

# TREVETHAN MEADOWS PHASE 4

Liskeard · Cornwall



# TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

## We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings



## OUR STAR RATING

We’ve been awarded a four star rating by the Home Builders Federation in their 2021 survey.

## HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



### PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



### HOME CHANGE

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



### HELP TO BUY

This Government-backed equity loan scheme enables first-time buyers to move with just a 5% deposit.

If you’re buying in London, Scotland and Wales the schemes are different. See [persimmonhomes.com/help-to-buy](https://persimmonhomes.com/help-to-buy) for more information.

## RETENTION SCHEME

Persimmon is the first major housebuilder to introduce the Homebuyer Retention scheme. Participation in the scheme, which is subject to your lender and conveyancer’s approval, ensures 1.5% of the selling price is held by your solicitor when you complete your purchase. This amount is only released to us when all issues you have identified on your seven day inspection form are resolved.



## OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



### Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



### Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.





# Trevethan Meadows Phase 4

Liskeard · Cornwall



## Trevethan Meadows Phase 4 at a glance:

- 👉 Choice of 2, 3 and 4-bedroom homes
- 👉 Surrounded by the beautiful Cornish countryside
- 👉 Lies on the Penzance to London main line
- 👉 Excellent selection of independent shops
- 👉 Just 20 miles from Plymouth

## THE PERFECT MIX OF TOWN AND COUNTRY

Trevethan Meadows Phase 4 is an exclusive development in the picturesque South East Cornish town of Liskeard. Surrounded by beautiful countryside, this is a truly idyllic setting for your new Persimmon home.

Trevethan Meadows Phase 4 is a delightful development of two, three and four-bedroom homes to suit both first time buyers and families.

Liskeard is an ancient market town which lies in the heart of South East Cornwall. The popular town has long been a haven for tourists. There is a strong tradition of independent shops selling local produce and unique locally crafted goods. Some shops still retain their original Victorian shop fronts and interiors. There is also the popular local market held every Thursday.

### **Shops for all ages**

Those that still want to access popular high street brands need not worry, Liskeard is just 20 miles from Plymouth, which is one of the biggest shopping centres in the South West.

In Plymouth you will find all of the names and brands you know and love, as well as Drakes Circus, which is one of the largest indoor shopping centres in the area.

### **Fantastic transport links nearby**

Liskeard lies on the Penzance to London main line offering regular train services to Plymouth, St. Austell and London. The A38 links the town to Plymouth and the rest of Cornwall whilst also connecting Liskeard to the motorway network.

Liskeard also offers a fantastic selection of entertainment and leisure. The town holds a number of fairs and festivals throughout the year including the hugely popular carnival in June, the agricultural show in July, St. Matthew's Fair in September & October and the annual Christmas lights switch-on. The moor is fantastic for walking, sightseeing and outdoor pursuits and the town is also just a short drive from the beautiful beaches and coastline of West Cornwall.

With a good selection of local schools and a new school planned for the future, as well as a huge variety of shops, restaurants, pubs, bars and leisure facilities nearby Trevethan Meadows Phase 4 is a fantastic place to call home.

### **JUMP IN THE CAR AND START EXPLORING:**

- Liskeard train station | 1.1 miles
- A38 | 1.3 miles
- Bodmin | 14 miles
- Plymouth | 20 miles
- St Austell | 20.7 miles



# SITE PLAN

## TREVETHAN MEADOWS PHASE 4

### KEY

- The Morden (2)
  - The Alnwick (2)
  - The Tamerton (2)
  - The Moseley (3)
  - The Souter (3)
  - The Hanbury (3)
  - The Hanbury Corner (3)
  - The Chatsworth (3)
  - The Clayton (3)
  - The Clayton Corner (3)
  - The Lumley (4)
  - The Chedworth (4)
  - Affordable Housing
- (3) indicates number of bedrooms





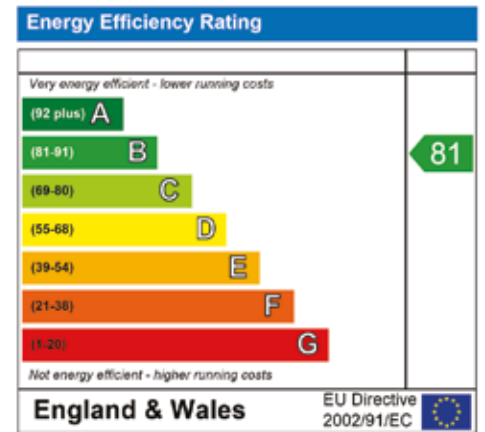
Phase 2



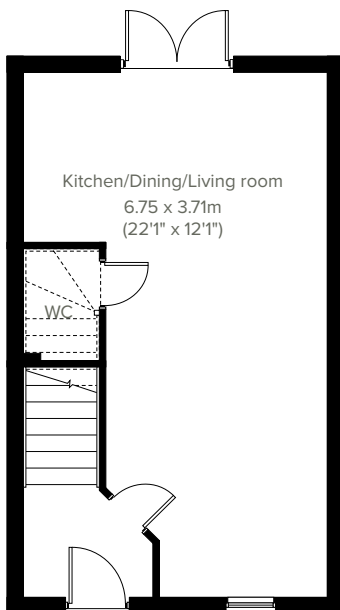
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.



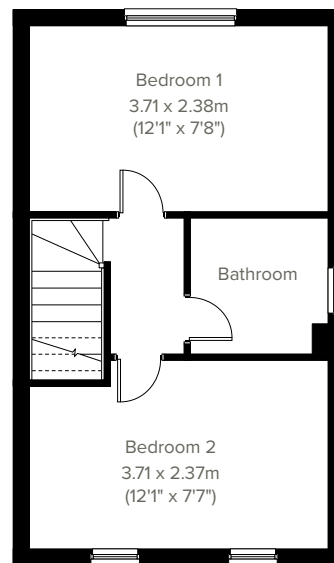
**MORDEN**  
Two bedroom home



Modern living at its best, the Morden's open plan kitchen/dining/living room is bright and ideal for the way we live today. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom. Perfect for first-time buyers and young professionals.



Ground floor



First floor

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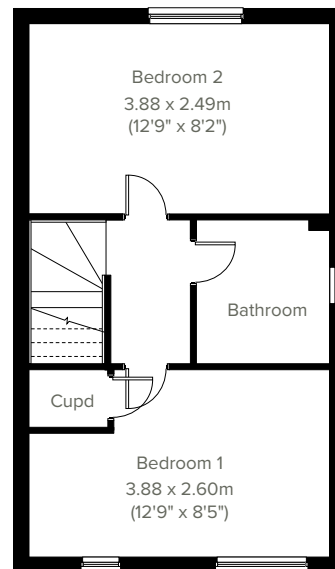
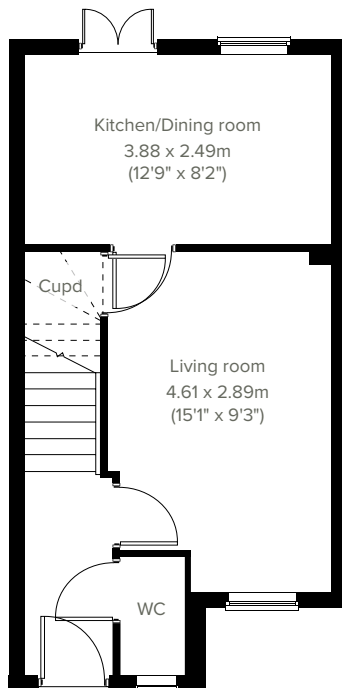




**ALNWICK**  
Two bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	<b>82</b>
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	Not energy efficient - higher running costs
<b>England &amp; Wales</b>	
EU Directive 2002/91/EC	

Perfectly-proportioned, the Alwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



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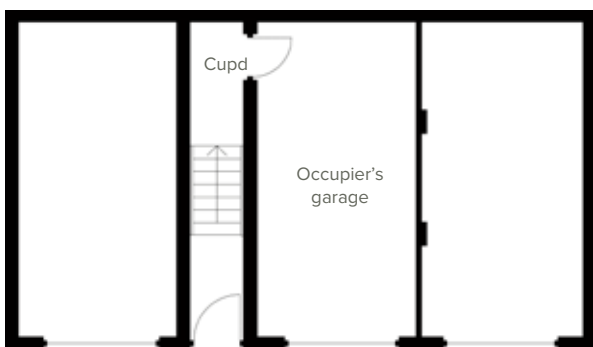


**TAMERTON**  
Two bedroom home

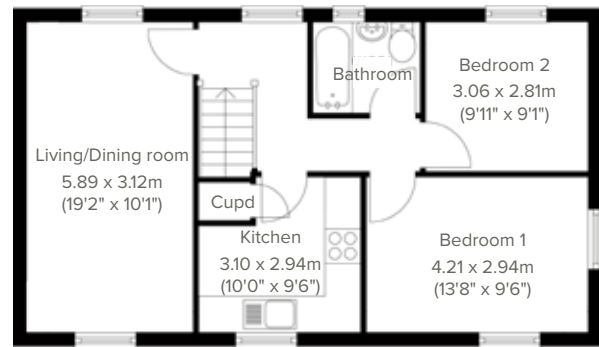
**Energy Efficiency Rating**

Very energy efficient - lower running costs		<b>82</b>
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Perfectly-proportioned, the Tamerton has a stylish open plan living/dining room, two double bedrooms, a good-sized kitchen, two storage cupboards and garage. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor

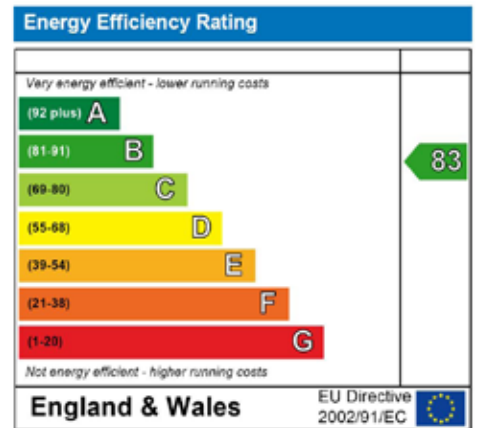


First floor

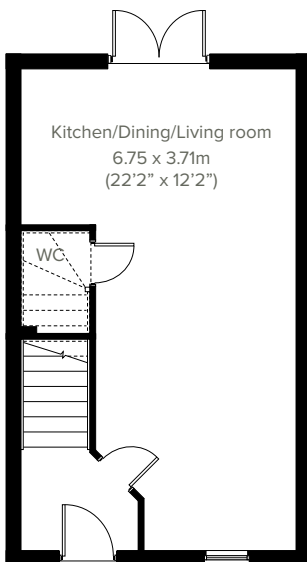
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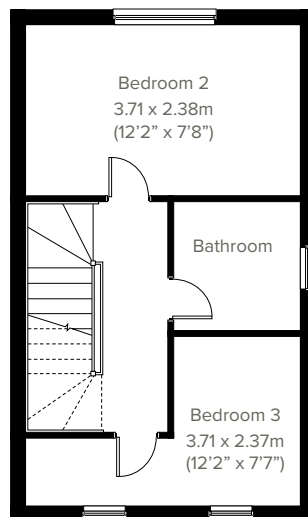
**MOSELEY**  
Three bedroom home



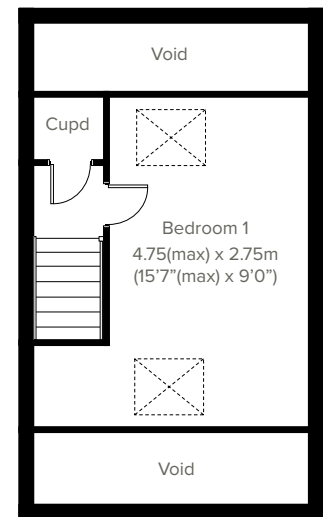
Perfect for the way we live today, the 3-bedroom, 2.5 storey Moseley has a modern open plan kitchen/dining/living room. French doors also open into the garden making it a home that's ideal for entertaining. Upstairs there are three nicely-proportioned bedrooms and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



Ground floor



First floor



Second floor

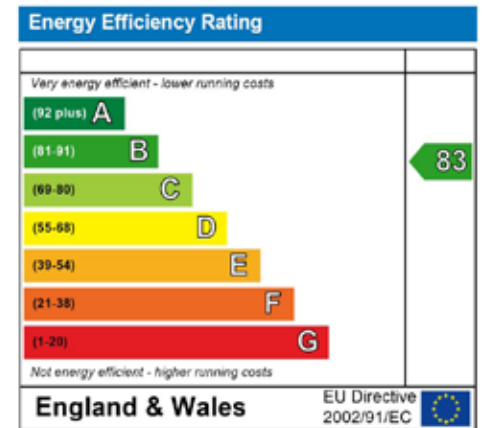
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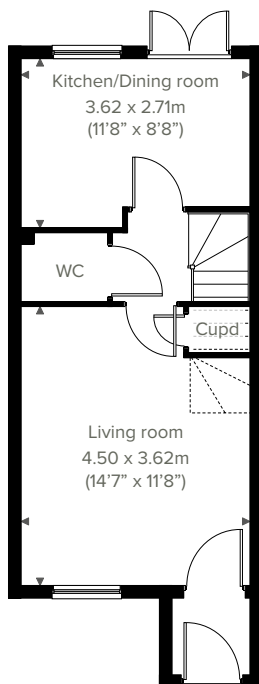


# SOUTER

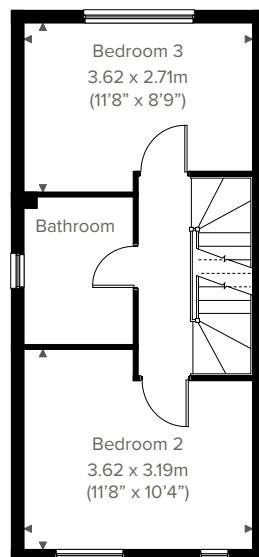
## Three bedroom home



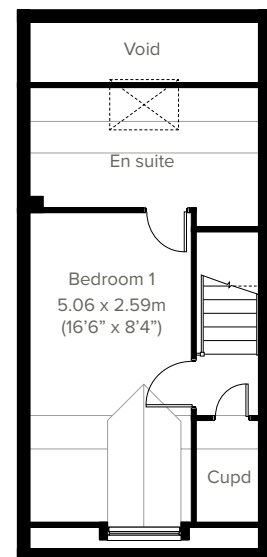
An attractive three-storey, three-bedroom home, the Souter has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking mean it's practical as well as stylish.



Ground floor



First floor



Second floor

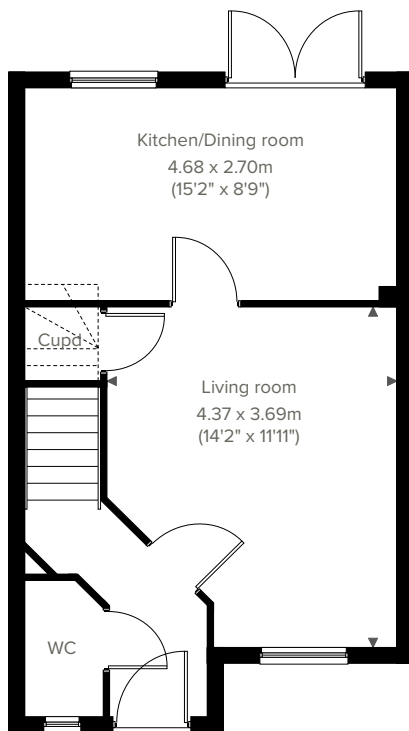
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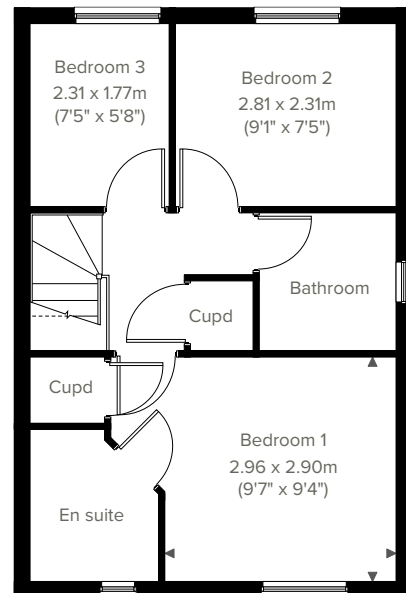
**HANBURY**  
Three bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC</span>	

The popular Hanbury is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



Ground floor



First floor

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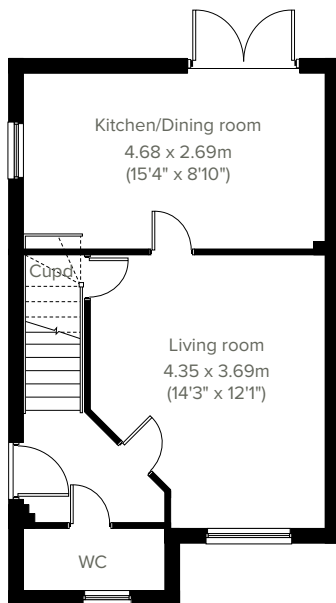
**HANBURY CORNER**

**Three bedroom home**

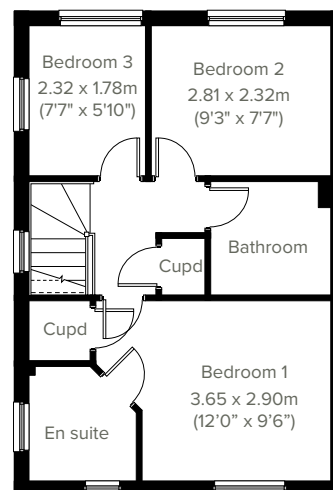
**Energy Efficiency Rating**

Very energy efficient - lower running costs		<b>82</b>
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

The extremely popular the Hanbury Corner is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one means it ticks all the boxes for practical family-living.



Ground floor



First floor

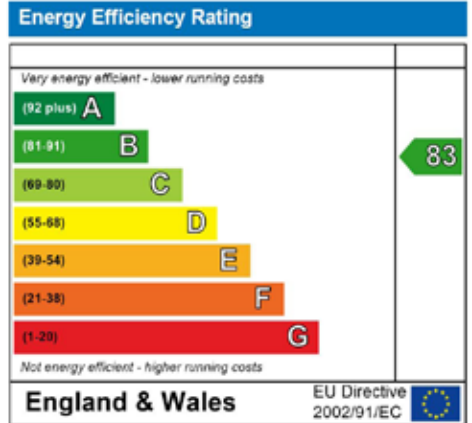
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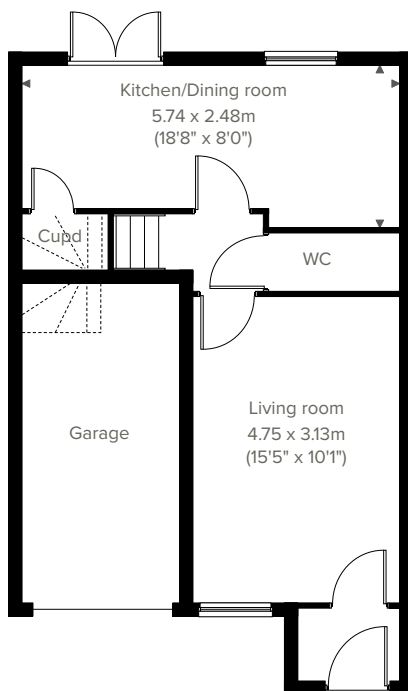


## CHATSWORTH

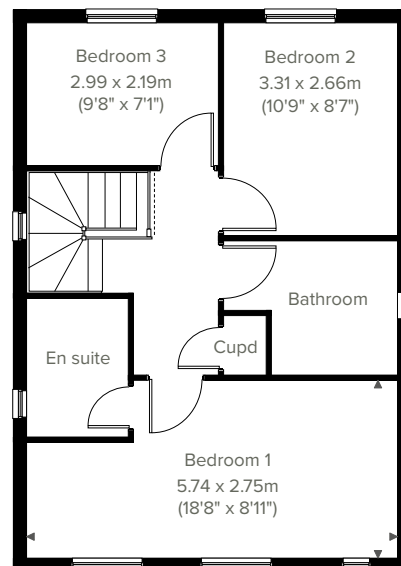
Three bedroom home



An attractive three-bedroom family home, the Chatsworth is ideal for modern living. The bright open plan kitchen/dining room with French doors leading into the garden is perfect for entertaining and family meals. The front porch, downstairs WC and two storage cupboards take care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



Ground floor

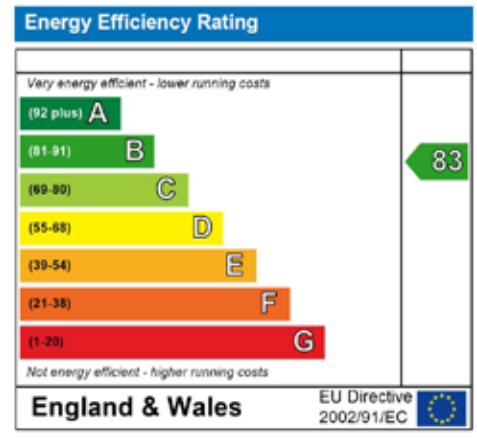


First floor

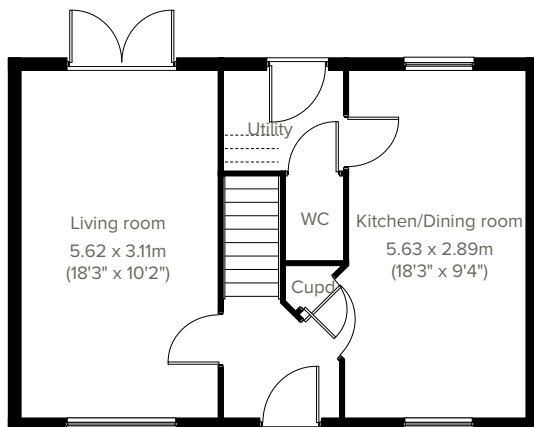
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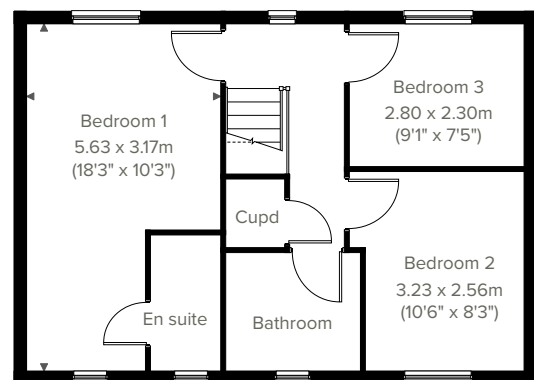
**CLAYTON**  
Three bedroom home



A superb family home, the Clayton features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room with outside access, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and another handy storage cupboard.



Ground floor



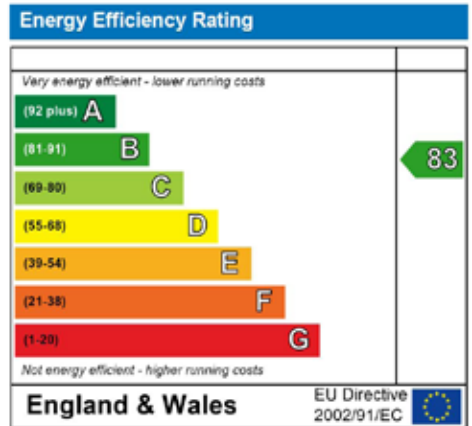
First floor

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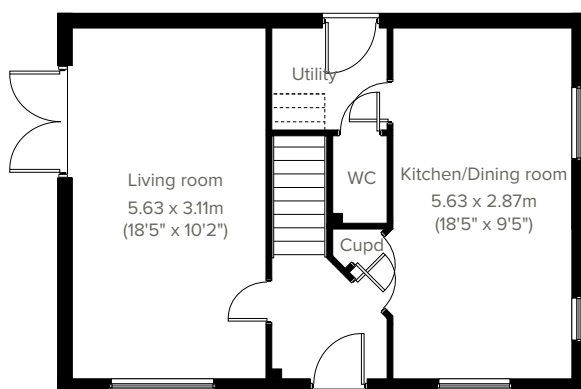


## CLAYTON CORNER

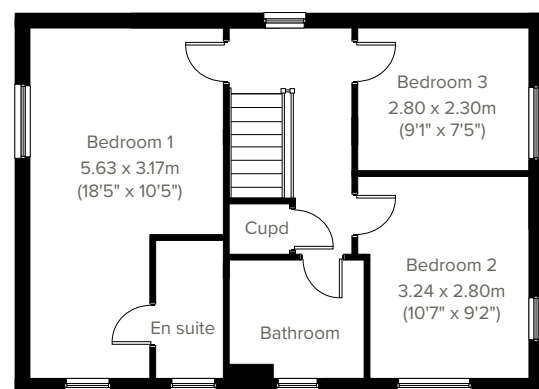
Three bedroom home



A fantastic family home, the Clayton Corner features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room with outside access, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and further storage cupboard.



Ground floor



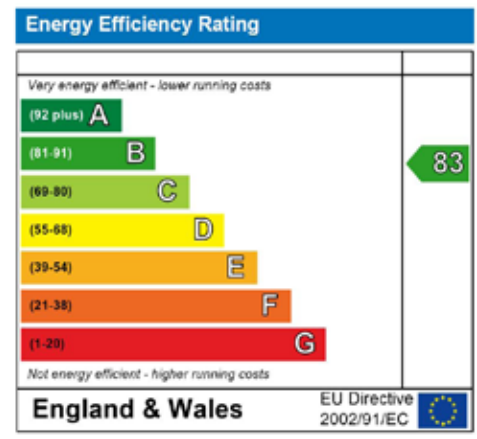
First floor



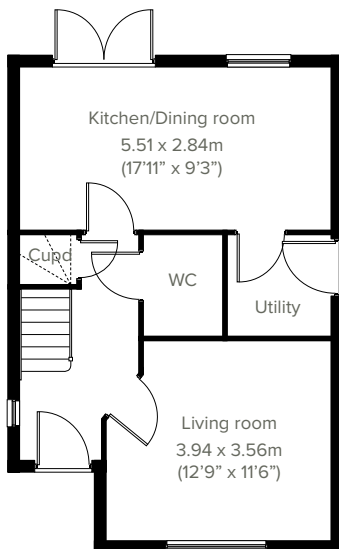


# LUMLEY

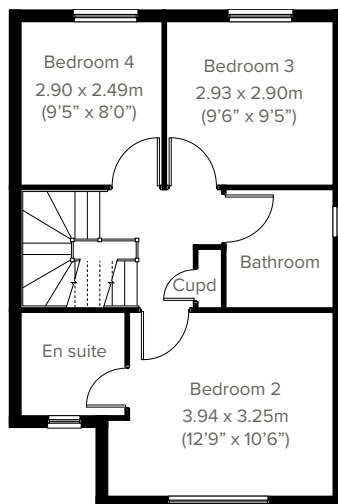
## Four bedroom home



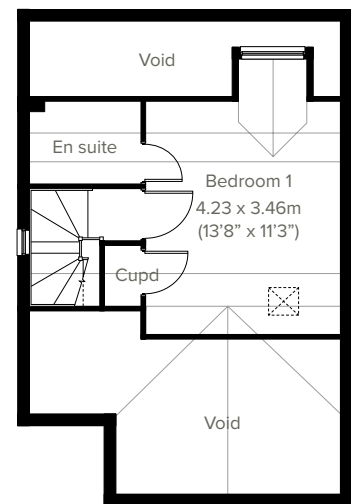
This modern three-storey home is ideal for family life. The Lumley is a four-bedroom property featuring an open plan kitchen/dining room with French doors leading into the garden, a handy utility room with outside access, a front aspect living room, plus under-stairs storage and a WC. The first floor has three bedrooms, one with an en suite, and the main family bathroom, and on the top floor there's an impressive bedroom one with en suite.



Ground floor



First floor



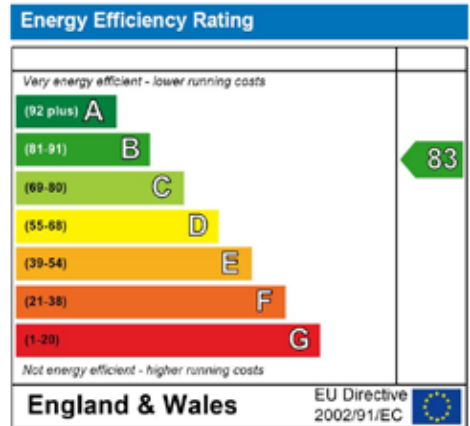
Second floor

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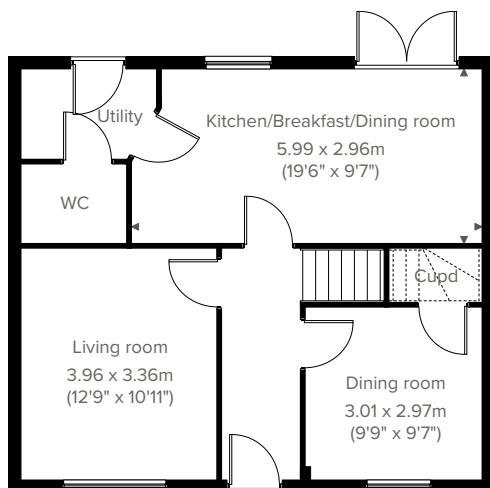


## CHEDWORTH

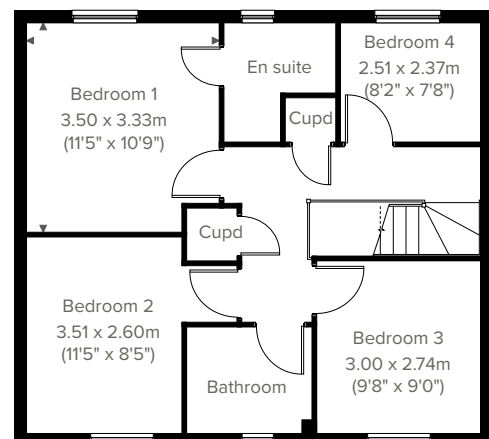
### Four bedroom home



A popular family home, the Chedworth ticks all the boxes. The modern and stylish open plan kitchen/breakfast/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and two storage cupboards.



Ground floor



First floor

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## SPECIFICATIONS

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### External

Walls	Traditional cavity walls (Inner: timber frame or block   Outer: Style suited to planned architecture)
Roof	Tile or slate-effect with PVCu rainwater goods
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)



### Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with white hinges
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically controlled valves)
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms
General	TV point and phone extension point in living room (where living room is at rear of property)   phone point in entrance hall



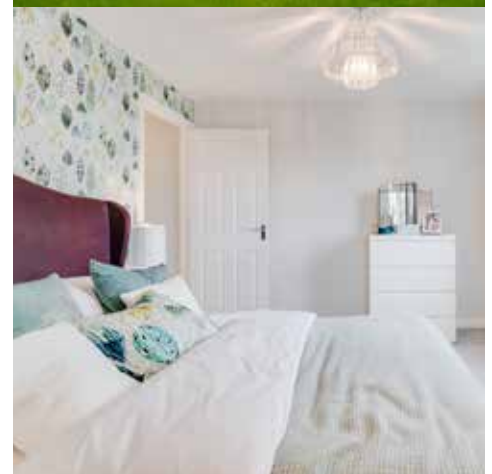
### Kitchen

General	Fully fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel single bowl sink with pillar taps to kitchen only
Appliances	Plumbing for washing machine
Appliances	Single electric oven in white, gas hob in white and integrated cooker hood



## Bathroom

Suites	White bathroom suites with chrome-finished fittings
Extractor fans	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings. Hand showers over bath (only where there's no en suite)
Tiling	Half height tiling to sanitaryware walls
Splash-backs	En suite splashback to basin and full height to shower enclosure. Three-course splashback to bath area or separate cubicle
En suite	En suite to bedroom one (where applicable)



## Security

Locks	Three-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke detectors wired to the mains with battery back-up



## Garage & Gardens

Garage	Garage with single roller shutter or up-and-over white door; or car ports or parking space
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate





## BUILT BY US, STYLED BY YOU

Our goal is to make your house feel like your home before you've even collected the keys. Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous **Finishing Touches** collection.

### FINISHING TOUCHES

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out.

And rest assured, every upgrade and item available has been carefully chosen to complement the style and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Lighting packages
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. And best of all, it can all be arranged from the comfort and convenience of one of our marketing suites.



### The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.

Your home, better connected for a brighter future.

## Great news! Trevethan Meadows Phase 4 will benefit from access to ultrafast, full fibre-optic broadband.



### Your home, better connected with FibreNest

- ▶ 100% full fibre-optic internet access installed directly into your new home
- ▶ You and your family can do more online at the same time, with less lag and hold-ups
- ▶ Enjoy lightning-fast speeds that won't be affected by the length of the line serving your property
- ▶ Full-fibre future-proofs your home, ensuring you'll always be able to access the latest in online services
- ▶ Stream 4k content, play online games and more on multiple devices all at the same time with less interruptions
- ▶ Work from home like you do in the office, thanks to our high-capacity, super reliable network
- ▶ Enjoy an exceptional level of customer support from our UK call centres

### How our packages compare<sup>1</sup>

 <b>500Mb</b> <b>Ultrafast Broadband</b> Great for families with many devices, avid gamers and home workers. Up to 500Mb download Up to 50Mb upload	 <b>250Mb</b> <b>Megafast Broadband</b> Stream 4k Ultra-HD content, play online games and more. Up to 250Mb download Up to 25Mb upload
 <b>125Mb</b> <b>Superfast Broadband</b> Watch full HD TV whilst performing larger downloads. Up to 125Mb download Up to 10Mb upload	 <b>75Mb</b> <b>Faster Broadband</b> Browse the web intensively, play online games and watch catch-up TV. Up to 75Mb download Up to 10Mb upload
 <b>20Mb</b> <b>Standard Broadband</b> Browse, stream music and download larger files. Up to 20Mb download Up to 2Mb upload	 <b>10Mb</b> <b>Budget Broadband</b> Suitable for basic general web browsing. Up to 10Mb download Up to 1Mb upload

Download type	500Mb	250Mb	125Mb	75Mb	20Mb	10Mb
 HD movie (12GB)	3m 15s	6m 30s	13m	23m	1h 20m	2h 40m
 Video game (40GB)	11m	21m 45s	43m 45s	1h 17m	4h 30m	9h

To have your new home connected, register now at [fibrenewest.com/connect](https://fibrenewest.com/connect)  
 Questions? Just give our friendly team a call on **0333 234 2220**



Please see [fibrenewest.com](https://fibrenewest.com) for up-to-date details on our packages and pricing.

No hidden costs. No price rises during the minimum term of your contract or automatic increases at the end.<sup>2</sup> Great service. Guaranteed.

<sup>1</sup>Estimated download times are calculated at the maximum attainable speed and assumes that speed being available for the duration of the download. Speeds are delivered to your FibreNest Hub and may not be achieved when using a device that is incapable of communicating at that speed. Circular graphical illustrations represent proportional segments of time based on the longest and shortest download times displayed. <sup>2</sup>FibreNest will not increase the price of your package during the minimum term of your contract unless required to by a change in law or regulatory obligations, for example, due to an increase in the rate of VAT. FibreNest does not plan automatic price increases to apply at the end of your minimum term; however, the basic price of our packages may vary over time and may take effect before you enter a subsequent minimum term with us.

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## Trevethan Meadows Phase 4

For prices, opening times and availability contact:

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## Head Office

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