



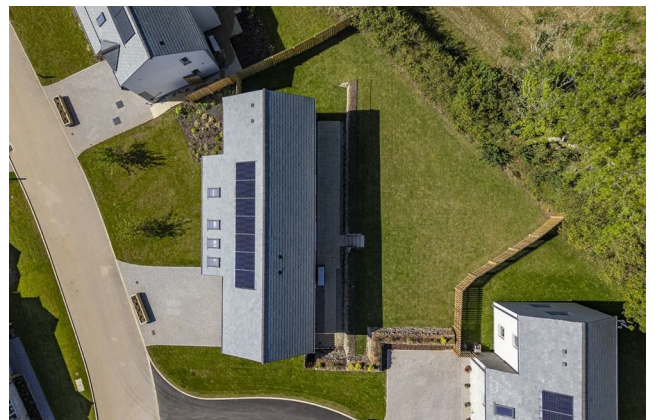
MAY WHETTER & GROSE

PLOT 9 KINGSWOOD VIEW, ST. AUSTELL, PL26 7AD
£750,000



A BREATHTAKING FAMILY RESIDENCE FORMING PART OF A HIGH END, PREMIUM SELECT DEVELOPMENT OF TWENTY FOUR LUXURY HOMES A SHORT DISTANCE FROM THE PICTURESQUE BEACHES OF ST AUSTELL BAY AND THE WOODLAND SURROUNDINGS OF KINGSWOOD AND PENTEWAN VALLEY. A CONTEMPORARY HOME THOUGHTFULLY DESIGNED AND LAID OUT, BUILT TO A HIGH SPECIFICATION BY LOCAL DEVELOPERS LEGACY PROPERTIES. FOR FULL SPECIFICATION PLEASE REQUEST THE DEVELOPERS BROCHURE.

* AVAILABLE FOR OCCUPANCY NOW WITH VIDEO TOUR AVAILABLE UPON REQUEST *



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.

Ground Floor

Living Room:

17'0" x 11'9" (5.2m x 3.6m)



Media Room/Office/Formal Dining Room:

13'1" x 10'5" (4.0m x 3.2m)

Kitchen:

22'11" x 13'9" (7.0m x 4.2m)



Utility:

9'6" x 5'2" (2.9m x 1.6m)



Integral Garage:

17'0" x 10'2" (5.2m x 3.1m)

Cloakroom/WC:

5'2" x 3'3" (1.6m x 1.0m)

First Floor

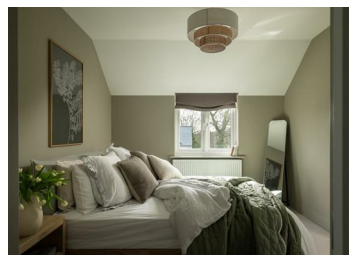


All rooms accessed from a stunning landing area.



Bedroom:

12'5" x 12'1" (3.8m x 3.7m)



En Suite:

7'10" x 5'2" (2.4m x 1.6m)



Bedroom:

13'1" x 9'2" (4m x 2.8m)

Bedroom:

13'1" x 9'2" (4m x 2.8m)

Family Bathroom:

29'6" x 7'6" (9m x 2.3m)

Bedroom:

16'0" x 8'6" (4.9m x 2.6m)

En Suite:

6'2" x 4'7" (1.9m x 1.4m)

Outside

Attractive brick paved parking to the front for two cars with an expanse of open lawn to the side and rear. A paved patio garden area with steps and handrail to a tiered lawned area enclosed by Cornish hedging and fencing, with a backdrop of open fields.

Agents Notes

To book your visit to the on site sales office contact us or call Jodie - details shown on the attached brochure - 07557473395
JodieHenderson@legacyproperties.co.uk

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	



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.

