

THE BOSCAWEN - Plots 1, 3, 5 & 7

Five Bedroom Luxury Detached House with Double Garage

Ground Floor Dimensions

| | | |
|----------------|-------------|----------------|
| Living | 7.4m x 4.8m | 24'3" x 15'9" |
| Kitchen/Dining | 7.4m x 3.6m | 24'3" x 11'10" |
| Utility | 2.7m x 2.6m | 8'10" x 8'6" |

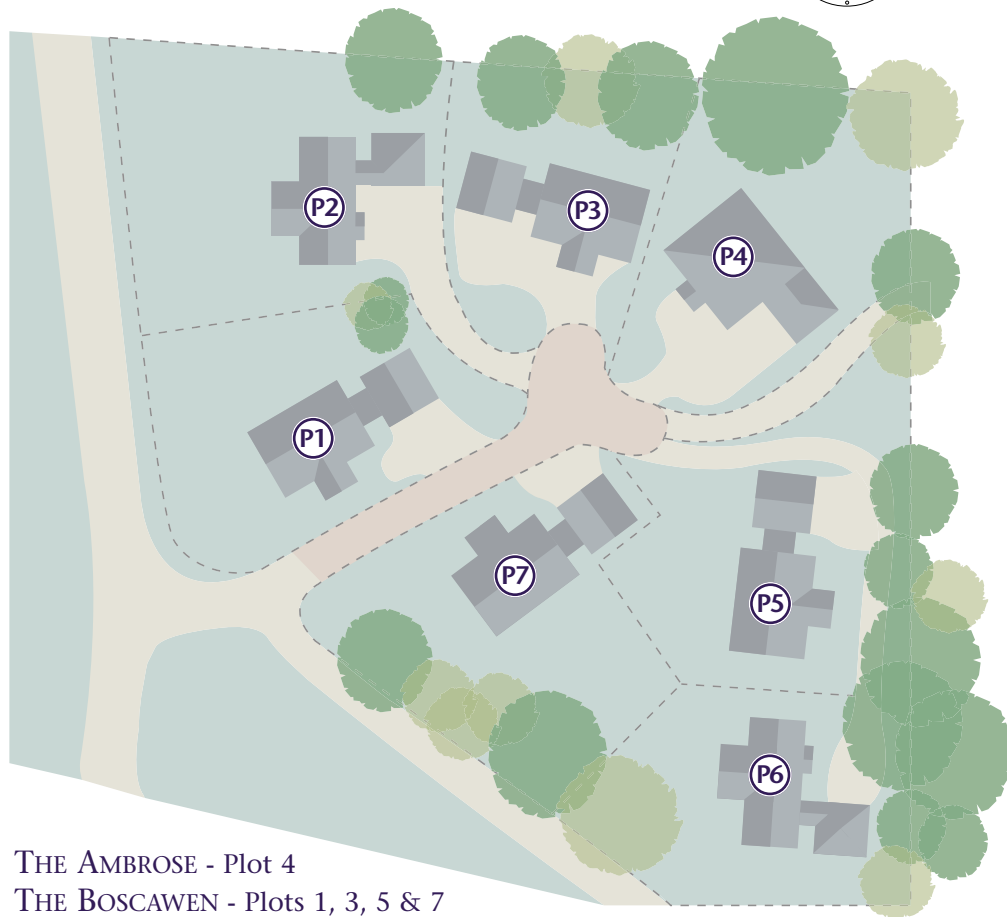
First Floor Dimensions

| | | |
|---------------|-----------------|----------------|
| Bedroom 1 | 5.2m x 4.8m max | 17'1" x 15'9" |
| En Suite | 3.2m x 3.1m | 10'6" x 10'1" |
| Dressing Room | 3.1m x 1.5m | 10'2" x 4'11" |
| Bedroom 2 | 3.6m x 2.5m | 11'10" x 8'2" |
| En Suite | 1.6m x 1.3m | 5'3" x 4'3" |
| Bedroom 3 | 3.6m x 3.1m | 11'10" x 10'2" |
| En Suite | 1.6m x 1.3m | 5'3" x 4'3" |
| Study | 3.0m x 2.1m | 9'10" x 6'11" |

Second Floor Dimensions

| | | |
|-------------|-----------------|----------------|
| Bedroom 4 | 5.5m x 4.8m max | 18'0" x 15'9" |
| Bedroom 5 | 5.5m x 3.6m | 18'0" x 11'10" |
| Shower Room | 3.1m x 2.3m | 10'2" x 7'7" |

Site Plan

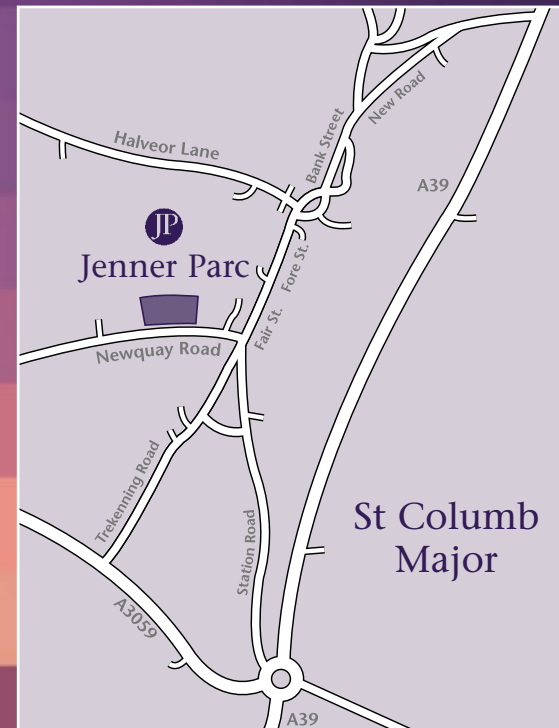


THE AMBROSE - Plot 4
 THE BOSCAWEN - Plots 1, 3, 5 & 7
 THE COLWYN - Plots 2 & 6

Directions

From Plymouth take the A38 to Bodmin and then take the A30 to Indian Queens. Leave the A30 at Indian Queens and follow the signs for the A39 until you reach St Columb Major. From Station Road turn left into Newquay Road, the Jenner Parc development can then be seen

from the road on the right hand side opposite the school.



From Truro take the A39 and then the A30 until you reach Indian Queens. Then follow the route outlined above.

Specification



*PLEASE NOTE THE ACTUAL MAKE AND FINISH OF THE FITTINGS
& APPLIANCES MAY ALTER SUBJECT TO AVAILABILITY BUT AN
EQUIVALENT QUALITY BRAND WILL BE USED

*THE LIST IS FOR INFORMATION ONLY AND DOES NOT
REPRESENT ANY PART OF A CONTRACT

Structure

The roof is of traditional slate finish. Rainwater drains via seamless aluminium OG gutters providing a quality appearance together with low maintenance.

The double glazed windows are unique in design, and impossible to deglaze. The windows, window boards and entrance doors are hand built from solid oak creating an elegant home, transforming the windows and doors into beautiful furniture inside and out.

External walls are plastered with K Rend, a new impervious and maintenance-free silicone-impregnated material which is colour fast and self cleaning giving the exterior a unique new look.

Interiors

To further enhance the style and quality of your new home, our interior design team have painstakingly selected the kitchens, bathrooms, ceramic tiling, colour schemes and floor coverings incorporating many top end products and high quality fittings - should you make a decision to purchase at an early stage you could consult with our designers yourself and take the opportunity to have your home's interior design modified to your own style and preference.

The Guided Tour...

Hallway

Enter through the large, secure, solid oak front door into the spacious hallway. The hand crafted open tread staircase with oak handrails rises impressively before you. The double doors glazed with bevelled glass and fitted with stylish designer door furniture lead into either the dining or living room.

Dining/Living Room

Walk in, you won't be heard, even the hinges and screws are stainless steel with ball bearing races. If it's cold outside, you won't notice due to the efficient fully controlled programmed and zoned gas central heating system. In addition in most homes we have installed a living flame gas fire both as a focal point and for those unexpected cool evenings. Look up and admire the contemporary elegance of the Georgian rope plaster coving.

Electrical & security

The main lighting is via wall-switched table lamp sockets together with back up from low voltage downlighters. There are plenty of sockets carefully planned throughout, smoke detection and intruder alarms are also provided.

Kitchen

The kitchen has been planned, designed and selected with substantial cupboards, solid wood doors and granite worktops. Extra items such as corner units, wine storage racks and telescopic towel rails are fitted where possible. Most appliances are finished in stainless steel and will be integrated (unless fitted in the utility room) and consist of a gas hob, gas or electric oven, microwave, fridge/freezer and dishwasher. A waste disposal unit will be fitted into the stainless steel one and a half bowl sink. To complete the picture there is quality ceramic tiling and under cupboard lighting. Selected houses are fitted with a gas fired range style cooker.

Utility

In most houses there is a fully fitted utility room with sink, washer/dryer, a range of units and an outside door.

Bathrooms, Cloakrooms & En-suites

Glazed ceramic bathroom ware is by Villeroy and Boch. Distinctive Grohe taps, shower fittings and accessories match the bathroomware perfectly and quality glazed tiles complete the finish. In selected homes there is a corner bath with special lighting to ease away the cares of your day and in the master en-suite there is, in addition to the above, a high quality shower cubicle.

Heating

The first and second floors feature underfloor heating and the third floor benefits from single and double convector radiators with thermostatic valves serviced by a gas fired boiler. Our own concealed in-wall pipe system ensures your comfort whilst maintaining uninterrupted finishes to the flooring.

Doors & Joinery

Top quality panelled doors have been selected for their stability to avoid splitting and warping, fitted with stylish designer door furniture, hung on stainless steel roller bearing hinges and fitted to solid oak thresholds. Architraves, skirting and stop beads are to our own quality design, scribed and fitted to perfection. The remote control garage doors are insulated and sectional.

Bedrooms

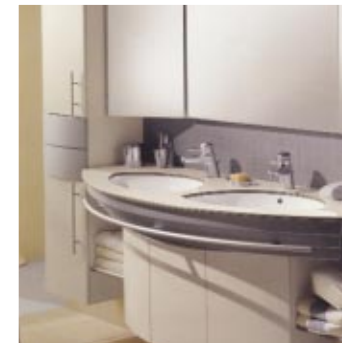
These are completed to our high standards with certain houses having built in wardrobes, shelves, basket drawers and hanging rails together with en-suites to the standard previously described. The master bedroom is fitted with a panic button to the alarm system for your security.

Decoration

The crowning glory! This is constantly scrutinised and kept to an extremely high standard. We use only the best materials and colours specified by the interior design team. The oak windows are coated both inside and out with Technos, a specialist product guaranteed for five years.

Floors

Carpets and floor coverings from our options package will be fitted. Should a purchaser request an alternative, we will of course make changes but a charge will be made if the replacement is of higher cost (an exchange of contracts must take place before this option can be implemented). Alternatively a credit can be made for a deletion so that the purchaser can then select and fit their own choice at their cost.



ITEMS SHOWN ARE FROM MANUFACTURERS BROCHURES