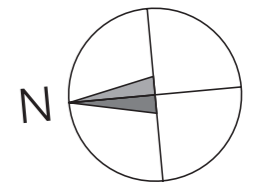


Trevenson Meadows



A development of  
2 bedroom apartments  
and 2, 3 & 4  
bedroom homes



# Trevenson Meadows

Imagine a brand new home in a quiet, semi-rural setting around a mile and a half from Newquay and its beaches. It could be your reality with a new home at Trevenson Meadows.




This new development is in Tren creek, the perfect location for those who love the sea, the countryside and the Cornish way of life. The homes have been created to feature local materials so as to blend in beautifully, and 10% of the heating will be achieved by renewable sources – your Sales Executive will be pleased to supply details.




At Trevenson Meadows you'll be close enough to Newquay to enjoy its shops, restaurants, pubs, beaches, sports and amenities whenever you like, without living in the town itself. Indeed Tren creek is within easy reach of several beautiful beaches including Fistril, Crantock and Perranporth. There are schools for all ages from Nursery up to Sixth Form College within a mile of Trevenson Meadows, making the school run more of a school walk and much less of a chore. There's also a Morrisons store just over half a mile away so your everyday shopping is covered, without having to go into Newquay itself.








Obviously in this location you'll have plenty of opportunities to enjoy your free time – whether it's relaxation or a piece of the action you're after. There are plenty of great walks in the area, fabulous views from the top of the hill, plus rugby and football pitches next to the site. Newquay Golf Club is right on the headland and provides an 18 hole public course. Trenance Gardens can be reached on foot from Tren creek and contains exotic trees and plants, plus boating lakes and Trenance Stables.

Newquay itself offers excellent quality bathing waters, sandy beaches, breathtaking coastal walks, shops selling fantastic local produce, zoo and leisure park, and watersports of every kind – it's a Mecca for surfers. Newquay is well connected with the rest of Cornwall's historic towns, beaches and attractions. For a great day out there's the amazing Eden Project, National Maritime Museum at Falmouth, artistic St. Ives with its own Tate Gallery, and mystical Tintagel with King Arthur's castle. Many of these places are easily accessed by public transport if you fancy leaving the car at home. Less than 5 miles from Trevenson Meadows the A30 gives access to the rest of Cornwall's road network. All in all a very fine place to put down roots and enjoy life to the full.



-  **The Sherston**  
3/4 bedroom homes  
Plots 1, 2, 110 & 112
-  **The Deddington**  
2 bedroom homes  
Plots 3, 4, 6, 7, 19, 22, 113, 114 & 120-124
-  **The Lichfield**  
2 bedroom homes  
Plots 5, 9-13, 15, 16 & 24-27

-  **The Chichester**  
3 bedroom homes  
Plots 8, 18, 20, 21, 23, 99, 100-102 & 115-119
-  **The Calder**  
4 bedroom homes  
Plots 14, 17, 93 & 109
-  **The Scotney**  
3 bedroom homes  
Plots 111, 125 & 126

-  **Golding Court**  
2 bedroom apartments  
Plots 103-108
-  **Homes for local people**
-  Bin Storage Area
-  Cycle Storage Area
-  Drive Through/Car Port Access
-  Garage Access
-  Optional Conservatory



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.

## How to find us:

### Travelling from the M5 Motorway/East

From Bodmin A30 travelling in Westerly direction, at Highgate Hill junction take left slip road off dual carriageway signposted Newquay, A39 Airport A392, then at roundabout take third exit to Newquay A392. At Haloon roundabout take second exit. Continue to next roundabout and take second exit signposted Newquay A392. Pass Hendra Holiday Park on left then take next right signposted Tren creek Holiday Park. Go over level crossing and down hill. Trevenson Meadows is on the right just after left turn into Shackleton Drive.

### Travelling from Newquay town centre

From town centre take Manor Road – up St George's Road, pass bus depot on left and up hill to traffic lights. Turn left onto Mount Wise. At next set of traffic lights bear left headed Bodmin/St Austell A3058. At next traffic lights, follow road to right onto Narrowcliff. At mini roundabout go straight ahead, continue on Herver Road. At next mini-roundabout turn right onto Trevenson Road, pass the Technology College on right hand side. Trevenson Meadows is on the left opposite Shackleton Drive.

**Trevenson Meadows,**  
Trevenson Road, Tren creek  
Newquay TR7 3PE  
**Sales hotline:** 0845 672 8350

**Taylor Wimpey Exeter**  
Suite 1, Second Floor,  
Osprey House, Osprey Road,  
Sowton Industrial Estate,  
Exeter EX2 7WN

Regional Office: 01392 440 670

[taylorwimpey.co.uk](http://taylorwimpey.co.uk)



Maps not to scale.

In conjunction with

**Silex Land**  
PROPERTY DEVELOPMENT & INVESTMENT

#### Please note:

Information correct at time of going to print, in September 2010. Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Please ask the Sales Executive for up-to-date information when reserving your new home.



**Key features**

- Open-plan kitchen/living room/dining area
- Balcony to living room (1st floor)
- French doors and Juliet balcony to bedrooms (1st floor)
- Bay windows to living room (ground floor)

2 bedroom apartment

The computer generated image (CGI) has been created from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The CGI shows a typical Taylor Wimpey home of this type, but there may be variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Homes may also be built handed (mirror image). Please enquire for further details.

# Golding Court

## Ground Floor (plots 103 & 104)

### Living Room (ex. bay)

3.11m x 2.89m 10'2" x 9'5"

### Kitchen/Dining Area

4.49m x 4.06m 14'8" x 13'3"

### Bedroom 1

3.30m x 3.11m 10'9" x 10'2"

### Bedroom 2 (max.)

3.36m x 3.11m 11'0" x 10'2"



## First Floor (plots 105 & 106)

### Living Room

3.11m x 2.89m 10'2" x 9'5"

### Kitchen/Dining Area

4.49m x 4.06m 14'8" x 13'3"

### Bedroom 1

3.30m x 3.11m 10'9" x 10'2"

### Bedroom 2 (max.)

3.36m x 3.11m 11'0" x 10'2"



# Golding Court

## Second Floor (plots 107 & 108)

### Living Room

3.11m x 2.89m 10'2" x 9'5"

### Kitchen/Dining Area

4.49m x 4.06m 14'8" x 13'3"

### Bedroom 1

3.30m x 3.11m 10'9" x 10'2"

### Bedroom 2 (max.)

3.36m x 3.11m 11'0" x 10'2"





**Key features**

- Living room with French doors to rear garden
- Open plan kitchen/dining area with door to rear garden
- En-suite to bedroom 1
- Two further bedrooms plus bedroom 4/study

3/4 bedroom home

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# The Sherston

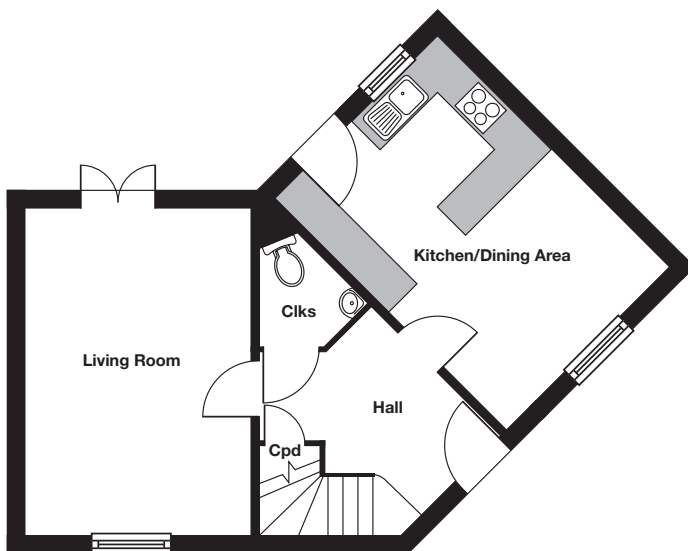
## Ground Floor

### Living Room

4.95m x 3.45m 16'2" x 11'3"

### Kitchen/Dining Area

4.95m x 3.47m 16'2" x 11'3"



## First Floor

### Bedroom 1

3.52m x 3.17m 11'6" x 10'4"

### Bedroom 2

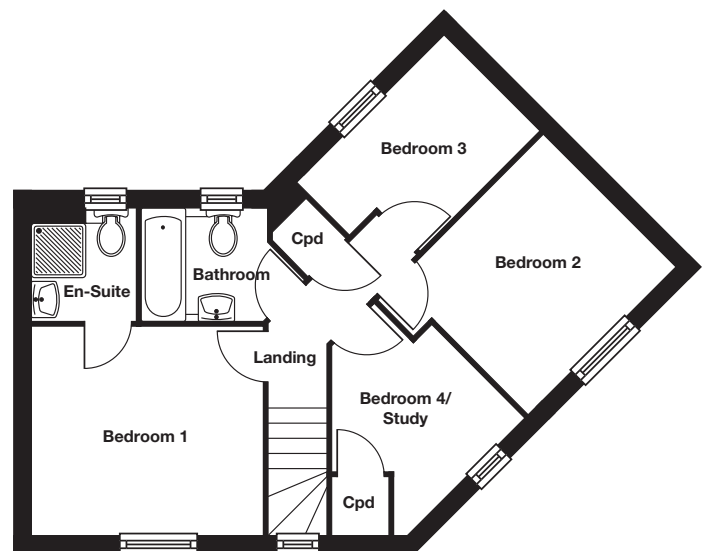
3.13m x 2.84m 10'3" x 9'3"

### Bedroom 3

3.14m x 2.02m 10'3" x 6'7"

### Bedroom 4/Study

2.01m x 2.00m 6'7" x 6'6"





## The Deddington



### Key features

- Living room/dining area with French doors to rear garden
- Open-plan kitchen
- Downstairs cloakroom

2 bedroom home

The computer generated image (CGI) has been created from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The CGI shows a typical Taylor Wimpey home of this type, but there may be variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Homes may also be built handed (mirror image). Please enquire for further details.

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# The Deddington

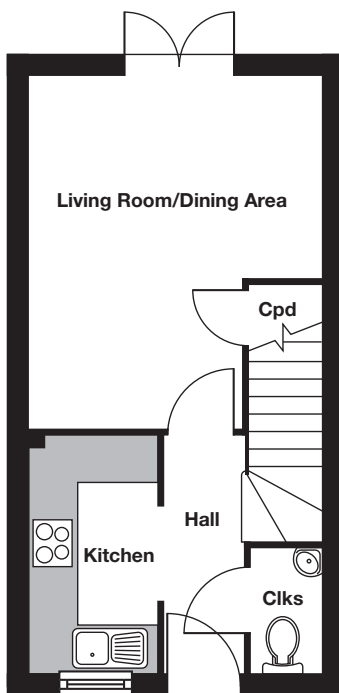
## Ground Floor

### Living Room/Dining Area (max.)

4.50m x 3.69m 14'9" x 12'1"

### Kitchen

3.05m x 1.62m 10'0" x 5'3"



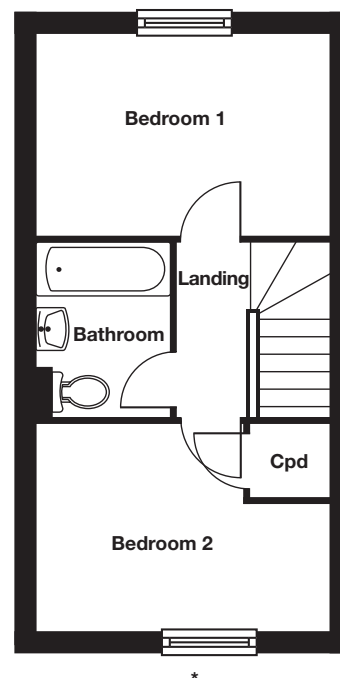
## First Floor

### Bedroom 1

3.69m x 2.56m 12'1" x 8'4"

### Bedroom 2 (inc. cpd)

3.69m x 2.64m 12'1" x 8'7"



### Please note

\*French doors with Juliet balcony to plots 19 & 22. Plots 122-124 are handed versions of the plan shown. Please liaise with your Sales Executive for further details.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. XTWEX33/September 2010



### Key features

- Living room with French doors to garden
- Open plan kitchen/breakfast room/utility
- Separate dining room
- En-suite to bedroom 1

4 bedroom home

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# The Lincoln/Lichfield

## Ground Floor

### Kitchen

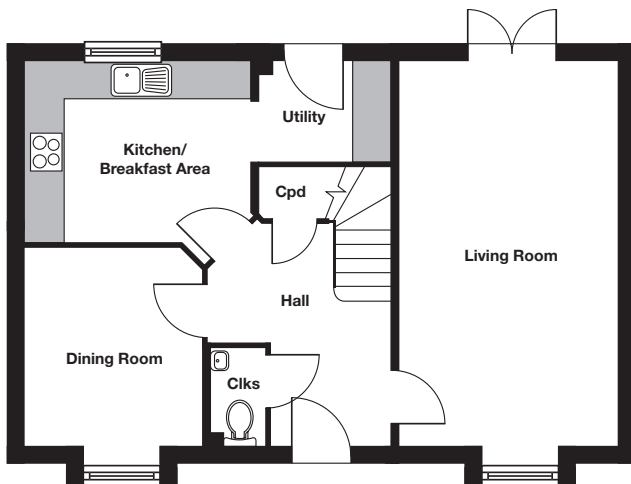
3.52m x 2.85m 11'6" x 9'4"

### Living Room (excl. bay)

6.02m x 3.39m 19'9" x 11'1"

### Dining Room (excl. bay min.)

3.10m x 2.77m 10'2" x 9'1"



Lichfield – Ground Floor

## First Floor

### Bedroom 1

3.60m x 3.47m 11'9" x 11'4"

### Bedroom 2 (max.)

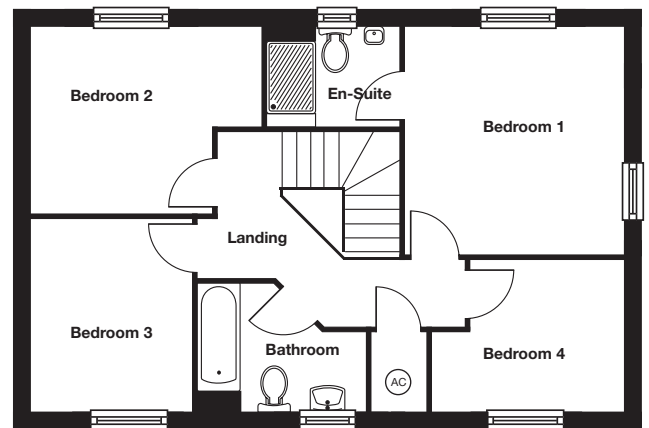
3.56m x 2.95m 11'8" x 9'8"

### Bedroom 3 (min.)

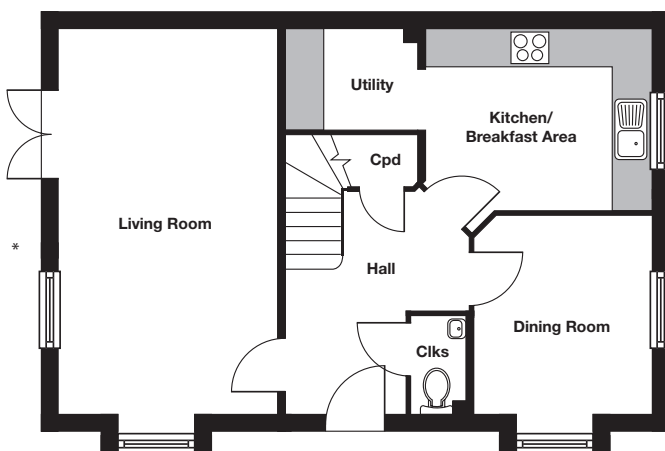
3.00m x 2.47m 9'10" x 8'1"

### Bedroom 4 (max.)

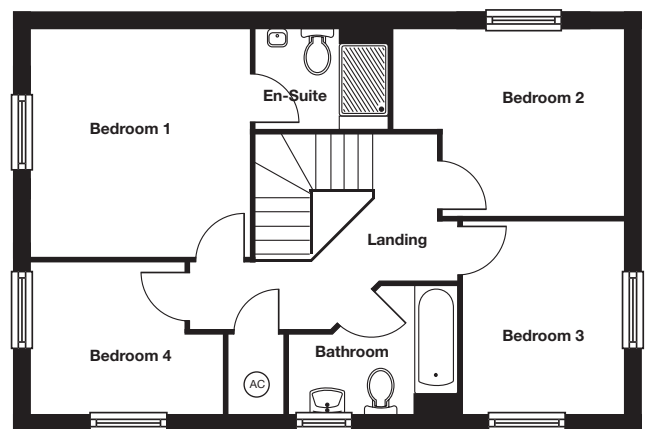
3.05m x 2.35m 10'0" x 7'8"



Lichfield – First Floor



Lincoln – Ground Floor



Lincoln – First Floor

### Please note

\*Bay window to plot 11. Lichfield plot 27 is handed.  
Please liaise with your Sales Executive for further details.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.  
All dimensions are + or - 50mm and floor plans are not shown to scale. XTWEX33/September 2010



### Key features

- Open plan kitchen/living room/dining area
- En-suite to bedroom 1

2 bedroom coach house

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# The Calder

## Ground Floor

## First Floor

### Kitchen/Living Room/Dining Area (min.)

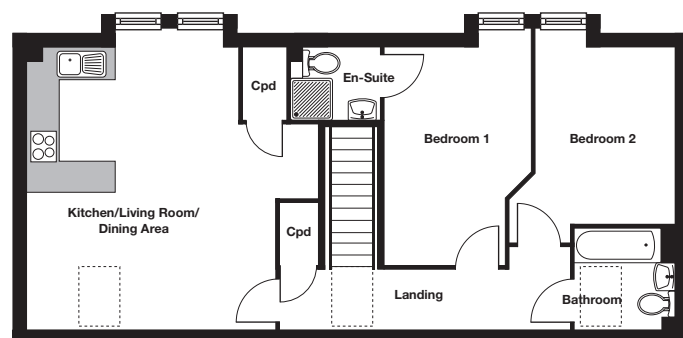
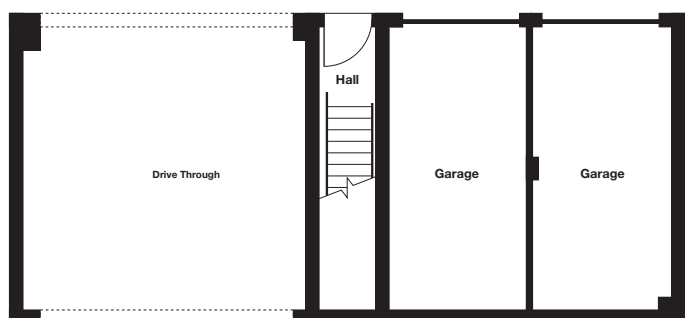
5.41m x 5.00m 17'8" x 16'4"

### Bedroom 1

4.19m x 2.85m 13'8" x 9'4"

### Bedroom 2

3.38m x 2.67m 11'1" x 8'9"



### Please note

Ground floor layout varies from plot to plot. Some may have garages under, others drive through areas. Layout of plot 109 is subject to change. Please liaise with your Sales Executive for further details.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.  
All dimensions are + or - 50mm and floor plans are not shown to scale. XTWEX33/September 2010

## The Chichester



### Key features

- Open-plan living room/dining area with French doors to rear garden
- En-suite to bedroom 1
- Downstairs cloakroom

3 bedroom home

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# The Chichester

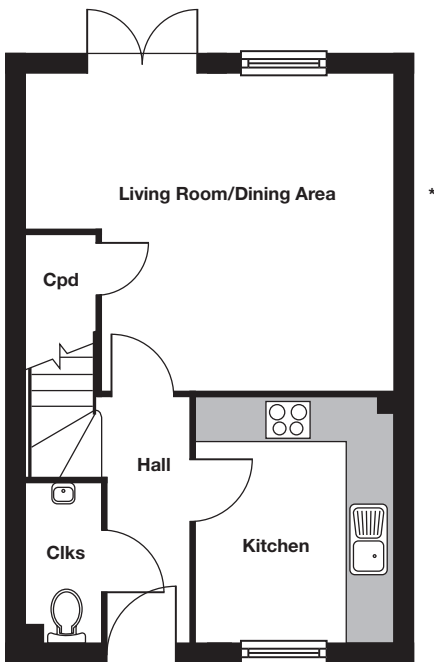
## Ground Floor

### Kitchen

3.27m x 2.65m 10'8" x 8'8"

### Living Room/Dining Area

4.92m x 4.25m 16'1" x 13'11"



## First Floor

### Bedroom 1 (min.)

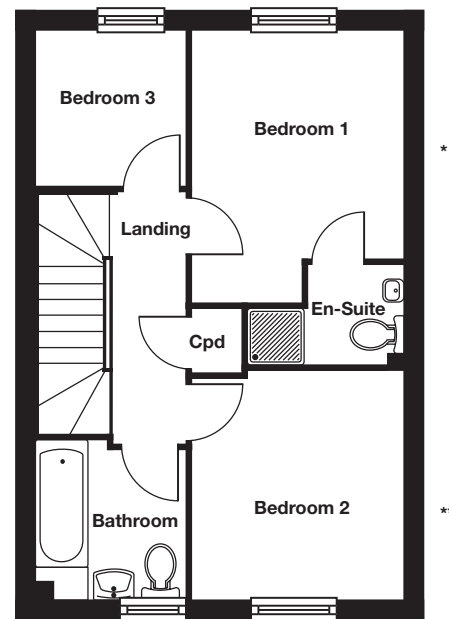
3.03m x 2.82m 9'11" x 9'3"

### Bedroom 2

3.04m x 2.82m 9'11" x 9'3"

### Bedroom 3

2.06m x 2.00m 6'9" x 6'6"



### Please note

\*Bay window to plot 18. \*\*Window to Plot 18

Please liaise with your Sales Executive for further details.

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.  
All dimensions are + or - 50mm and floor plans are not shown to scale. XTWEX33/September 2010





### Key features

- Living room with French doors to rear garden
- Open-plan kitchen/breakfast area
- En-suite to bedroom 1

3 bedroom home

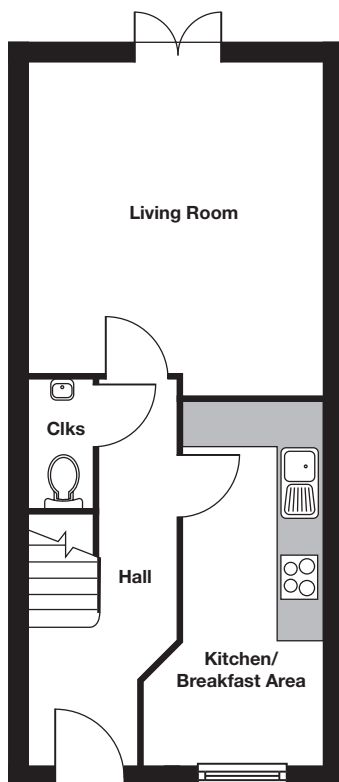
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# The Scotney

## Ground Floor

**Kitchen/Breakfast Area (max.)**  
4.86m x 2.41m    15'11" x 7'10"

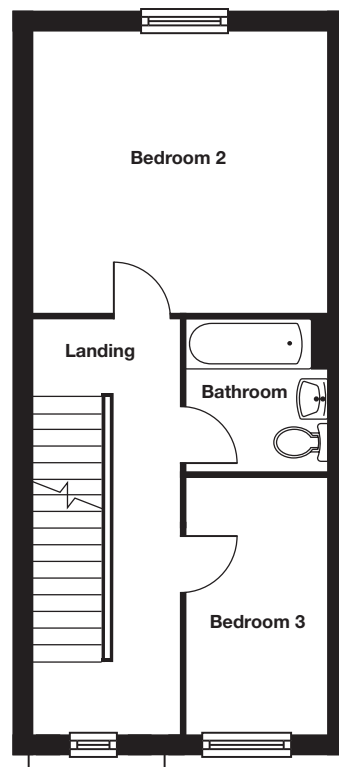
**Living Room (max.)**  
4.16m x 3.93m    13'8" x 12'11"



## First Floor

**Bedroom 2 (max.)**  
3.93m x 3.79m    12'11" x 12'5"

**Bedroom 3 (max.)**  
3.39m x 1.90m    11'1" x 6'3"



## Second Floor

**Bedroom 1 (max.)**  
3.93m x 3.73m    12'11" x 12'3"

