



MAY WHETTER & GROSE

**PLOT 4 KINGSWOOD VIEW, ST. AUSTELL, PL26 7AD
PRICES FROM £550,000**



A STUNNING HIGH END PREMIUM FINISHED FAMILY RESIDENCE, SITUATED A SHORT DISTANCE FROM WOODLAND WALKS AND THE PICTURESQUE BEACHES OF ST AUSTELL BAY. AN IMPRESSIVE HIGH SPECIFICATION PROPERTY WHICH FORMS PART OF TWENTY FOUR LUXURY HOMES, DESIGNED AND CREATED BY A LEGACY PROPERTIES. THOUGHTFULLY DESIGNED AND LAID OUT OFFERING CONTEMPORARY AND SPACIOUS LIVING ACCOMMODATION ALL WITHIN GOOD SIZED LANDSCAPED GARDENS. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE HIGH LEVEL OF FINISH THROUGHOUT AND THE PROPERTIES BEAUTIFUL SURROUNDINGS. VIDEO TOUR AVAILABLE UPON REQUEST. AVAILABLE NOW FOR OCCUPANCY.



Directions:

From St Austell, head towards Pentewan and Mevagissey, past the Cornwall Hotel on your right hand side. Take the next turning right and follow the private road up to the development. The properties can be seen on the right hand side. As you turn in, the Sales office is located with parking on the right.

The Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

For full specification please request the developers brochure.

Ground Floor

Kitchen/Diner:

15'5" x 13'5" (4.7m x 4.1m)



Living Room:

17'4" x 12'1" (5.3m x 3.7m)





Bedroom:
11'9" x 9'10" (3.6m x 3m)



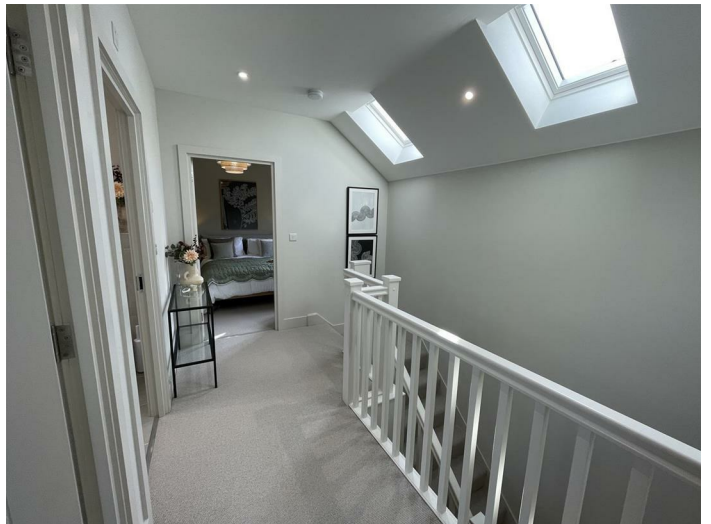
En Suite:
9'10" x 5'2" (3m x 1.6m)



Cloakroom/WC:
4'11" x 4'11" (1.5m x 1.5m)



First Floor



Principal Bedroom:
11'9" x 10'2" (3.6m x 3.1m)



En Suite:
9'10" x 5'2" (3.0m x 1.6m)

Family Bathroom:

7'10" x 6'6" (2.4m x 2.0m)



Attractive paved parking to the front. Enclosed tiered rear garden.

Bedroom Two:

17'4" x 8'10" (5.3m x 2.7m)



Agents Notes



To book your visit to the on site sales office contact us or call Jodie 07557473395

JodieHenderson@legacyproperties.co.uk

The photos shown are taken from the same model home which is the current show home plot number one

Bedroom Three:

11'1" x 8'10" (3.4m x 2.7m)

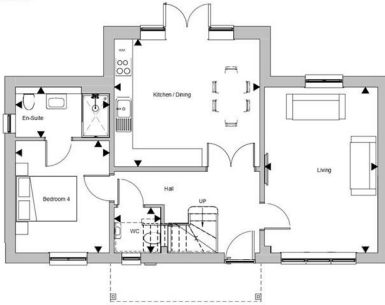




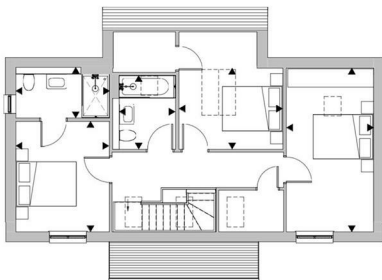
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		

Plots 1-8
Ground Floor



Plots 1-8
First Floor



KINGSWOOD
PENTWEN VALLEY

KEY

- 5 Bedroom Homes
Plots 9, 11, 13, 14, 15, 22
- 4 Bedroom Detached Homes
Plots 1, 2, 3, 4, 5, 6, 7, 8
- 4 Bedroom Detached Homes
Plots 10, 12, 16, 17, 23, 24
- 4 Bedroom Detached Homes
with Integrated Garage
Plots 18, 19, 20, 21



*Please note, this development plan shows a guide to the layout only and might not accurately depict final approved arrangements or the finished look. Please refer to the approved planning application and site plan for more details.



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