

# DRIFTWOOD PROPERTIES



HOLIDAY HOME ESTATE AGENTS



Two bedroom chalet with spacious conservatory and decking area. Set in a quiet and slightly elevated position providing some sea views. Ample parking and space around the property.



**G23 Norda Riviere Towans**  
Hayle, TR27 5AF

**£220,000**

## 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.

## Conservatory 10' 0" x 9' 8" (3.05m x 2.95m)

Bright room with some sea views and leading out on to the deck. Furniture including two chairs, side table and a large sofa. The sofa pulls out to a double bed. Please see the last photo for the property setup with the double bed and the blinds pulled.

## Kitchen/Diner 11' 0" x 11' 4" (3.35m x 3.46m)

Kitchen area including an eye level oven, counter top hob, inset sink built in fridge and a range of useful cupboards. Ample space for the dinig table and four chairs. There is a wall mounted TV and electric fire. Doors leading to:

## Double bedroom 8' 8" x 8' 11" (2.64m x 2.72m)

Including a frame double bed, bedside unit and lamp, suitcase stand and window to the side aspect.

## Twin bedroom 8' 7" x 6' 10" (2.62m x 2.09m)

Including a single bed with a pull out bed underneath, bedside unit and lamp, hanging rail and window to the side of the property.

## Shower room 8' 0" x 3' 11" (2.45m x 1.20m)

Large walk in shower, toilet, vanity sink unit and useful storage space behind the door.

## Decking & Outside

Spacious decking area with table and chairs. Some cview across out across St Ives Bay. Parking is just beside the property with ample room for multiple cars.

## 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](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

