

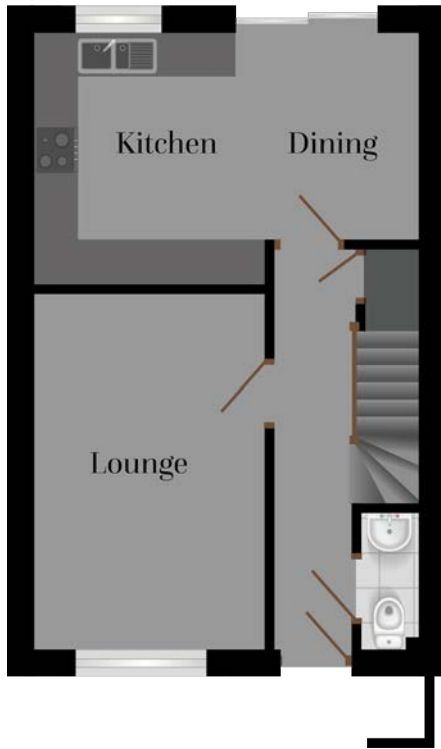
Chy An Glas

Park An Vownder - No. 2
Gwel Tregennow - No. 23 & 48
Gwel Fenten No. 2

The Chy an Glas is a well-proportioned three bedroom home. The external appearance of this house combines render with timber effect cladding and inside, there's a bright and spacious lounge, a kitchen/dining room which overlooks the garden and a separate WC. On the first floor there is a master bedroom with two further bedrooms and a family bathroom. This stylish home is definitely one not to be missed.

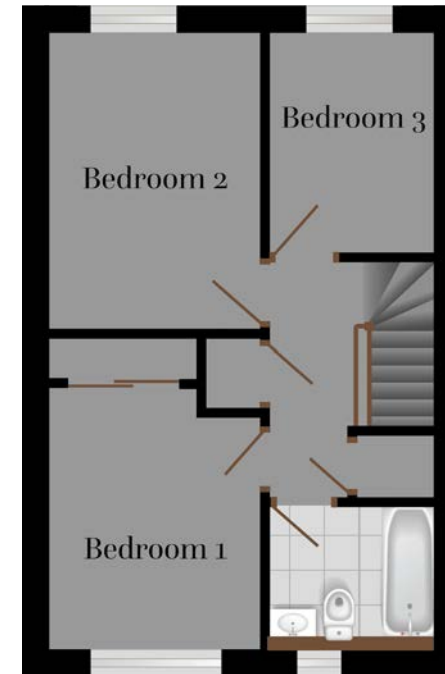


GROUND FLOOR



Kitchen/Dining	5.20m x 3.40m	17.06 ft x 11.15 ft
Lounge	3.05m x 4.75m	10.01 ft x 15.58 ft

FIRST FLOOR



Bedroom 1	2.90m x 4.25m	9.51 ft x 13.94 ft
Bedroom 2	2.77m x 3.20m	9.09 ft x 10.50 ft
Bedroom 3	2.11m x 2.90m	6.92 ft x 9.51 ft

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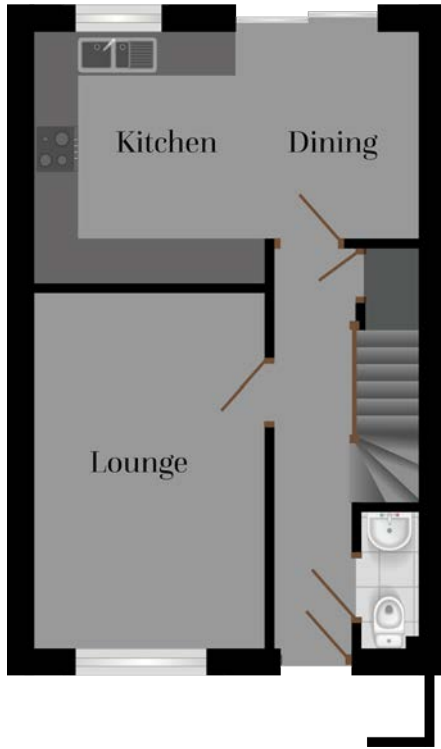
Chy An Glas

Gwel Fenten - No 4, 14, 15, 24 & 25

The Chy an Glas is a well-proportioned three bedroom home. The external appearance of this house combines render with timber effect cladding and inside, there's a bright and spacious lounge, a kitchen/dining room which overlooks the garden and a separate WC. On the first floor there is a master bedroom with two further bedrooms and a family bathroom. This stylish home is definitely one not to be missed.

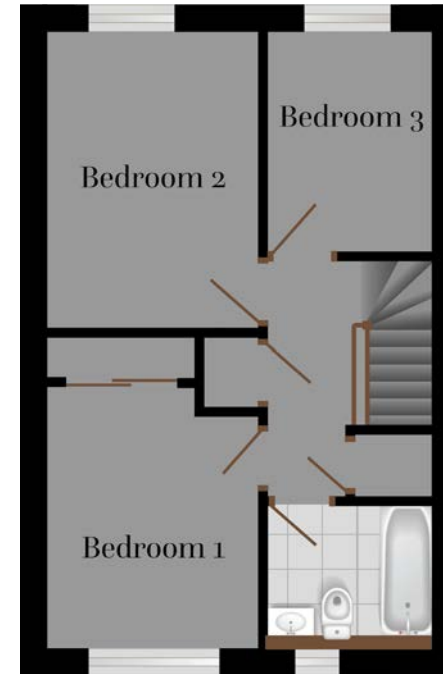


GROUND FLOOR



Kitchen/Dining	5.20m x 3.40m	17.06 ft x 11.15 ft
Lounge	3.05m x 4.75m	10.01 ft x 15.58 ft

FIRST FLOOR



Bedroom 1	2.90m x 4.25m	9.51 ft x 13.94 ft
Bedroom 2	2.77m x 3.20m	9.09 ft x 10.50 ft
Bedroom 3	2.11m x 2.90m	6.92 ft x 9.51 ft

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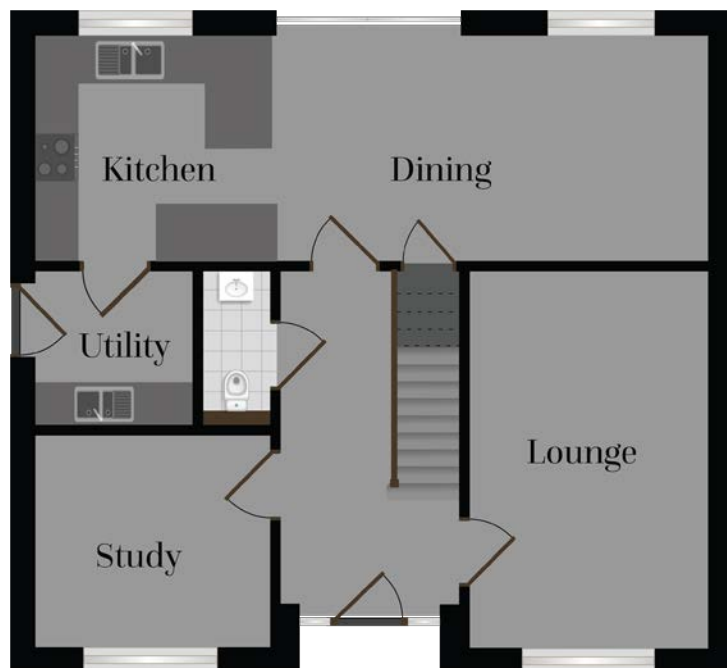
The Penpol

Gwel Fenten - No. 20, 21, 22
Gwel Tregenow - No. 28, 35, 36 & 44 & 49

The largest home at Tregenna Lea. A beautifully designed, traditional family home offering impressive and versatile living space, garage and driveway. 'The Penpol' enjoys multiple living areas, four double bedrooms and master en suite and the added benefit of a utility room. Externally the property enjoys a garage and driveway

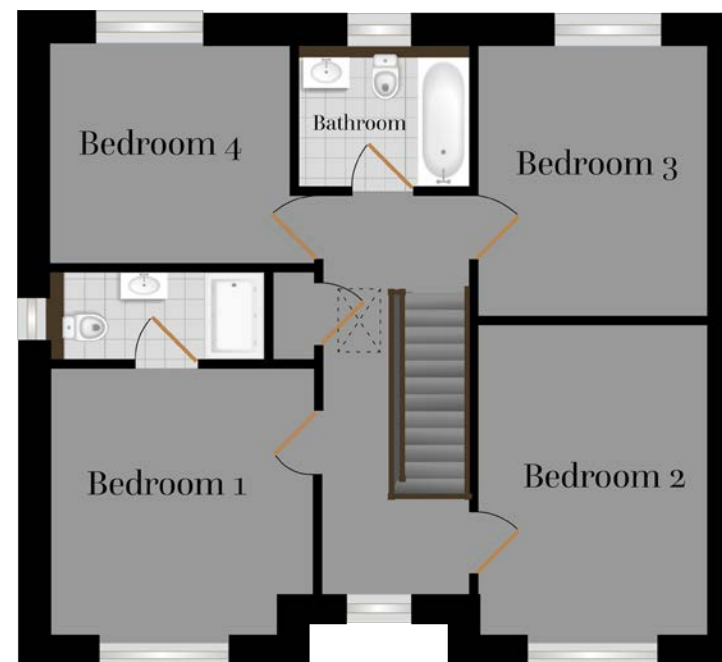


GROUND FLOOR



Kitchen	8.95m x 2.96m	29.36ft x 9.71ft
Lounge	4.97m x 3.11m	16.31ft x 10.2ft
Study	3.11m x 2.77m	10.2ft x 9.09ft
Utility	2.12m x 2.08m	6.96ft x 6.82ft

FIRST FLOOR



Bedroom 1	3.58m x 3.65m	11.75ft x 11.98ft
Bedroom 2	3.11m x 4.25m	10.2ft x 13.94ft
Bedroom 3	3.11m x 3.68m	10.2ft x 12.07ft
Bedroom 4	3.24m x 2.97m	10.63ft x 9.74ft

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The Kensey

Gwel Fenten No. 23
Gwel Tregennow - No. 45

An impressive three bedroom home offering the ideal space for a growing family. The ground floor offers a full length, double aspect kitchen dining room with patio doors to the rear garden, the spacious sitting room also spans the full length of the house enjoying a double aspect and another set of patio doors offering access to the rear garden. The first floor offers three double bedrooms, master with en-suite facilities and family bathroom.

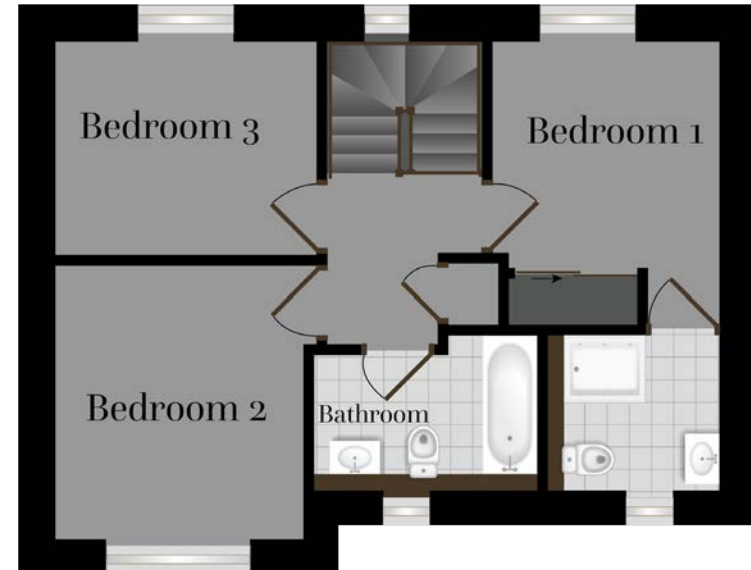


GROUND FLOOR



Kitchen	2.79m x 5.50m	9.15ft x 18.04ft
Lounge	2.79m x 5.50m	10.6ft x 20.01ft
Study		
Utility		

FIRST FLOOR



Bedroom 1	2.79m x 2.83m	9.15ft x 9.28ft
Bedroom 2	3.06m x 3.34m	10.04ft x 10.96ft
Bedroom 3	3.22m x 2.62m	10.56ft x 8.6ft

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The Lerryn

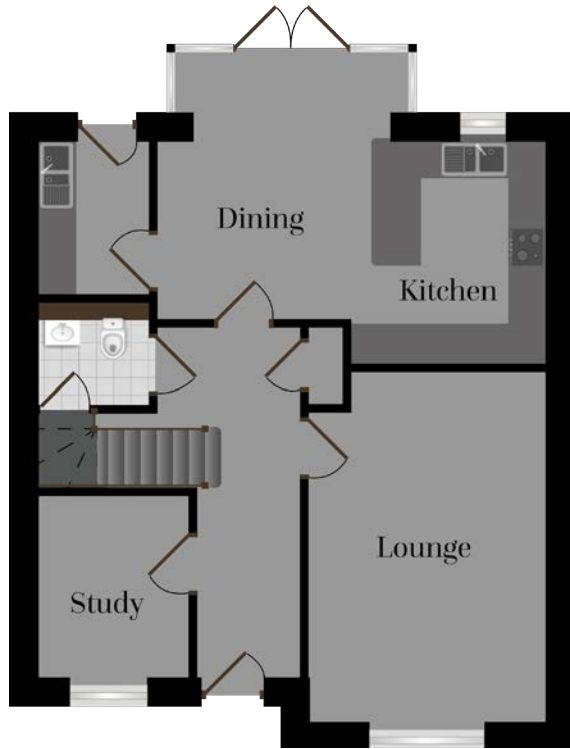
Gwel Fenten - No. 16

Gwel Tregennow - No. 26, 27, 29, 30, 33, 34,
39, 40, 43 & 46

'The Lerryn' delivers a traditional family home offering spacious and versatile accommodation. Impressive open plan kitchen/dining/family room featuring a large glazed bay to the rear garden, as well as an adjoining utility room, formal sitting room and a 3rd reception room offering a study, play room or snug. The first floor enjoys four bedrooms with master en suite facilities and externally the Lerryn benefits from an enclosed rear garden, parking and garage.



GROUND FLOOR



Kitchen	5.95m x 3.40m	19.52ft x 11.15ft
Lounge	5.37m x 3.64m	17.62ft x 11.94ft
Study	2.80m x 2.30m	9.19ft x 7.55ft
Utility		

FIRST FLOOR



Bedroom 1	3.98m x 3.64m	13.06ft x 11.94ft
Bedroom 2	3.64m x 3.66m	11.94ft x 12.01ft
Bedroom 3	4.00m x 2.80m	13.12ft x 9.19ft
Bedroom 4	2.94m x 2.87m	9.65ft x 9.42ft

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The Trevarrack

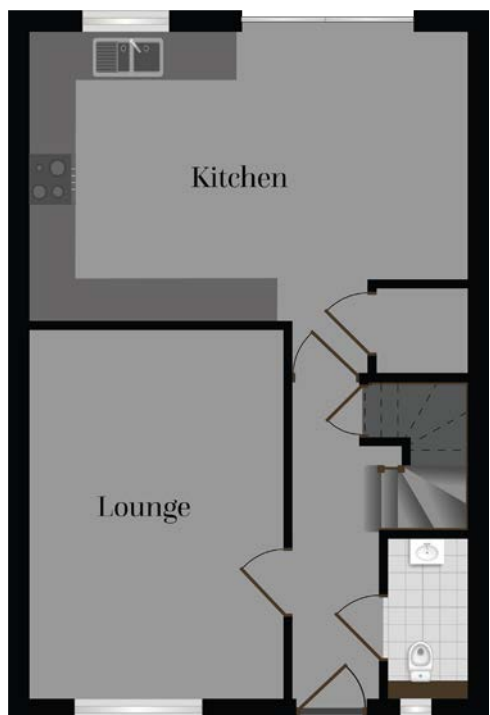
Gwel Fenten - No. 17

Gwel Tregennow - No. 24, 25, 31, 32, 37, 38,
41 & 42

In similar style to Robertsons ever popular Chy-An-Glas, 4 bedroom 'Trevarrack' is also one of the most striking houses on the development. The external appearance of this house combines granite stonework with timber effect cladding, render and a window frontage that spans two floors. Internally, on the ground floor there is a large kitchen/ dining room, lounge and ground floor WC. To the first floor are 4 bedrooms, master en suite facilities and family bathroom. Externally, this home enjoys a garage, a driveway providing off road parking and an enclosed rear garden.

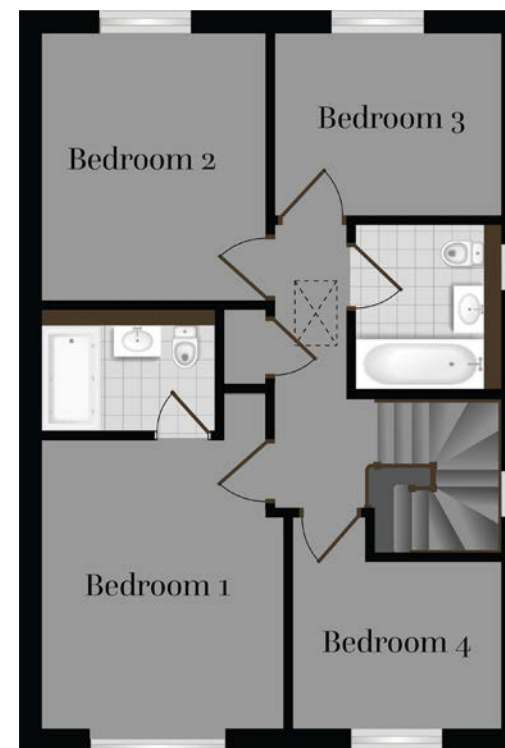


GROUND FLOOR



Kitchen	5.93m x 3.93m	19.52ft x 11.15ft
Lounge	5.02m x 3.42m	17.62ft x 11.94ft

FIRST FLOOR



Bedroom 1	3.75m x 3.08m	12.3ft x 10.1ft
Bedroom 2	3.47m x 2.87m	11.38ft x 9.42ft
Bedroom 3	2.93m x 2.34m	9.61ft x 7.68ft
Bedroom 4	2.71m x 2.13m	8.89ft x 6.99ft

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The Elynnow

Gwel Fenten No. 1
Park An Vownder - No. 1
Gwel Tregennow - No. 22, 47

A stunningly finished 4 bedroom home which has been cleverly designed for the way you want to live your life. This is a house which looks good from every angle. On the ground floor the Elynnow offers a spacious lounge with patio doors to the rear garden, a triple aspect kitchen and dining area with another door to the rear garden patio, a good-sized hallway and WC. There are four bedrooms on the first floor (master with en-suite) and a family bathroom. Outside, the property has a patio area sheltered by a timber framed pergola within an enclosed garden, garage and driveway.



GROUND FLOOR



Kitchen/Dining	2.77m x 8.09m	9.09 ft x 26.54 ft
Lounge	3.57m x 5.19m	11.71 ft x 17.03 ft

FIRST FLOOR



Bedroom 1	2.58m x 3.10m (Plus Wardrobe)	8.46 ft x 10.17 ft
Bedroom 2	2.77m x 3.39m	9.09 ft x 11.12ft
Bedroom 3	3.10m x 2.29m	10.17 ft x 7.51 ft
Bedroom 4	2.82m x 2.29m	9.25 ft x 7.51 ft

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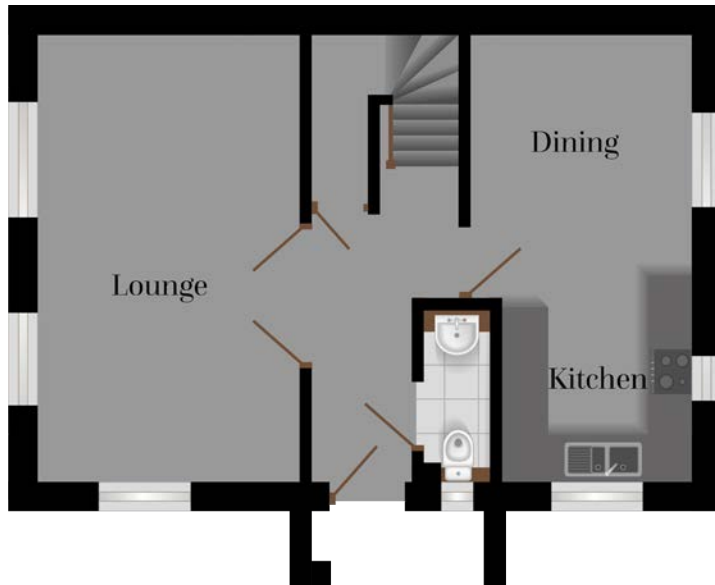
The Tonnow

Gwel Fenten, No. 3

The Tonnow is available either as a detached or semi-detached home. It's a house with some very interesting features and an ideal choice for a growing family. The accommodation offers a large kitchen/diner with patio doors overlooking the rear garden. Spacious, double aspect lounge with a second set of patio doors overlooking the garden. In addition is the WC and integral storage space. On the first floor are three double bedrooms, master en-suite and family bathroom.

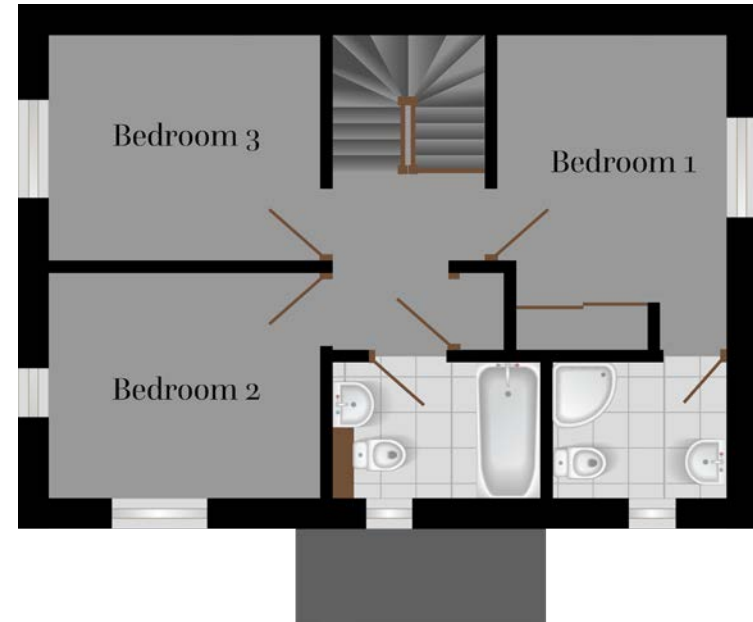


GROUND FLOOR



Kitchen/Dining	2.80m (to 2.39m) x 5.52m	9.19 ft (to 7.84 ft) x 18.11 ft
Lounge	3.33m x 5.52m	10.93 ft x 18.11 ft

FIRST FLOOR



Bedroom 1	2.80m x 2.85m (Plus Wardrobe)	9.19 ft x 9.35 ft
Bedroom 2	3.33m x 2.75m	10.93 ft x 9.02 ft
Bedroom 3	3.33m x 2.65m	10.93 ft x 8.69 ft

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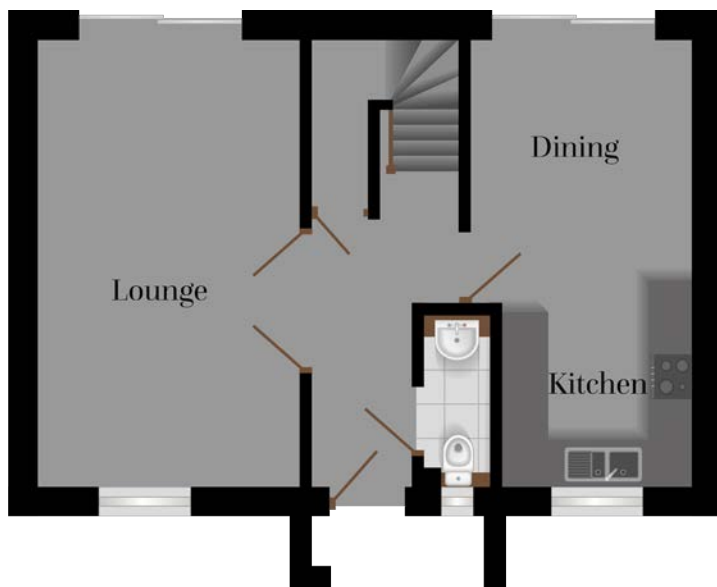
The Tonnow

Park an Vownder, No. 3, 4

The Tonnow is available either as a detached or semi-detached home. It's a house with some very interesting features and an ideal choice for a growing family. The accommodation offers a large kitchen/diner with patio doors overlooking the rear garden. Spacious, double aspect lounge with a second set of patio doors overlooking the garden. In addition is the WC and integral storage space. On the first floor are three double bedrooms, master en-suite and family bathroom.

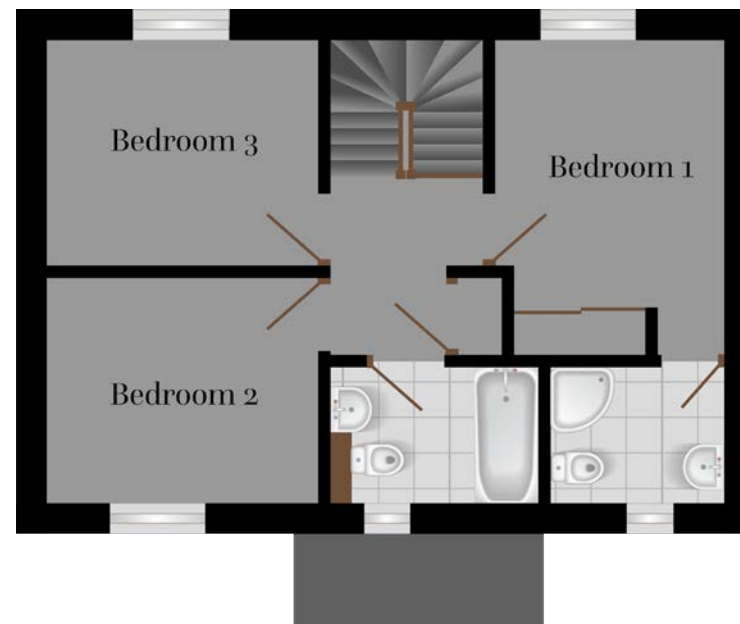


GROUND FLOOR



Kitchen/Dining	2.80m (to 2.39m) x 5.52m	9.19 ft (to 7.84 ft) x 18.11 ft
Lounge	3.33m x 5.52m	10.93 ft x 18.11 ft

FIRST FLOOR



Bedroom 1	2.80m x 2.85m (Plus Wardrobe)	9.19 ft x 9.35 ft
Bedroom 2	3.33m x 2.75m	10.93 ft x 9.02 ft
Bedroom 3	3.33m x 2.65m	10.93 ft x 8.69 ft

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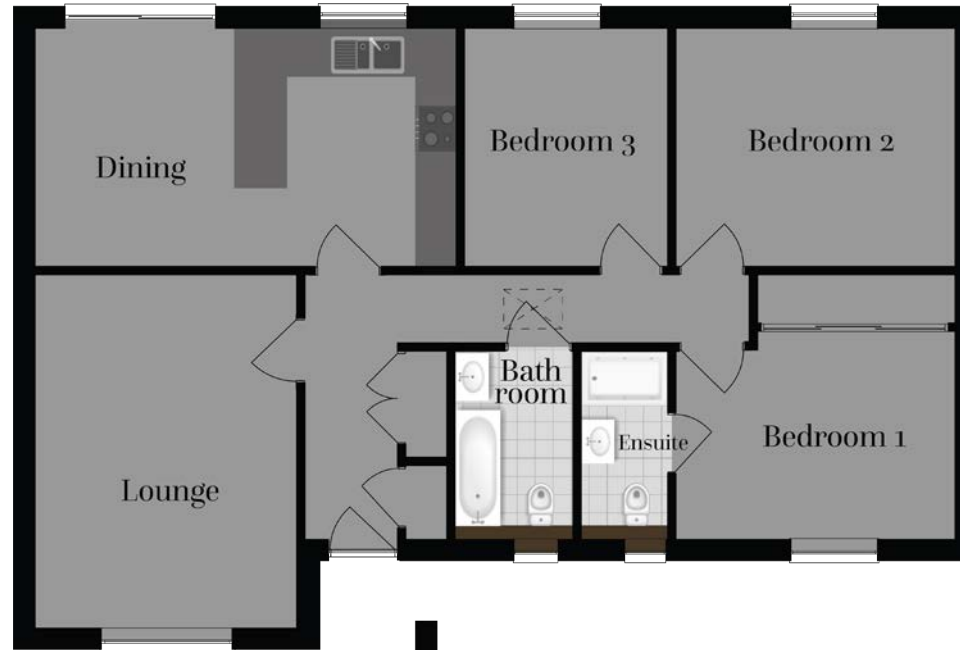
The Helford

Gwel Fenten, No. 11, 12, 13, 18

The largest bungalow at Tregenna Lea, The Helford offers generous accommodation with three bedrooms, master en-suite and bathroom. A fitted kitchen adjoins a large open plan dining area with patio doors opening out onto the rear garden patio. A separate lounge. Some of these homes benefit from a garage and all homes enjoy off road



GROUND FLOOR



Kitchen/Dining	5.90m x 3.29m	19.4 ft x 10.8 ft	Bedroom 1	3.8m x 2.9m (Max to wardrobe)	12.5 ft x 9.5 ft
Lounge	4.93m x 3.59m	16.2 ft x 11.8 ft	Bedroom 2	3.8m x 3.29m	12.5 ft x 10.8 ft
			Bedroom 3	2.82m x 3.29m	9.3 ft x 10.8 ft

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Tregenna Lea



HOUSE TYPES

- The Tamar
- The Helford
- The Lynher
- The Kensey
- The Lerryn
- Affordable Housing
- The Gannel
- The Tonnow
- The Chy An Glas
- The Penpol
- The Trevarrack
- The Elynnow

DEVELOPMENT LAYOUT



The site plan is for identification and illustrative purposes only and is not to scale. All prospective buyers should note that the plan is solely intended for their guidance and assistance

Specification

Kitchen

	Gannel	Trevarrack	Kensey	Tonnow	Chy An Glas	Lynher
Fully fitted kitchen with soft close to doors and drawers	•	•	•	•	•	•
38mm square edged Laminate worksurfaces	•	•	•	•	•	•
Ceramic Hob	•	•	•	•	•	•
Double Oven	•	•	•	•	•	•
Built in 70/30 split fridge/freezer	•	•	•	•	•	•
Built in extractor	•	•	•	•	•	•
Built in dishwasher	•	•	•	•	•	•
Composite 1.5 bowl sink with polished chrome tap	•	•	•	•	•	•
Built in washing machine	•	•	•	•	•	•

Heating & Ventilation

Air sourced heat pump, underfloor heating to ground floor & radiators to first floor	•	•	•	•	•	•
ASHP Hot water cylinder with electric panel heating	•	•	•	•	•	•
Chrome heated towel rails to bathroom and en-suite (where applicable)	•	•	•	•	•	•
Mechanical Ventilation heat recovery system	•	•	•	•	•	•

Bathrooms

White Sanitaryware with chrome fittings	•	•	•	•	•	•
Wall hung rimless Roca Wc's	•	•	•	•	•	•
Roca Anthracite grey vanity units to bathroom and en-suite (where applicable)	•	•	•	•	•	•
Mirror with intergral light and dimista to bathroom and en-suite (where applicable)	•	•	•	•	•	•
Semi-pedestal basin to cloakroom	•	•	•	•	•	•

Internal Finishes

	Gannel	Trevarrack	Kensey	Tonnow	Chy An Glas	Lynher
Light Oak Veneered doors with contemporary door furniture	•	•	•	•	•	•
White emulsion to ceilings and walls	•	•	•	•	•	•
White gloss woodwork with hardwood handrail to staircase	•	•	•	•	•	•

Lighting & Electrical

Open network fibre to premises	•	•	•	•	•	•
Terrestrial TV aerial	•	•	•	•	•	•
TV point to living room and master bedroom	•	•	•	•	•	•
External lights to all entrance doors	•	•	•	•	•	•
LED downlights to kitchen area and bathrooms	•	•	•	•	•	•

External

Anthracite Grey UPVC windows	•	•	•	•	•	•
External doors with multipoint locking	•	•	•	•	•	•
Landscaping to front gardens, turfed rear gardens	•	•	•	•	•	•
External tap to rear	•	•	•	•	•	•
Paved patio area to rear	•	•	•	•	•	•
Power and light to garages with personnel doors (where applicable)	•	•	•	•	•	•
7.0 Kw EV Charger	•	•	•	•	•	•

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Specification

Kitchen

	Penpol	Lerryn	Helford
Fully fitted kitchen with soft close to doors and drawers	•	•	•
Solid surface worksurfaces to kitchen and utility room	•	•	•
Tumble Dryer	•	•	•
Bosch Induction Hob	•	•	•
Bosch Double Oven	•	•	•
Bosch built in 70/30 split fridge/freezer	•	•	•
Built in extractor	•	•	•
Built in dishwasher	•	•	•
Composite 1.5 bowl sink with polished chrome tap	•	•	•
Built in washing machine	•	•	•

Heating & Ventilation

Air sourced heat pump, underfloor heating to ground floor & radiators to first floor	•	•	•
Chrome heated towel rails to bathroom and en-suite (where applicable)	•	•	•
Mechanical heat recovery system ventilation	•	•	•

Bathrooms

White Sanitaryware with chrome fittings	•	•	•
Wall hung rimless Roca WC's	•	•	•
Roca Anthracite grey vanity units to bathroom and en-suite (where applicable)	•	•	•
Mirror with intergral light and dimista to bathroom and en-suite (where applicable)	•	•	•
Semi-pedestal basin to cloakroom	•		

Internal Finishes

	Penpol	Lerryn	Helford
Light Oak Veneered doors with contemporary door furniture	•	•	•
White emulsion to ceilings and walls	•	•	•
White gloss woodwork with hardwood handrail to staircase	•	•	•

Lighting & Electrical

Open network fibre to premises	•	•	•
Terrestrial TV aerial	•	•	•
TV point to living room and master bedroom	•	•	•
External lights to all entrance doors	•	•	•
LED downlights to kitchen area and bathrooms	•	•	•

External

Anthracite Grey UPVC windows	•	•	•
External doors with multipoint locking	•	•	•
Landscaping to front gardens, turfed rear gardens	•	•	•
External tap to rear	•	•	•
Paved patio area to rear	•	•	•
Power and light to garages with personnel doors (where applicable)	•	•	•
7.0 Kw EV Charger	•	•	•

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