



Plot 149, Nansledan, Newquay, TR8 4JU

david ball
Agencies

NOW AVAILABLE WITH 3% OWN NEW RATE REDUCER
OFFER PLUS FITTED FLOORING AND FITTED BLINDS ON
SELECTED WINDOWS

Plot 149 is a detached 3 double bed 2 bath new home offering 1119 Sq Ft of internal floor space built by the award winning NHBC developer Messrs C G Fry & Son. These properties are built in conjunction with the Duchy of Cornwall using local slate and granite features and will reflect the charm and architectural heritage.

£430,000 Freehold

Key Features

- Prestigious Duchy Development
- 10 year NHBC warranty
- Built by award winning developer
- West Facing Garden
- www.nansledan.com
- Fitted Flooring Package Throughout
- Ready to Move in NOW
- Garage and Parking
- 23' 7" Kitchen/Dining room

NANSLEDAN

Nansledan is a 540-acre extension to the coastal town of Newquay on the north coast of Cornwall in South West England. The name is Cornish for 'broad valley'.

It is being led by the Duchy of Cornwall, which owns most of the land that will make up Nansledan. The Duchy is a private estate established in 1337 which funds the public, charitable and private activities of the Prince of Wales and his family.

Over time Nansledan will evolve into a community of more than 4,000 homes supporting a similar number of jobs. It will include its own High Street, supermarket, artisan shops, cafes, school and public spaces, helping to meet the future needs of Newquay in a complementary and sustainable way.

LOCATION

Nansledan is within two miles of Newquay town centre on the rugged north coast of Cornwall in South West England. Newquay is a popular seaside town and family holiday destination, home to some of the best bathing and surfing beaches in the UK, including Fistral Beach above (this is not a view from Nansledan).

Newquay has its own railway station accessed via the Par branch line. Cornwall Airport Newquay is just four miles from Nansledan and has year-round flights from London Gatwick and Manchester, plus a range of seasonal services.

All of Nansledan will have the ability to connect to superfast broadband.





KITCHEN

- Choice of Ellis fitted kitchens
- Choice of Porcelonosa /Devon tiles
- Fitted floor tiling as standard
- Option to upgrade to Quartz worktops and upstand
- AEG Appliances
- Stainless steel sink & chrome mixer tap
- Led spot lighting
- Chrome tile edging as standard
- USB double socket

BATHROOMS & EN-SUITE

- Choice of tiling supplied by Porcelanosa
- Contemporary white sanitary ware
- Glass bath & shower screens
- Chrome brass ware by Hansgrohe
- Duel fuel chrome towel radiator (if applicable)
- Back to wall close coupled WC (if applicable)
- Semi pedestal wash hand basins
- Chrome tile edging as standard

PROPERTY FEATURES

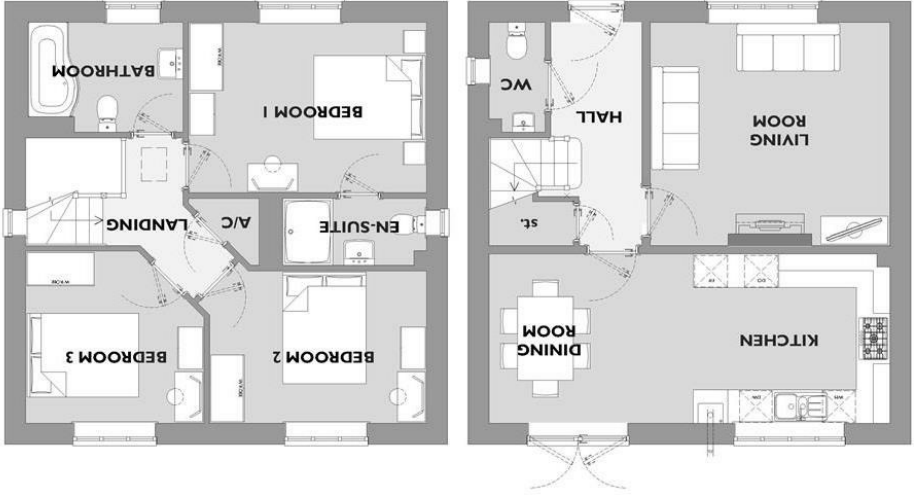
- Turfed gardens
- Outside courtesy lighting
- Choice of internal paint colour
- Outside tap
- Patio / paving to rear
- NACOSS fitted alarm
- Gas central heating
- Timber composite front door
- USB sockets in lounge / kitchen / study or smallest bedroom
- Telephone and TV aerial points to all habitable rooms
- Garage with Garador Carlton door
- Parking space - (by licence)
- Six panel smooth internal doors
- Electric gas fire with stone surround

VIEWING

For further information or to arrange a site visit please call the David Ball New Homes team - 01637 871694

PLOT 149
THREE BEDROOM HOME

FIRST FLOOR	
Bedroom 1	4.27 x 3.06m (14' x 10'1ft max)
Bedroom 2	3.89 x 2.73m (12'9 x 9ft max)
Bedroom 3	3.2 x 3.08m (10'6 x 10'2ft)
(Dimensions excluding door recess)	
GROUND FLOOR	
Living Room	4.30 x 4.03m (14'1 x 13'3ft max)
Kitchen / Dining Room	7.19 x 3.03m (23'7 x 10'0ft max)



Energy Efficiency Rating																		
Current	Potential																	
		A horizontal bar chart showing the Energy Efficiency Rating scale from A to G. The scale is represented by seven colored bars of decreasing length, each labeled with a letter and a range of values. The bars are: A (green, 92 plus), B (green, 81-91), C (light green, 69-80), D (yellow, 55-68), E (orange, 39-54), F (dark orange, 21-38), and G (red, 1-20). The bars are arranged from top to bottom in descending order of efficiency. <table><thead><tr><th>Rating</th><th>Value Range</th></tr></thead><tbody><tr><td>A</td><td>92 plus</td></tr><tr><td>B</td><td>81-91</td></tr><tr><td>C</td><td>69-80</td></tr><tr><td>D</td><td>55-68</td></tr><tr><td>E</td><td>39-54</td></tr><tr><td>F</td><td>21-38</td></tr><tr><td>G</td><td>1-20</td></tr></tbody></table>	Rating	Value Range	A	92 plus	B	81-91	C	69-80	D	55-68	E	39-54	F	21-38	G	1-20
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Not energy efficient - higher running costs																		



EU Directive
2002/91/EC

England & Wales

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