

DRIFTWOOD PROPERTIES



HOLIDAY HOME ESTATE AGENTS



A new build property just 18 months ago. This bright and airy property is of a spacious 2 en-suite bedroom design. Well thought out and low maintenance it is great option as a personal holiday home or a rental property. The deck area is to the Southerly side of the property to catch the best of the sunshine.



D37 Irene Riviere Towans
Hayle, TR27 5AF

£239,950

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.

Open Plan living space 9' 4" x 21' 11" (2.85m x 6.67m) Plus 1.5m x 1.8m (dining area)

Bright room filled with light from all sides and a vaulted ceiling. Furniture includes a corner sofa, occasional chair, nest of tables, TV and unit. The kitchen includes a range of base units including an integrated fridge freezer, oven and hob.

Double Bedroom 8' 6" x 10' 2" (2.6m x 3.1m)

Including a double bed, bed side units with lamps, wardrobe with drawers and door to a large storage cupboard.

En-suite 9' 6" x 2' 11" (2.9m x .9m)

Including a shower cubicle, toilet and basin.

Twin Bedroom 10' 10" x 10' 10" (3.3m x 3.3m)

Furnishings include two single beds, bedside unit and wardrobe.

En-suite 9' 6" x 2' 11" (2.9m x 0.9m)

Including a shower cubicle, toilet and basin.

Deck

Set on the Southerly corner of the property in a sheltered spot to catch the best of the sun.

Outside

Beyond the decking area, is a great grass bank for sitting and ample parking around the property.

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. 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 Hayle beach.

Freehold

Please note this property is Freehold not Leasehold.

Internet Access

