

DRIFTWOOD PROPERTIES



HOLIDAY HOME ESTATE AGENTS



Panoramic Views of St Ives Bay. Enjoy the views through the large patio doors and glass balustrade across the bay to St Ives. This bright and airy two bedroom chalet is perched high on the dunes.



D13 Treford Riviere Towans
Hayle, TR27 5AF

£345,000

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.

Entrance Hall 12' 10" x 3' 1" (3.91m x 0.95m)

Bright space with vaulted ceiling and useful storage area.

Bathroom 4' 11" x 9' 2" (1.51m x 2.8m)

Easy maintenance fully tiled bathroom including toilet, basin and bath with shower over. There is a heated towel rail and wall mounted fan heater.

Kitchen 12' 10" x 5' 7" (3.91m x 1.7m)

Fitted kitchen with range of base and eye level units, under counter washing machine, dish washer, large fridge/freezer and free standing cooker. From the sink there is a hatch through to the entrance hall.

Hallway 2' 8" x 10' 0" (0.81m x 3.05m)

Doors to:

Bedroom 1 6' 9" x 9' 8" (2.07m x 2.95m)

Double bedroom with built in wardrobes and corner dressing unit. Window to the side aspect.

Bedroom 2 8' 0" x 9' 8" (2.43m x 2.95m)

Fitted with bunk beds, bedside unit and freestanding wardrobe. Window to the side aspect.

Living Room 18' 1" x 9' 4" (5.52m x 2.85m)

As you enter you're greeted with panoramic views of St Ives Bay. To the left is the dining table and chairs for four, corner unit with TV and drawer unit. To the right is a large corner sofa, tub chair and coffee table. This triple aspect room is bright and perfectly positioned to watch the sun set over St Ives.

Balcony

Coming from the living room the view keeps getting bigger and better. With a glass balustrade to reduce any breeze allowing you to enjoy the uninterrupted views and perfect sunsets throughout the seasons.

Outside

To the back (south) of the property is a picnic bench catching the morning sun. The property is accessed via a grass slope and some steps. Parking is at the bottom of the slope.

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 £842 including VAT for the 2024/2025 year.

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.

