



MAY WHETTER & GROSE

PLOT 64 MULBERRY GARDENS, ST. AUSTELL, PL25 3FZ
£335,000



LOCATED IN THIS SOUGHT AFTER DEVELOPMENT OF MULBERRY GARDENS ALL WITHIN EAST REACH OF THE COUNTRYSIDE CLAY TRAILS & ST AUSTELL BAY BEACHES IS THIS STUNNING THREE DOUBLE BEDROOM HIGH SPECIFICATION FINISHED FAMILY HOME. THOUGHTFULLY DESIGNED AND LAID OUT AND FINISHED TO A HIGH LEVEL BENEFITING FROM YOUR CHOICE OF KITCHEN COLOURS, WORKSURFACES AND FLOORING THROUGHOUT, PLUS BEAUTIFULLY LANDSCAPED GARDENS AND BRICK PAVED DRIVEWAY. THE HOME WILL COME WITH A 10 YEAR NHBC WARRANTY. CONTACT US FOR MORE INFORMATION AND BOOK YOUR VIEWING. PLEASE SEE AGENTS NOTES AND DEVELOPER SPECIFICATION.



Welcome to Mulberry Gardens:



Mulberry Gardens is the perfect place to call home, not just because of the beautiful properties on offer, but its fantastic location helps make this development feel truly

special. Situated on the edge of St Austell, this charming market town boasts a selection of independent businesses including a wide selection of places to eat and drink –you'll enjoy exploring what's on offer and rest assured, there's something to suit everyone's tastes. Flourishing with history at every turn, there are countless opportunities to indulge in St Austell's rich heritage, whether it's discovering the famous 160 year old St Austell Brewery or delving into Cornwall's clay mining past at the Wheal Martyn Museum. The town is also home to one of the UK's most iconic tourist attractions, the Eden Project, perfect for a day out, all year round. Just outside of St Austell and within close proximity to Mulberry Gardens lies the picturesque and unspoilt harbour town of Charlestown. The perfect place to spot one of the magnificent tall ships that regularly visits, it is also the shooting location for the popular TV series Poldark

About the area:

Mulberry Gardens is surrounded by natural beauty in all directions, making it the ideal place for those wishing to explore their local surroundings. For coastal lovers, Pentewan Beach and its half a mile of golden sands is only a short drive away, meaning you're minutes from being able to feel sand between your toes. For those looking for something different, the famous clay pits of St Austell offer a unique way to take in the magnificent views of the Bay. There's a great selection of local schools within close proximity of Mulberry Gardens, as well as a local hospital and a

number of doctors surgeries. With great transport links, thanks to St Austell's main railway line and the A391, it's easy to visit nearby towns like Fowey or further afield cities like Plymouth, Exeter and Bristol. From indulging in coastal and country walks and soaking up Cornwall's dramatic scenery, to treating yourself to delicious locally made culinary treats, Mulberry Gardens is within close reach of everything you might need.

Introducing your new home:

Offering a stunning collection of homes, Mulberry Gardens has been carefully designed to fit with the surrounding area. Over 20 bespoke house types have been created to offer variety and also help create interesting and attractive street scenes for residents to enjoy. What makes the homes at Mulberry Gardens truly special though, is that as you explore each room, you will discover outstanding craftsmanship and quality throughout.

Kitchens:

- All kitchens have been designed in a modern and minimalist fashion by leading kitchen manufacturer, Mayflower Kitchens,
- High quality appliances fitted as standard.
- 20mm quartz worktops are included, with the option to upgrade to granite if desired.
- Undercounter sinks, upstands and splashbacks are also included.
- All homes have induction hobs and most also have built in ovens.
- Integrated appliances feature in selected plots including dishwasher, washer/dryer and fridge freezer.

Bathrooms:

- Stylish bathrooms feature throughout every home, with complete choice over bathroom tiles.
- Contemporary Duravit bathroom suites feature back to wall sanitary ware, mixer taps and shower valves

Internal Finishes:

- Contemporary carpets are fitted throughout with the option for wooden flooring if desired.

External Finishes:

- Homeowners will see high quality uPVC windows, fascia and soffits.
- Colour rendering across the whole home to make it not just visually beautiful, but low maintenance as well.
- All homes include a modern video doorbell system for peace of mind.
- Electric doors to all garages and car ports.

Heating & Insulation:

- Gas fired central heating throughout with high quality insulation fitted to meet modern energy standards.
- Premium underfloor heating present on the ground floor.

- Smart home controls installed to control the heating and lighting.

Developers Specification:

Downstairs underfloor heating with radiators to the first floor.

Floor coverings included.

Choice of kitchen colours.

Choice of work surface.

Choice of tiles.

Electric garage doors where applicable.

10 Year NHBC

SAP/EPC - TBC

Directions:

From the A390, take the A391 North East distributor road. At the third roundabout take the first left and Mulberry Gardens will be found approximately 50 yards on the right hand side.

VIEWING ARRANGEMENTS:

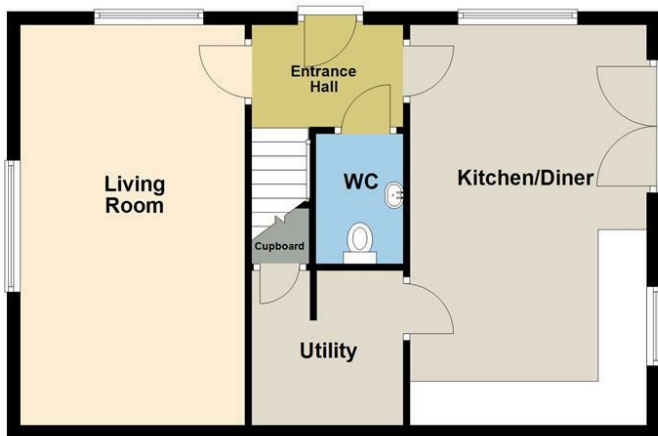
Strictly by prior appointment with May Whetter & Grose 01726 73501 sales@maywhetter.co.uk

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	

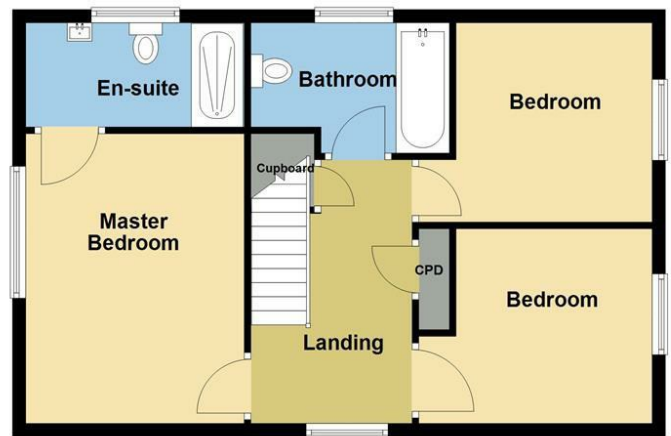
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



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