



# MILL PLACE

UPPER TEAN

*Discover what  
modern living  
is all about*

[keepmoat.com](http://keepmoat.com)







BREACH LANE, UPPER TEAN, ST10 4EW

MILL PLACE

UPPER TEAN



## ► WELCOME TO MILL PLACE



### ENJOY LIFE TO THE FULL

Situated in the heart of the Staffordshire Moorlands, Mill Place offers appealing urban living in a rural setting, all within easy reach of Stoke-on-Trent and the historic market towns of Stafford, Uttoxeter and Cheadle.

With a range of attractive, modern homes, this new community is an ideal choice for first-time buyers, growing families and discerning down-sizers.

Choose from stylish two-bedroom terraces, welcoming three-bedroom semis or impressive four-bedroom detached homes, all designed with distinctive features, spacious layouts, smart storage and money-saving, energy-efficient tech. All homes are fitted with the latest solar PV panels and EV chargers, meaning your home is not only good for the environment, but good for your pocket too.

Outside, you'll find the same attention to detail, with courtyards, hedgerows and tree-lined trails adding to the traditional 'village' feel. There's also easy access to nearby Upper Tean and the bustling marketplace of Cheadle.

Plus with great schemes like Easymove moving could be more straightforward than you think.



Easymove



► WELCOME  
LOCATION  
TRAVEL LINKS  
SITE PLAN  
MAKE IT YOUR OWN  
SPECIFICATION  
YOUR BUYING GUIDE  
30,000 HOMES & COUNTING



## ► LIFE IN STOKE-ON- TRENT



Caldon Canal ▲



Mow Cop Castle ▲

Lying at the foot of the Peak District, North Staffordshire is known for its historic cities, bustling market towns, adrenalin-pumping attractions, hidden villages and winding lanes. And when you live at Cheadle Road, the county's many charms are yours to explore. Take a stroll to a Grade II pub in Upper Tean. Head down the A50 to the Gothic splendour of Cheadle. Discover culture, independent shopping and heritage in Stoke-on-Trent, Stafford and Derby. Or, dig out your walking boots and get a bird's eye view of your new home from one of the area's many gritstone crags.

### Hassle-free school runs

Good schools are refreshingly easy to come by at Cheadle Road. For the little ones, St Thomas' Catholic Primary School and Great Wood Community Primary are perfectly placed in Upper Tean. And you'll find a host of other Ofsted-rated 'Good' primary schools and pre-schools in Cheadle. Not to mention, The Cheadle Academy and Painsley sixth form colleges for older children. Please note catchment area must be checked.

### Nature on your doorstep

While Cheadle Road is only a short stroll from the River Tean, nature lovers will want to make a beeline for the nearby reserves of Cecily Brook, Magic Tree and Palm Brook, for kingfishers, herons and water voles. Cycle to the spectacular Hope Stone, or ramble further afield to Staffordshire's secret forest - Hawksmoor, and the tree-lined trails of Cannock Chase. And don't forget, the rocky outcrops of the Peak District are only a 30-minute drive from home.

### Your pick of local produce

Whether you're heading out for local delicacies like Staffordshire oatcakes or your weekly shopping, you'll find everything you need within two miles of home. Upper Tean is ideal for top-up shops. While in Cheadle, you'll find a larger Morrisons, Asda and Iceland. For bigger shopping sprees, take a trip to Stoke-on-Trent and the Trentham Shopping Village or Piccadilly Arcade. Alternatively, snap up local crafts and fresh produce at the Makers' Market in Uttoxeter.

### Wild away days and white-knuckle adventures

When it comes to planning the perfect family getaway, you'll be spoilt for choice. Trentham Estate, just outside of Stoke ticks all the boxes with a shopping village, Italian gardens and a wild monkey forest. Brush up on your snowboarding or skiing at Definition, go tropical at Waterworld, or saddle up at Cannock Chase Pony Trekking centre. Thrill-seekers will also want to make the four-mile journey to Alton Tower, for rollercoasters, rides, rapids and more.



Trentham Italian Gardens ▲



### KEY FEATURES

- A new community of 67 homes in an appealing setting
- A wide choice of modern, energy-efficient 2, 3 and 4 bedroom houses, built with a traditional look and feel
- A range of terraced, detached or semi-detached options
- Less than five minutes from the market town of Cheadle
- A short stroll from the village and amenities of Upper Tean
- Surrounded by inns, walking trails, fields and farm shops
- Only 30 minutes from Stoke-on-Trent, Stafford and the Peak District
- Schools, supermarkets, shops and takeaways all within easy reach
- Convenient Easymove service available on all new homes

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## ► TRAVEL LINKS

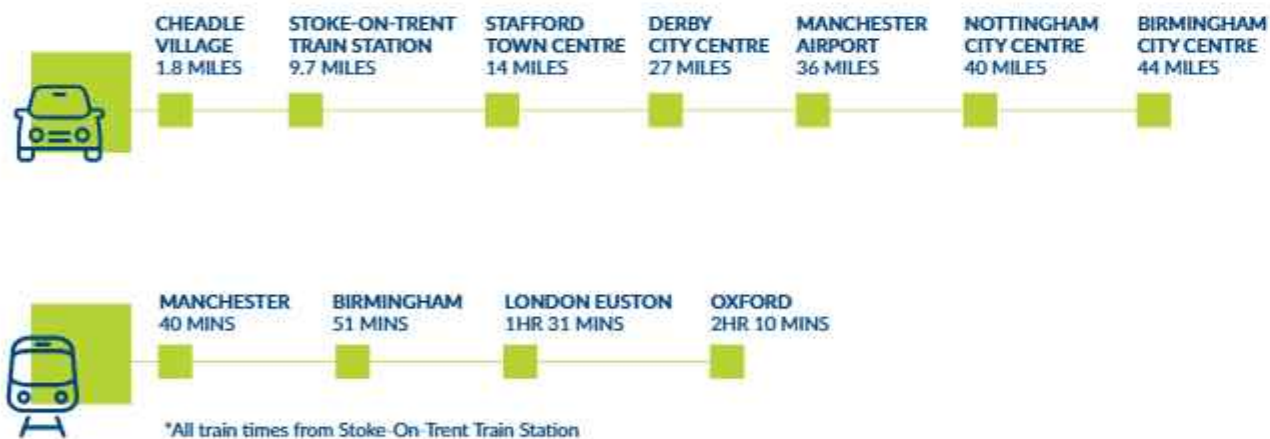
### A HOME CLOSE TO EVERYTHING

Situated just off the A522 Cheadle Road is only three miles from the Blythe Fields junction of the A50. From there, it's just a 30-minute drive to Stoke, Stafford, Derby and Uttoxeter. Alternatively, you can hop on one of the regular buses on Cheadle Road into the centre of Cheadle, or make the short journey to Blythe Bridge Station. Once here, you can jump on regular direct trains to Stoke, Crewe or Derby.

#### HOW TO FIND US

- **FROM STOKE ON TRENT** – Follow the A50 from Stoke-on-Trent, taking the A521 turn off at the Tean Roundabout. Continue on Uttoxeter Road until you see Breach Lane. Take Breach Lane, passing the Springfield Countryside Campsite and the Anchor Inn on your left. Then, take a left at the junction on to the A522 Cheadle Road. The development will be on your left.
- **FROM CHEADLE** – Follow the A522 Cheadle Road out of town, passing a large ASDA on your left. Carry on the A522, passed Mobberley. The development will be on your left, shortly before the historic Anchor Inn.

POSTCODE FOR SAT NAV – ST10 4EW



\*All times are taken from Google Maps and National Rail. All times are approximate and subject to change.

WELCOME  
LOCATION

## ► TRAVEL LINKS

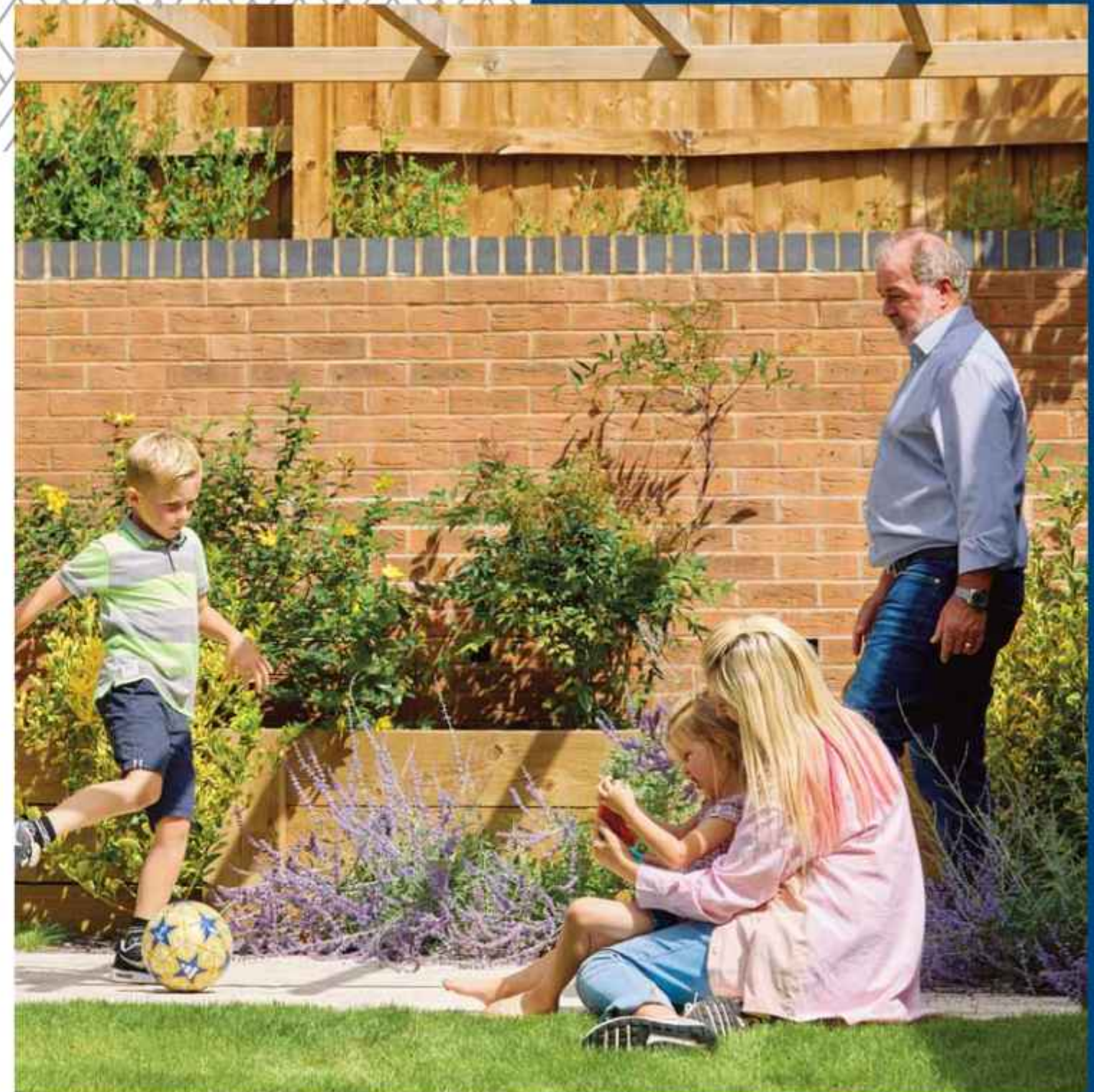
SITE PLAN

MAKE IT YOUR OWN

SPECIFICATION

YOUR BUYING GUIDE

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## ► SITE PLAN

WELCOME  
 LOCATION  
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 ► **SITE PLAN**  
 MAKE IT YOUR OWN  
 SPECIFICATION  
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Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Please see our Home Sales Executive for full specification and plot details at this development.



## ► MAKE IT YOUR OWN



### WE NEVER FORGET IT'S YOUR HOME

Inside every Keepmoat home you'll find high standards of finish throughout and with a range of optional extras you can move into a new home that truly feels like your own.

**When you buy a Keepmoat home you can rest assured that it's covered by a 10 year warranty\***

For the first two years, your fixtures and fittings are covered by the Keepmoat Warranty, in addition to this you are covered by a 10 year structural warranty, the first two years covered by Keepmoat and a further eight years cover provided by the NHBC – 10 years cover in total.

**\*Terms and conditions apply to all warranties, please speak to your Sales Executive for further details.**

Availability of upgrades and standard choices are subject to build stage at point of reservation.

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## ► SPECIFICATION

	THE BAYSDALE 2 bedroom home	THE COVENHAM 2 bedroom home	THE DARRACOTT 2 bedroom home	THE WALDON 3 bedroom home	THE SELSET 3 bedroom home	THE HOLGATE 3 bedroom home	THE ELDWICK 3 bedroom home	THE FARLEY 3 bedroom home	THE WALSHAW 4 bedroom home	THE OLDBURY 4 bedroom home
<b>GENERAL</b>										
Chrome plated ironmongery to internal doors.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaped front garden.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m close boarded fence / 2.0m high screen wall.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC double glazed windows.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC double glazed french doors.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2 zone programmable gas central heating system with thermostatic radiator valves.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pendant light fittings.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>DECORATING</b>										
Almond white matt emulsion painted walls and ceilings.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White gloss paint to interior wood work.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### KEY

- ✓ INCLUDED
- ✓ PLOT SPECIFIC





## SPECIFICATION

	THE BAYSDALE 2 bedroom home	THE COVENHAM 2 bedroom home	THE DARRACOTT 2 bedroom home	THE WALDON 3 bedroom home	THE SELSET 3 bedroom home	THE HOLGATE 3 bedroom home	THE ELDWICK 3 bedroom home	THE FARLEY 3 bedroom home	THE WALSHAW 4 bedroom home	THE OLDBURY 4 bedroom home
<b>KITCHEN / UTILITY</b>										
Choice of kitchen units.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of worktop with upstand.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel conventional electric oven, gas hob.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel splashback and integrated extractor hood.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Boiler housing.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>BATHROOM</b>										
Fitted white sanitaryware.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of wall tiles to bathroom. Splashback to basin & around bath.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bristan Frenzy Bath with Filler Tap.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fan to bathroom.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Moisture resistant dome flush light fitting.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower over bath.	✓	✓	✓	✓						

### KEY

- ✓ INCLUDED
- ✓ PLOT SPECIFIC





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<b>EN-SUITE</b>										
Fitted white sanitaryware.					✓	✓	✓	✓	✓	✓
Choice of wall tiles. Splashback to basin & full height to en-suite shower enclosure.					✓	✓	✓	✓	✓	✓
Bristan Zing mixer bar shower in the en-suite.					✓	✓	✓	✓	✓	✓
Extractor fan to bathroom.					✓	✓	✓	✓	✓	✓
Moisture resistant dome flush light fitting.					✓	✓	✓	✓	✓	✓
<b>ELECTRICAL</b>										
White sockets and switches.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial socket to lounge.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket to lounge.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vehicle charging point.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Solar panels.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EV Chargers.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>SAFETY &amp; SECURITY</b>										
Security latches to windows except fire egress.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains fed smoke detectors to hallway and landing.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### KEY

- ✓ INCLUDED
- ✓ PLOT SPECIFIC





## ► YOUR BUYING GUIDE

At Keepmoat, we understand that buying a new home is probably one of the biggest decisions you'll ever make. It's a major financial commitment too. So, to help you through every step of the process, our friendly team are always on hand. Here is our guide to buying a new home:



### STEP 01

#### Reservation

When you've found the perfect new Keepmoat home for you, one that ticks all the boxes, it's time to reserve it.

Your Sales Executive will guide you through the reservation agreement. You'll need to pay a reservation fee - this could be as little as £250\* and makes up part of your deposit. It also means, subject to contracts and meeting the timescales in the agreement, the home is yours at the price agreed.

The reservation form must be signed and dated by you and our company representative.

If you've got a home to sell, our Easymove scheme could make moving easy. We manage the sale of your existing home and even pay the estate agent fees.

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### STEP 02

#### Mortgage and Legal Advisors

Once you've reserved your dream home, it's time to appoint a solicitor, apply for your mortgage and decide what options and extras you'd like to add to your new home\*\*.

If you need a mortgage and haven't already arranged one, you'll need to do so quickly. Your Sale Executive can give you the details of some reputable independent mortgage advisers and solicitors if you need a little help.

All mortgage lenders will want to value your new home for themselves before they lend you the money - even on our homes which offer fantastic value for money.

When moving house you need a solicitor to carry out the legal work of buying your home - this is called conveyancing. Your solicitor will handle all contracts, provide legal advice and carry out local council searches, work with the Land Registry and transfer the funds to pay for your home.

Your Sales Executive will provide you with regular build and sale progress updates to keep you informed throughout your homebuying journey.



### STEP 03

#### Exchange of Contracts

When all parties are happy that all conditions of the legal contract are fulfilled, the contract between you and Keepmoat will be signed and exchanged. It's at this time your deposit will be paid to us too.

Once the balance of the deposit is paid, the whole transaction becomes legally binding meaning you have committed to buying the home.

Please remember that if your deposit is in a bank account that you need to give notice of withdrawal, make sure you let the bank know well in advance to avoid having to pay any penalties and delaying the exchange†.

\*Reservation fee is regionally or development specific and may be higher in some areas. Please speak to your sales adviser to confirm your reservation fee.

\*\*build stage dependent

†If the exchange does not take place on the agreed date, we are within our rights to place the property back on the market.



### STEP 04

#### Build Completion

Once your new home has been through our internal quality inspection process, a NHBC or Local Authority Building Inspector will be invited to undertake a final inspection of your new home.

Once the inspector confirms your new homes meets the required standards they will provide a Certificate of Completeness and Compliance (CML). This will then be issued to your appointed solicitor and mortgage provider who need this before releasing the funds.

After your CML date and prior to legal completion you will be invited to attend your new home demonstration with both the Site Manager and Sales Executive. During this meeting you will be shown around your new home and be given a demonstration on how to use the appliances such as the boiler.



### STEP 05

#### Legal Completion

You're nearly there. Legal completion is the final step. This is when your mortgage lender releases the funds to pay for your home. This is all done through your solicitor.

Following the CML, we'll be able to confirm your expected legal completion\*, this is usually two weeks later. Now's the time to confirm your home removal arrangements and set up any post redirections.

We'll then provide your solicitor with the title deeds of your home and register you as the homeowner with the relevant utility companies. The home is now officially yours!



### STEP 06

#### Move in

Once you've set a completion date, it's time to move in! Your dream Keepmoat home and a great new chapter awaits... once you've unpacked all the boxes.

At Keepmoat we believe that customer service shouldn't come to an end just because you've completed your purchase. We provide an excellent aftercare service with our dedicated in-house Customer Care team on hand to answer any questions or issues you may have with your new home.







## 30,000 HOMES AND COUNTING

There is no substitute for experience, and we have that in abundance. We've already created 30,000 dream homes and counting.

While the number may be impressive, we know that there's only one home that's important - and that's yours.

That's why we treat every home we build like it's our first - lavishing it with care and attention to detail from start to finish.

**We never forget that it's your home.**

Start the next  
exciting chapter  
in your life



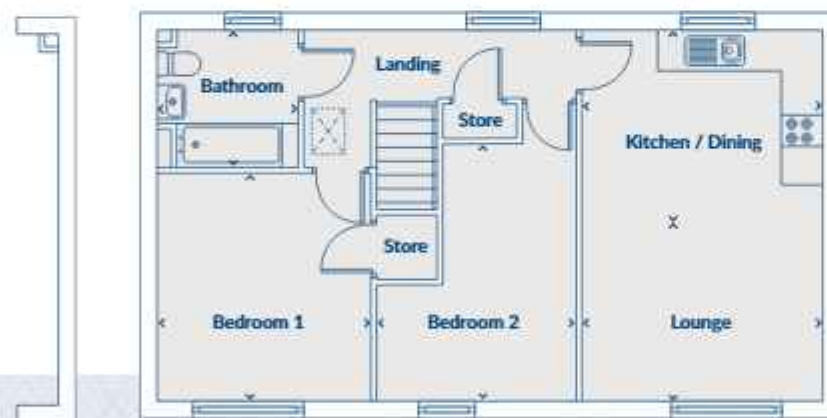


Artists impression, features may vary

## THE BAYSDALE 2 bedroom home



Drive Through



### FIRST FLOOR

Kitchen / Dining	3888 x 3100	12'9" x 10'2"
Lounge	3888 x 2885	12'9" x 9'6"
Bedroom 1	3462 x 3682	11'4" x 12'1"
Bedroom 2	3262 x 4208	10'8" x 13'10"
Bathroom	2259 x 2185	7'5" x 7'2"

> Longest measurement taken

**PLEASE NOTE:**  
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## THE COVENHAM 2 bedroom home



### GROUND FLOOR

Kitchen / Dining	5423 x 3588	17'10" x 11'9"
Lounge	3282 x 4536	10'9" x 14'11"
WC	1056 x 1813	3'6" x 5'11"

> Longest measurement taken

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### FIRST FLOOR

Bedroom 1	3413 x 4536	11'2" x 14'11"
Bedroom 2	3013 x 4536	9'11" x 14'11"
Bathroom	2150 x 2503	7'1" x 8'3"

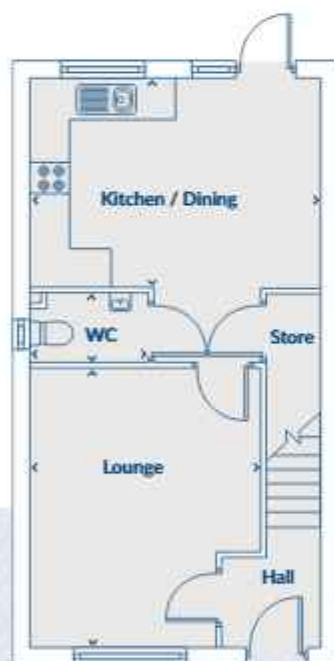






Artists impression, features may vary

## THE DARRACOTT 2 bedroom home



### GROUND FLOOR

Kitchen / Dining	3257 x 4536	10'8" x 14'11"
Lounge	4257 x 3588	14'0" x 11'9"
WC	1062 x 1813	3'6" x 5'11"

### FIRST FLOOR

Bedroom 1	3413 x 4536	11'2" x 14'11"
Bedroom 2	3014 x 4536	9'11" x 14'11"
Bathroom	2142 x 2503	7'0" x 8'3"

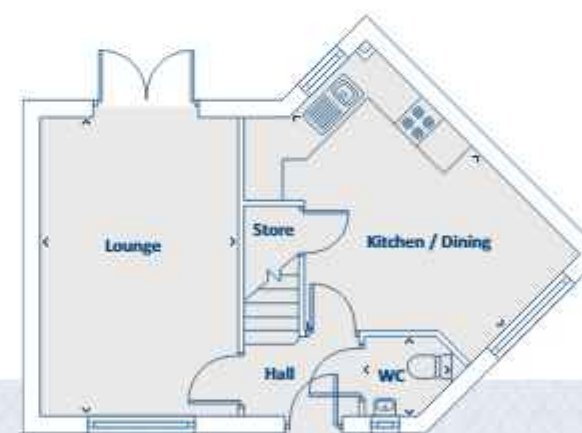
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Artists impression, features may vary

## THE WALDON 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	4082 x 4973	13'5" x 16'4"
Lounge	3197 x 4860	10'6" x 15'11"
WC	1432 x 1270	4'8" x 4'2"

### FIRST FLOOR

Bedroom 1	5046 x 2337	16'7" x 7'8"
Bedroom 2	4202 x 2618	13'9" x 8'7"
Bedroom 3	2263 x 2150	7'5" x 7'1"
Bathroom	1711 x 2542	5'7" x 8'4"

> Longest measurement taken

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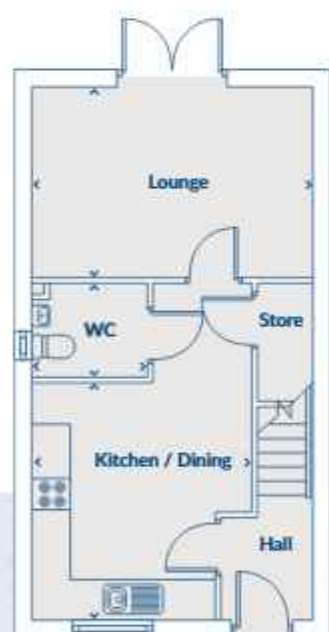






Artists impression, features may vary

## THE SELSET 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	3476 x 3750	11'5" x 12'4"
Lounge	4424 x 3038	14'6" x 10'0"
WC	1800 x 1450	5'11" x 4'9"



### FIRST FLOOR

Bedroom 2	4424 x 2763	14'6" x 9'1"
Bedroom 3	2308 x 3326	7'7" x 10'11"
Lobby	2023 x 1900	6'8" x 6'3"
Bathroom	2290 x 2150	7'6" x 7'1"



### SECOND FLOOR

Bedroom 1	4424 x 3552	14'6" x 11'8"
En-suite	2406 x 1818	7'11" x 6'0"

> Longest measurement taken

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Artists impression, features may vary

## THE HOLGATE 3 bedroom home



### GROUND FLOOR

Kitchen / Dining	3465 x 4013	11'4" x 13'2"
Lounge	5380 x 3113	17'8" x 10'3"
WC	1800 x 1450	5'11" x 4'9"

> Longest measurement taken

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### FIRST FLOOR

Bedroom 1	3537 x 3792	11'7" x 12'5"
En-suite	1750 x 2015	5'9" x 6'7"
Bedroom 2	3160 x 3633	10'4" x 11'11"
Bedroom 3	2127 x 3633	7'0" x 11'11"
Bathroom	1992 x 2178	6'6" x 7'2"







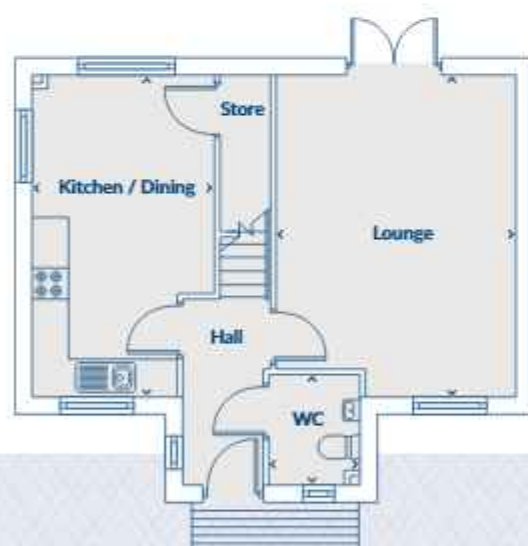
Artists impression, features may vary

## THE ELDWICK 3 bedroom home



Artists impression, features may vary

## THE FARLEY 3 bedroom home



### GROUND FLOOR

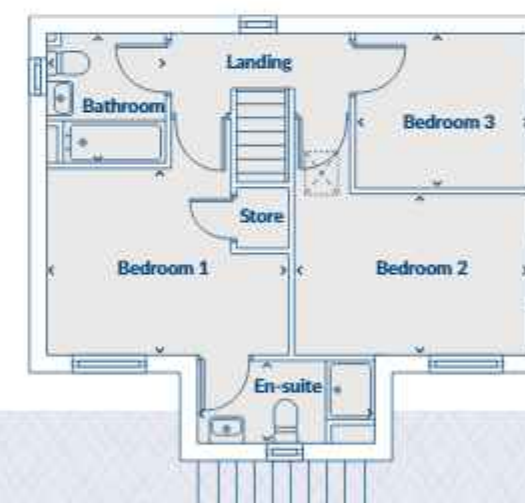
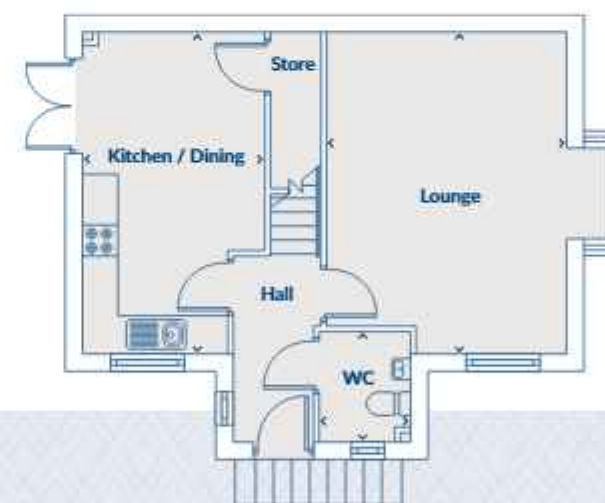
Kitchen / Dining	3008 x 5310	9'10" x 17'5"
Lounge	3962 x 5310	13'0" x 17'5"
WC	1500 x 1800	4'11" x 5'11"

### FIRST FLOOR

Bedroom 1	3956 x 3049	13'0" x 10'0"
En-suite	2948 x 1370	9'8" x 4'6"
Bedroom 2	3962 x 2642	13'0" x 8'8"
Bedroom 3	2917 x 2575	9'7" x 8'5"
Bathroom	1945 x 2150	6'5" x 7'1"

> Longest measurement taken

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### GROUND FLOOR

Kitchen / Dining	3008 x 5310	9'10" x 17'5"
Lounge	3962 x 5310	13'0" x 17'5"
WC	1500 x 1800	4'11" x 5'11"

### FIRST FLOOR

Bedroom 1	3956 x 3049	13'0" x 10'0"
En-suite	2948 x 1370	9'8" x 4'6"
Bedroom 2	3962 x 2642	13'0" x 8'8"
Bedroom 3	2917 x 2575	9'7" x 8'5"
Bathroom	1945 x 2150	6'5" x 7'1"

> Longest measurement taken

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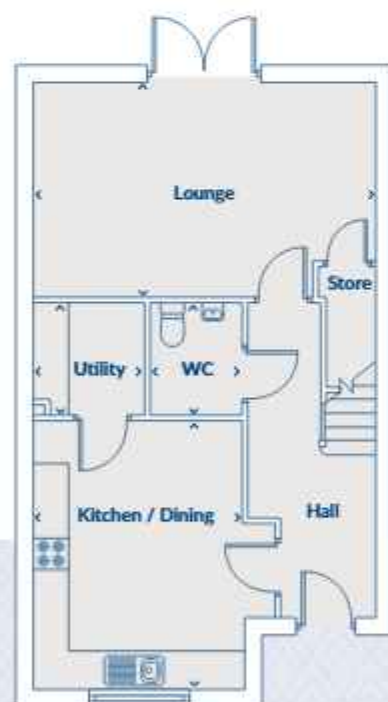






Artists impression, features may vary

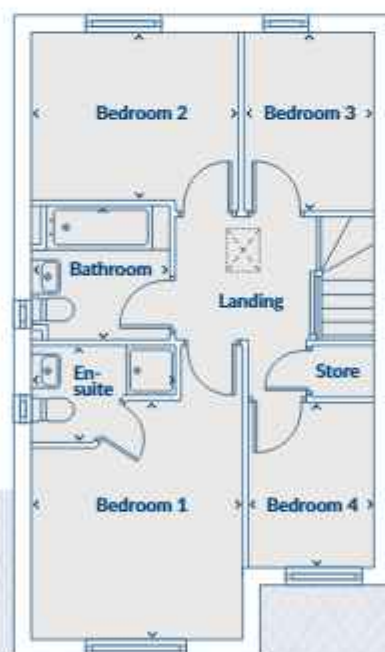
## THE WALSHAW 4 bedroom home



### GROUND FLOOR

Kitchen / Dining	4300 x 3424	14'1" x 11'3"
Lounge	3475 x 5535	11'5" x 18'2"
Utility	1849 x 1800	6'1" x 5'11"
WC	1813 x 1495	5'11" x 4'11"

> Longest measurement taken



### FIRST FLOOR

Bedroom 1	3843 x 3398	12'7" x 11'2"
En-suite	1593 x 2320	5'3" x 7'7"
Bedroom 2	2713 x 3350	8'11" x 11'0"
Bedroom 3	2900 x 2092	9'6" x 6'10"
Bedroom 4	2647 x 2045	8'8" x 6'8"
Bathroom	2172 x 2213	7'1" x 7'3"

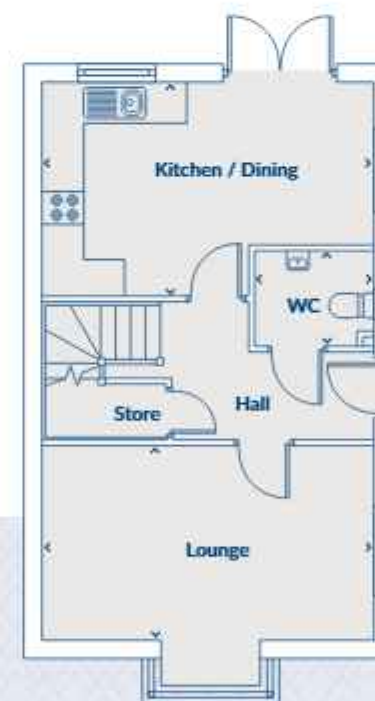
#### PLEASE NOTE:

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Please see our Sales Executive for full specification and plot details at this development.



Artists impression, features may vary

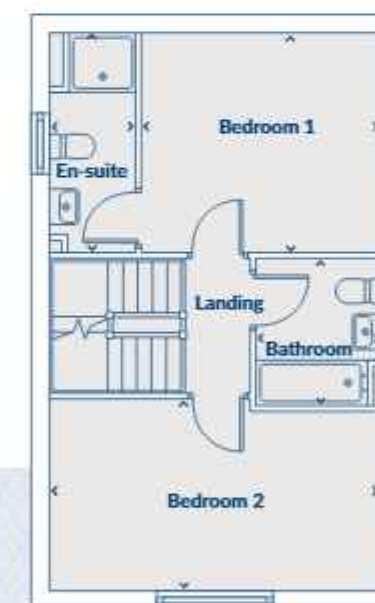
## THE OLDBURY 4 bedroom home



### GROUND FLOOR

Kitchen / Dining	3297 x 5085	10'10" x 16'8"
Lounge	2949 x 5085	9'8" x 16'8"
WC	1450 x 1800	4'9" x 5'11"

> Longest measurement taken



### FIRST FLOOR

Bedroom 1	3297 x 3690	10'10" x 12'1"
En-suite	3289 x 1302	10'9" x 4'3"
Bedroom 2	2937 x 5085	9'8" x 16'8"
Bathroom	2200 x 1900	7'3" x 6'3"



### SECOND FLOOR

Bedroom 3	3297 x 4390	10'10" x 14'5"
Bedroom 4	2949 x 3458	9'8" x 11'4"
Shower Room	2540 x 1150	8'4" x 3'9"

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# MILL PLACE

UPPER TEAN

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[keepmoat.com](http://keepmoat.com)

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