



MAY WHETTER & GROSE

PLOT 4 KINGSWOOD VIEW, ST. AUSTELL, PL26 7AD
PRICES FROM £550,000



A STUNNING HIGH END PREMIUM FINISHED FAMILY RESIDENCE, SITUATED A SHORT DISTANCE FROM WOODLAND WALKS AND THE PICTURESQUE BEACHES OF ST AUSTELL BAY. AN IMPRESSIVE HIGH SPECIFICATION PROPERTY WHICH FORMS PART OF TWENTY FOUR LUXURY HOMES, DESIGNED AND CREATED BY A LEGACY PROPERTIES. THOUGHTFULLY DESIGNED AND LAID OUT OFFERING CONTEMPORARY AND SPACIOUS LIVING ACCOMMODATION ALL WITHIN GOOD SIZED LANDSCAPED GARDENS. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE HIGH LEVEL OF FINISH THROUGHOUT AND THE PROPERTIES BEAUTIFUL SURROUNDINGS. VIDEO TOUR AVAILABLE UPON REQUEST. AVAILABLE NOW FOR OCCUPANCY.



Directions:

From St Austell, head towards Pentewan and Mevagissey, past the Cornwall Hotel on your right hand side. Take the next turning right and follow the private road up to the development. The properties can be seen on the right hand side. As you turn in, the Sales office is located with parking on the right.

The Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

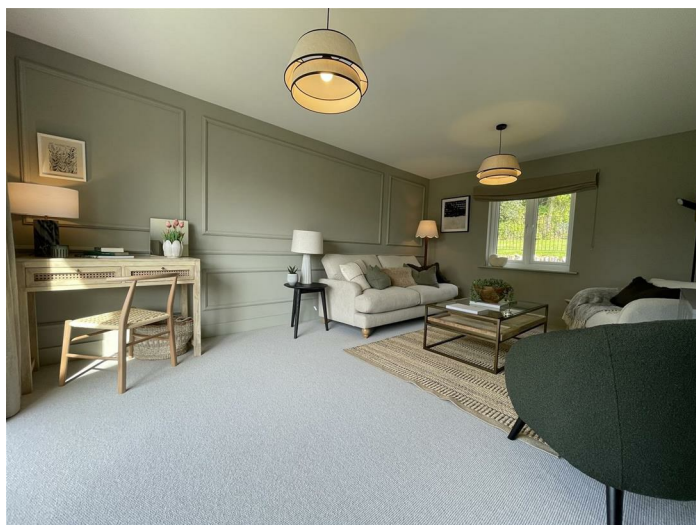
For full specification please request the developers brochure.

Ground Floor**Kitchen/Diner:**

15'5" x 13'5" (4.7m x 4.1m)

**Living Room:**

17'4" x 12'1" (5.3m x 3.7m)





Cloakroom/WC:
4'11" x 4'11" (1.5m x 1.5m)



Bedroom:
11'9" x 9'10" (3.6m x 3m)



First Floor



En Suite:
9'10" x 5'2" (3m x 1.6m)



Principal Bedroom:
11'9" x 10'2" (3.6m x 3.1m)



En Suite:
9'10" x 5'2" (3.0m x 1.6m)

Family Bathroom:

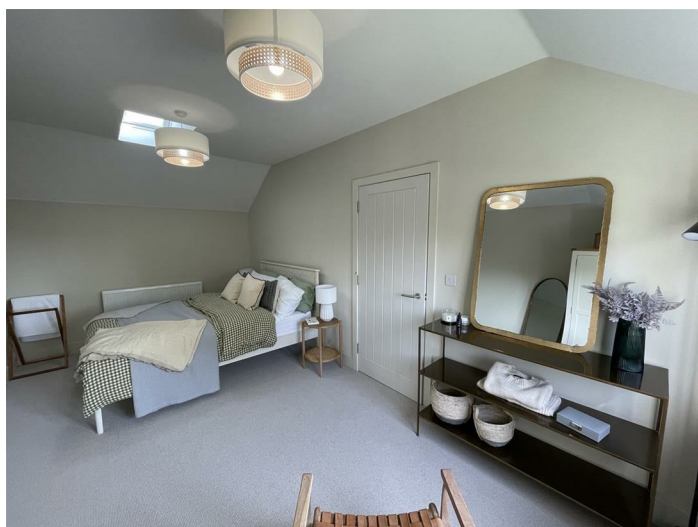
7'10" x 6'6" (2.4m x 2.0m)



Attractive paved parking to the front. Enclosed tiered rear garden.

Bedroom Two:

17'4" x 8'10" (5.3m x 2.7m)

**Agents Notes****Bedroom Three:**

11'1" x 8'10" (3.4m x 2.7m)



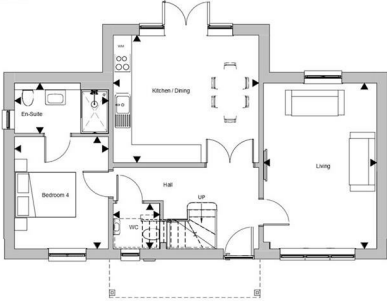
To book your visit to the on site sales office contact us or call Jodie - details shown on the attached brochure - 07557473395

JodieHenderson@legacyproperties.co.uk

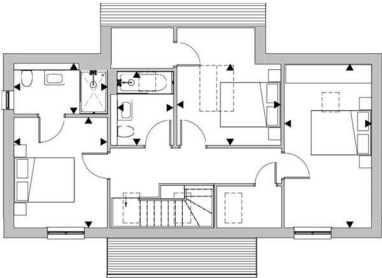
The photos shown are taken from the same model home which is the current show home plot number one



Plots 1-8
Ground Floor



Plots 1-8
First Floor



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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