



THE COURTYARD
AT DUPORTH

BAY VIEW HOUSES

2/3 BEDROOM HOUSES
PLOTS 34 - 38



Plots 34 - 38 and view of St Austell Bay - computer generated image

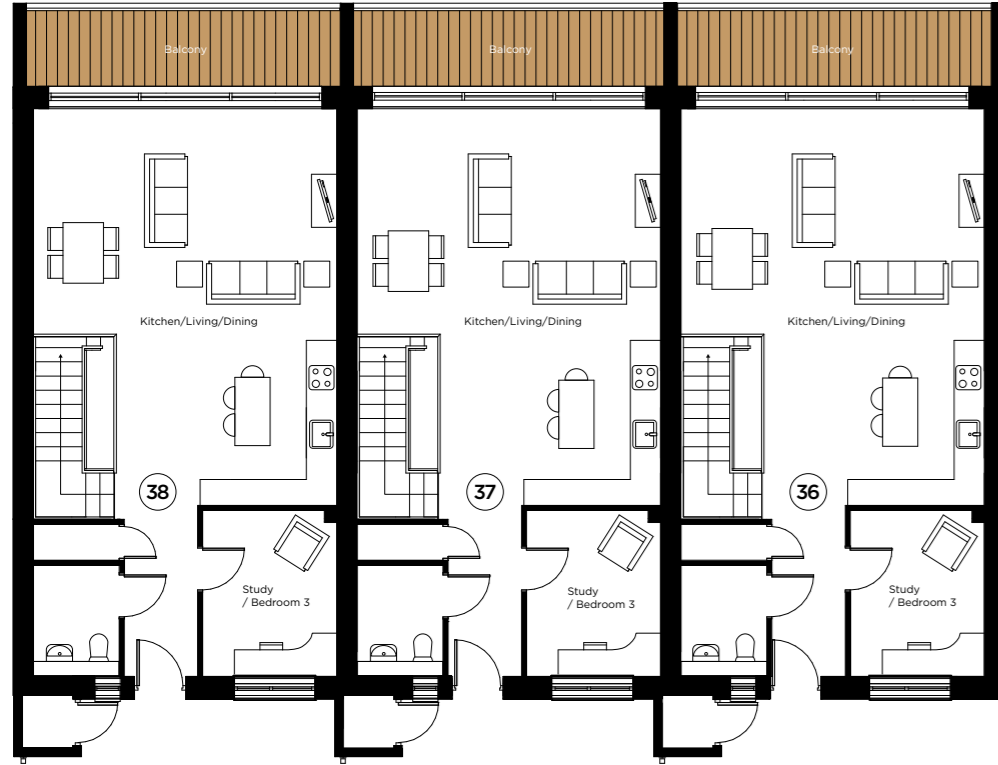
BAY VIEW HOUSES



Nestled on the far edge of the development overlooking the private woodland and across St Austell Bay these 2/3 bedroom houses offer much more that meets the eye.

Designed with the views in mind, you'll discover the open plan kitchen/living/dining area on the upper floor with access onto a private balcony.

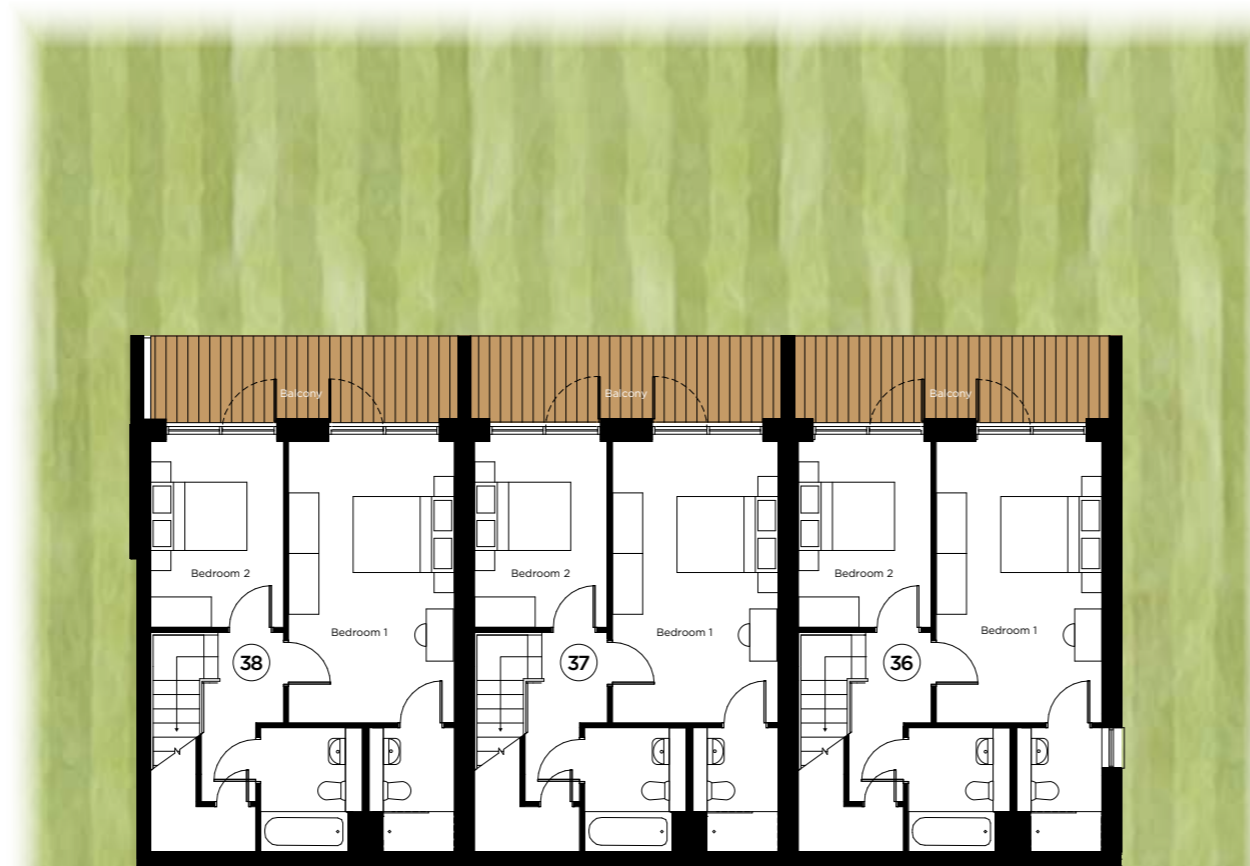
Located on the ground floor, the bedrooms offer a sense of tranquillity and ultimate relaxation. For added flexibility, each home also features a separate study.



FIRST FLOOR (entrance level)

PLOT 36, 37 & 38 (entrance level)

Kitchen/Living/Dining	7.80m x 6.00m	25'7" x 19'8"
Study/Bedroom 3	3.30m x 2.60m	10'9" x 8'6"



GROUND FLOOR

PLOT 36, 37 & 38 (ground floor)

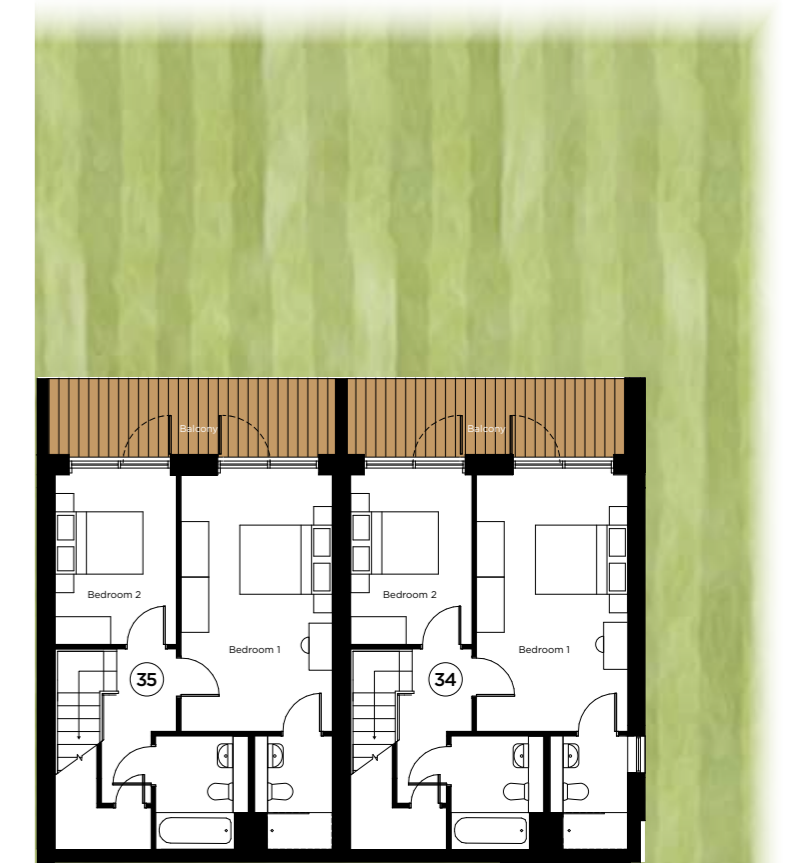
Bedroom 1	5.60m x 3.20m	18'4" x 10'6"
Bedroom 2	3.80m x 3.10m	12'5" x 10'2"



FIRST FLOOR (entrance level)

PLOT 34 & 35 (entrance level)

Kitchen/Living/Dining	7.80m x 6.00m	25'7" x 19'8"
Study/Bedroom 3	3.30m x 2.60m	10'9" x 8'6"



GROUND FLOOR

PLOT 34 & 35 (ground floor)

Bedroom 1	5.60m x 3.20m	18'4" x 10'6"
Bedroom 2	3.80m x 3.10m	12'5" x 10'2"

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architect's plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated images for illustrative purposes only. 08/20



Typical kitchen - computer generated image

SPECIFICATION



KITCHEN

Contemporary fitted kitchen with Caesarstone worktop and upstand
 Under wall unit LED lighting
 Stainless steel sink with mixer tap
 A range of integrated appliances to include:

- Neff fridge/freezer
- Neff built in oven
- Bosch ceramic hob and Neff extractor over
- Neff dishwasher
- Wine cooler*

Neff free standing washer/dryer in utility cupboard*

BATHROOM / EN-SUITE / CLOAKROOM

Contemporary style white sanitary ware
 Contemporary wall mounted controls
 Thermostatic shower
 Clear glazed bath screen / sliding shower door
 Wall tiling
 Fitted bathroom mirror above sink

HEATING / HOT WATER

Underfloor heating throughout
 Heated towel rail to bathroom and en-suite
 Electronic programming for heating system

EXTERNAL FINISHES

Decking and lighting to balcony
 Blocked paved parking bay
 Communal bin store area

ELECTRICAL FITTINGS

Mixture of LED lighting and pendants
 Dimmer switches to living/dining and Bedroom 1*
 Fibre optic internet connection to property
 TV aerial points to living room and bedrooms
 Telephone point to living/dining and Bedroom 1
 Doorbell
 Shaver socket to bathroom and en-suite

FLOORING AND FINISHING

Karndean flooring to hall, kitchen and living room
 Carpet to bedrooms
 Floor tiles to bathroom and en-suite
 Walls and ceilings in matt emulsion
 High performance window system
 Individual post box

PEACE OF MIND

10-year structural warranty

SECURITY

Mains operated smoke and fire alarm with battery back up
 Multi point locking system to front door

FUTURE FLEXIBILITY

Study can be used as bedroom
 Cloakroom on entrance level has infrastructure for shower
 Infrastructure for future stair lift provision

* Plot specific - please speak to a sales advisor for more detail. These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the specification at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Computer generated images for illustrative purposes only. 08/20

different by design

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