Including a double size walk in shower, vanity sink unit, toilet, heated towel rail and window to the side aspect.

Rear Lobby 4' 0" x 6' 1" (1.23m x 1.86m)

With external doors leading to both the front and back of the property. A great space to off load coats and boots or body boards and wetsuits.

Decking

The perfect place to sit and watch the sunset over St Ives. Ample space for table and chairs. Access to the store room:

Storage

A really useful space locked away and separate from the property. If the property is rented this is perfect for the property owner to store their own belongings at the property. From bikes to surfboards and everything else.

Outside and Parking

Beyond the decking is ample space to park multiple cars at the front of the property. With space surrounding the property it is ideally positioned to catch the sun throughout the 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.

