



MAY WHETTER & GROSE

PLOT 67 MULBERRY GARDENS, ST. AUSTELL, PL25 3FZ
£340,000



CURRENTLY UNDER CONSTRUCTION

ALL IMAGES ARE FOR ILLUSTRATION ONLY AND OF PREVIOUSLY SOLD SIMILAR PLOTS

- * MULBERRY GARDENS *
- * THE MUCH AWAITED RELEASE OF PHASE 3, MULBERRY GARDENS, ST AUSTELL *
- * 3 BEDROOM - DETACHED *
- * APPROXIMATE COMPLETION DATE JULY 2024 *
- * 10 YEAR NHBC WARRANTY *
- * FURTHER ENQUIRIES TO SALES@MAYWHETTER.CO.UK 01726 73501 *



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

* The Lily *

At the heart of this home is the large free-flowing kitchen, dining and living space – the perfect place to relax and entertain with friends and family. There's easy access to the garden, with French doors leading to the outside space. There's also a useful WC and storage cupboard on the ground floor.

On the first floor is a modern family bathroom and three well-proportioned bedrooms. The master bedroom is at the front of the property and benefits from a stylish ensuite.

Welcome to Mulberry Gardens:



Mulberry Gardens is the perfect place to call home, not just because of the beautiful properties on offer, but its fantastic location helps make this development feel truly special.

Situated on the edge of St Austell, this charming market town boasts a selection of independent businesses including a wide selection of places to eat and drink – you'll enjoy exploring what's on offer and rest assured, there's something to suit everyone's tastes. Flourishing with history at every turn, there are countless opportunities to indulge in St Austell's rich heritage, whether it's discovering the famous 160 year old St Austell Brewery or delving into Cornwall's clay mining past at the Wheal Martyn Museum. The town is also home to one of the UK's most iconic tourist attractions, the Eden Project, perfect for a day out, all year round. Just outside of St Austell and within close proximity to Mulberry Gardens lies the picturesque and unspoilt harbour town of Charlestown. The perfect place to spot one of the magnificent tall ships that regularly visits, it is also the shooting location for the popular TV series Poldark

About the area:



Mulberry Gardens is surrounded by natural beauty in all directions, making it the ideal place for those wishing to explore their local surroundings. For coastal lovers, Pentewan Beach and its half a mile of golden sands is only a short drive away, meaning you're minutes from being able to feel sand between your toes. For those looking for something different, the famous clay pits of St Austell offer a unique way to take in the magnificent views of the Bay. There's a great selection of local schools within close proximity of Mulberry Gardens, as well as a local hospital and a number of doctors surgeries. With great transport links, thanks to St Austell's main railway line and the A391, it's easy to visit nearby towns like Fowey or further afield cities like Plymouth, Exeter and Bristol. From indulging in coastal and country walks and soaking up Cornwall's dramatic scenery, to treating yourself to delicious locally made culinary treats, Mulberry Gardens is within close reach of everything you might need.

Introducing your new home:



Offering a stunning collection of homes, Mulberry Gardens has been carefully designed to fit with the surrounding area. Over 20 bespoke house types have been created to offer variety and also help create interesting and attractive street scenes for residents to enjoy. What makes the homes at Mulberry Gardens truly special though, is that as you explore each room, you will discover outstanding craftsmanship and quality throughout.

Kitchens:

- All kitchens have been designed in a modern and minimalist fashion by leading kitchen manufacturer, Mayflower Kitchens,
- High quality appliances fitted as standard.
- 20mm quartz worktops are included, with the option to upgrade to granite if desired.
- Undercounter sinks, upstands and splashbacks are also included.
- All homes have induction hobs and most also have built in ovens.
- Integrated appliances feature in selected plots including dishwasher, washer/dryer and fridge freezer.

Bathrooms:

- Stylish bathrooms feature throughout every home, with complete choice over bathroom tiles.
- Contemporary Duravit bathroom suites feature back to wall sanitary ware, mixer taps and shower valves

Internal Finishes:

- Contemporary carpets are fitted throughout with the option for wooden flooring if desired.

External Finishes:

- Homeowners will see high quality uPVC windows, fascia and soffits.
- Colour rendering across the whole home to make it not just visually beautiful, but low maintenance as well.
- All homes include a modern video doorbell system for peace of mind.

Heating & Insulation:

- Gas fired central heating throughout with high quality insulation fitted to meet modern energy standards.
- Premium underfloor heating present on the ground floor.
- Smart home controls installed to control the heating and lighting.

Developers Specification:

Downstairs underfloor heating with radiators to the first floor.

Floor coverings included.

Choice of kitchen colours.

Choice of work surface.

Choice of tiles.

Electric garage doors where applicable.

Six year architect certificate.

SAP/EPC - TBC

VIEWING ARRANGEMENTS:

Strictly by prior appointment with May Whetter & Grose 01726 73501 sales@maywhetter.co.uk

Directions:

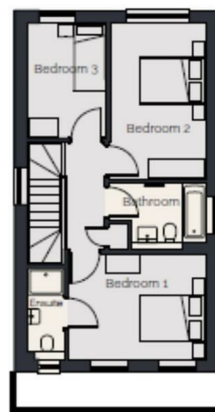
From the A390, take the A391 North East distributor road. At the third roundabout take the first left and Mulberry Gardens will be found approximately 50 yards on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



MULBERRY
GARDENS



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.