



**THE COURTYARD**  
AT DUPORTH

**THE MEWS HOUSES**

2 BEDROOM HOUSES  
PLOTS 1 - 6





Plots 1 - 6 and view of St Austell Bay - computer generated image

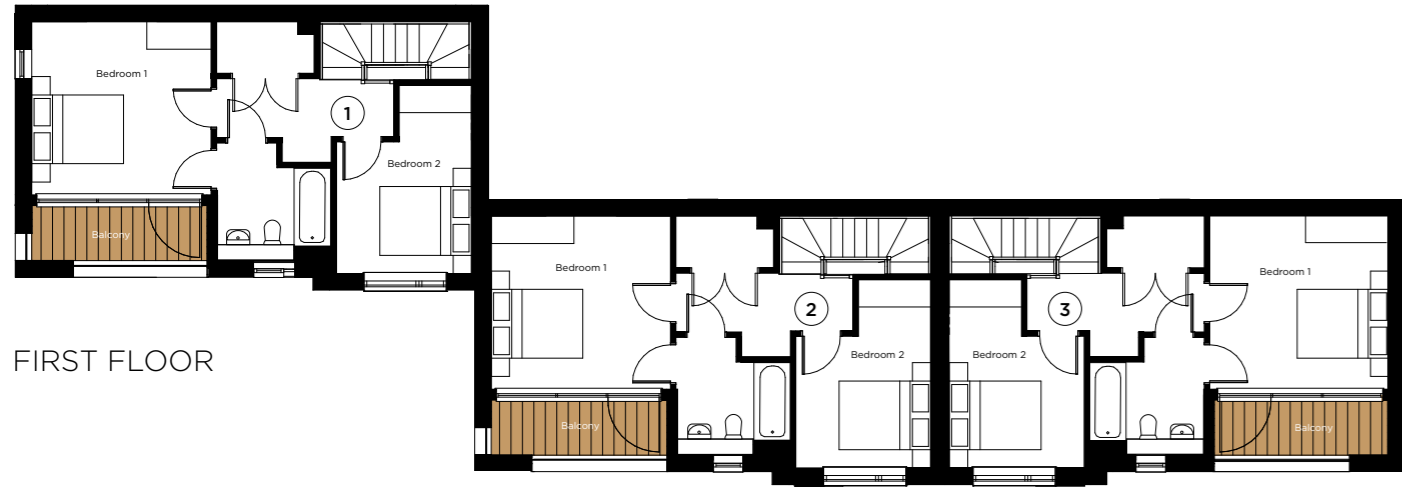
## THE MEWS HOUSES



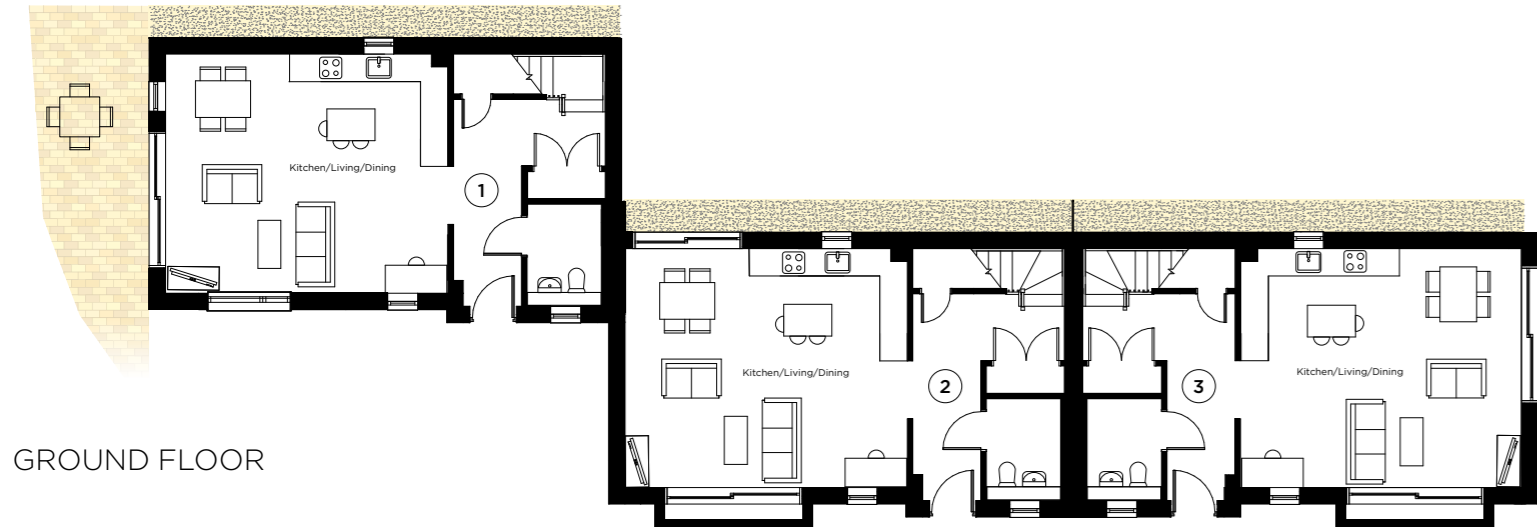
These creatively designed 2 double bedroom modern mews houses boast the flexibility of open plan living along with private outside space.

Offering low maintenance living, the fitted kitchens come complete with integrated appliances. Upstairs, each Bedroom 1 benefits from an en-suite and features a balcony, offering the perfect spot for a morning coffee.





FIRST FLOOR



GROUND FLOOR

**PLOT 1**

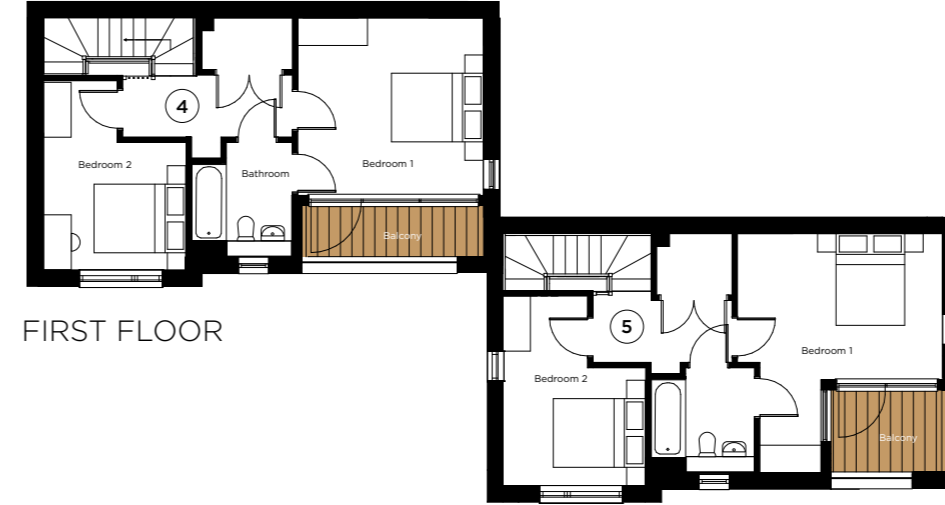
Kitchen/Living/Dining	6.10m x 5.20m	20' 0" x 17' 0"
Bedroom 1	3.90m x 3.80m	12' 9" x 12' 5"
Bedroom 2	4.10m x 2.90m	13' 5" x 9' 6"

**PLOT 2**

Kitchen/Living/Dining	6.10m x 5.20m	20' 0" x 17' 0"
Bedroom 1	3.90m x 3.80m	12' 9" x 12' 5"
Bedroom 2	4.10m x 2.90m	13' 5" x 9' 6"

**PLOT 3**

Kitchen/Living/Dining	6.10m x 5.20m	20' 0" x 17' 0"
Bedroom 1	3.90m x 3.70m	12' 9" x 12' 1"
Bedroom 2	4.10m x 2.90m	13' 5" x 9' 6"



FIRST FLOOR



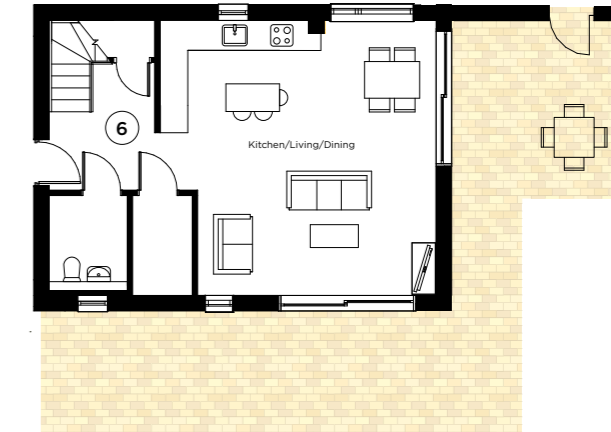
GROUND FLOOR

**PLOT 4**

Kitchen/Living/Dining	6.10m x 5.20m	20' 0" x 17' 0"
Bedroom 1	4.00m x 3.90m	13' 1" x 12' 9"
Bedroom 2	4.10m x 3.10m	13' 5" x 10' 2"



FIRST FLOOR



GROUND FLOOR

**PLOT 5**

Kitchen/Living/Dining	6.20m x 5.20m	20' 4" x 17' 0"
Bedroom 1	4.50m x 3.20m	14' 9" x 10' 5"
Bedroom 2	4.10m x 3.10m	13' 5" x 10' 2"

**PLOT 6**

Kitchen/Living/Dining	6.00m x 5.20m	19' 8" x 17' 0"
Bedroom 1	4.70m x 3.90m	15' 5" x 12' 9"
Bedroom 2	3.90m x 3.60m	12' 9" x 11' 9"

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. 02/21



Digitally staged images of plot 1

# SPECIFICATION



## KITCHEN

- Shaker-style 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 AND CLOAKROOM

- Contemporary style white sanitary ware
- Contemporary wall mounted controls
- Thermostatic shower
- Clear glazed bath screen
- Porcelain wall tiling
- Fitted bathroom mirror above sink

## HEATING/ HOT WATER

- Underfloor heating to living area
- Radiators to bedrooms
- Heated towel rail to bathroom and en-suite
- Electronic programming for heating system

## EXTERNAL FINISHES

- Decking and lighting to balcony
- Blocked paved parking bays
- Individual bin store area

## ELECTRICAL FITTINGS

- Mixture of LED lighting and pendants
- Dimmer switches to living/dining and Bedroom 1\*
- Fibre optic 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 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

- 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. 02/21

different by design

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