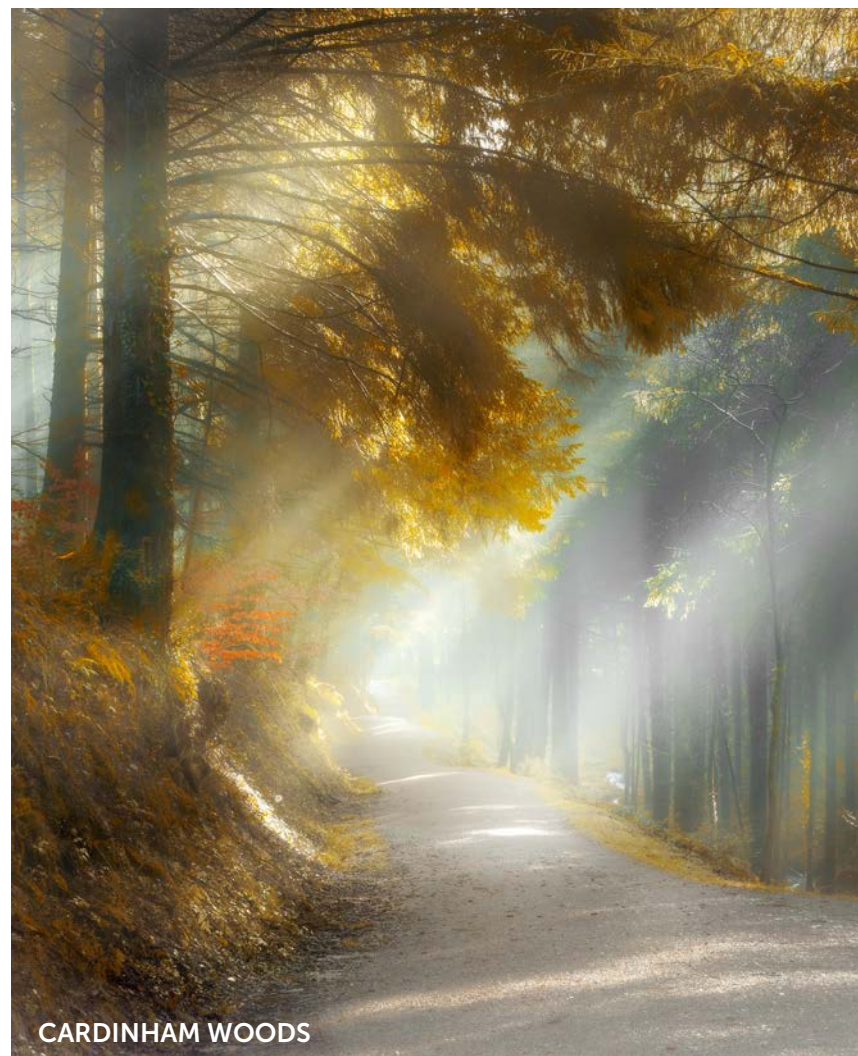




ROSEVEAR
MEADOWS

BUGLE | ST AUSTELL



Discover the beauty of Cornwall

Bugle is a village located on the A391 just a short distance from the A30 making it ideally situated for those looking to be easily accessible to commute to the North coast, East towards Plymouth or West throughout Cornwall.

The village offers train links to London Paddington and regular bus timetable to St Austell, Bodmin and Truro. The village also enjoys a convenience store, cafés, takeaways as well as a traditional public house/restaurant/B&B.

Bugle is the perfect location for everything Cornwall.

EDEN PROJECT - 5 MILES

ST AUSTELL - 5 MILES

LANHYDROCK NATIONAL TRUST - 7 MILES

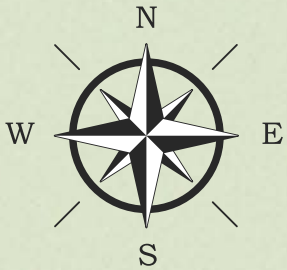
CARDINHAM WOODS - 9 MILES

BODMIN - 9 MILES

FOWEY - 10 MILES

NEWQUAY AIRPORT - 14 MILES

Development Layout



Rosevear Meadows signifies a rare opportunity to acquire a brand new home nestled within a secluded, private development of just 10 properties, all of which offer spacious accommodation and exceptionally well proportioned gardens as well as a generous off road parking provision.

All homes are built to an exceptionally high standard, offering energy efficient and easy to maintain living. Whether this be your first move, or your last, Rosevear Meadows offers a limited number of homes to suit everyone.

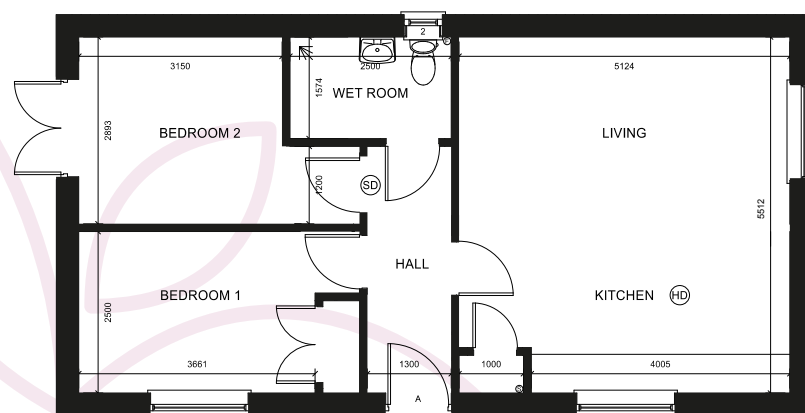
House Types

- Meadowsweet - Plot 1
- Honeysuckle - Plots 2, 3, 5 & 6
- Pennyroyal - Plot 4
- Rosebay - Plots 7, 8, 9 & 10



MEADOWSWEET - PLOT 1

LIVING / KITCHEN
5.12M X 5.51M (16'9" X 18'1")
BEDROOM ONE
3.66M X 2.50M (12'0" X 8'2")
BEDROOM TWO
3.15M X 2.89M (10'4" X 9'6")

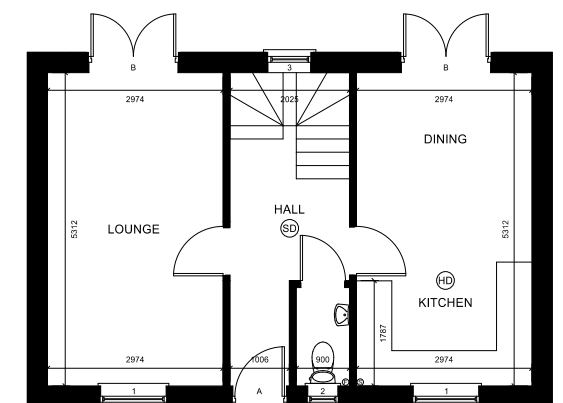


GROUND FLOOR

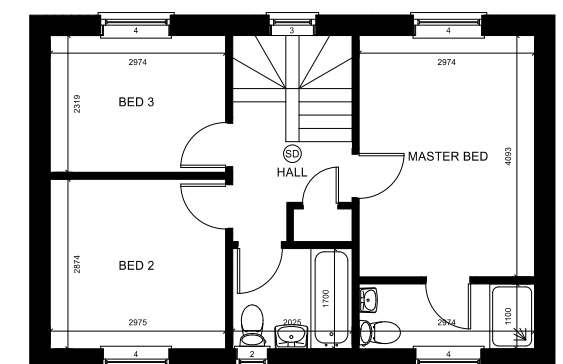


HONEYSUCKLE - PLOTS 2, 3, 5 & 6

LOUNGE
5.31M X 2.97M (17'5" X 9'9")
KITCHEN / DINING
5.31M X 2.97M (17'5" X 9'9")
MASTER BEDROOM
4.09M X 2.97M (13'5" X 9'9")
BEDROOM TWO
2.97M X 2.87M (13'5" X 9'5")
BEDROOM THREE
2.97M X 2.31M (13'5" X 7'7")



GROUND FLOOR



FIRST FLOOR



ROSEVEAR
MEADOWS



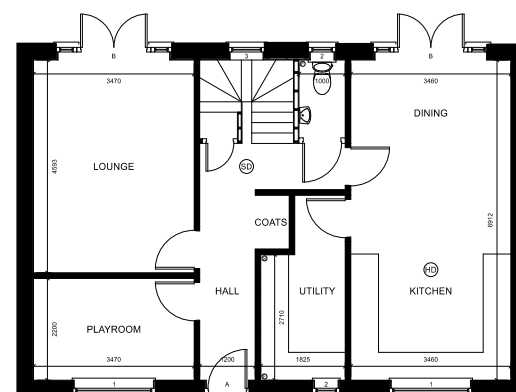
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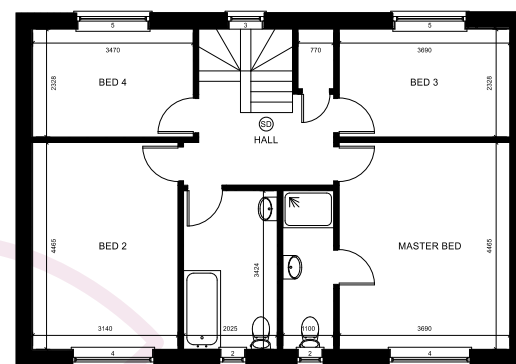
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PENNYROYAL - PLOT 4

LOUNGE
4.59M X 3.47M (15'1" X 11'5")
KITCHEN / DINING
6.91M X 3.46M (22'8" X 11'4")
UTILITY
2.71M X 1.82M (8'11" X 6'0")
PLAYROOM
3.47M X 2.20M (11'5" X 7'3")
MASTER BEDROOM
4.46M X 3.69M (14'7" X 12'1")
BEDROOM TWO
4.46M X 3.14M (14'7" X 10'4")
BEDROOM THREE
3.69M X 2.32M (12'1" X 7'7")
BEDROOM FOUR
3.47M X 2.32M (11'5" X 7'7")



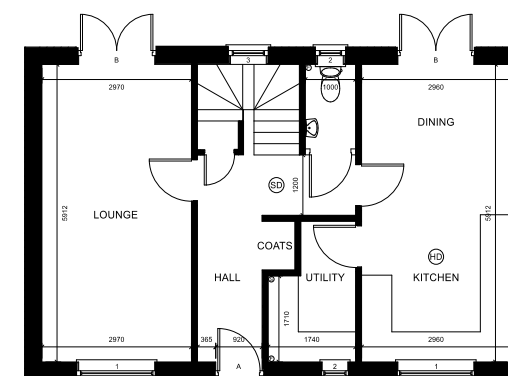
GROUND FLOOR



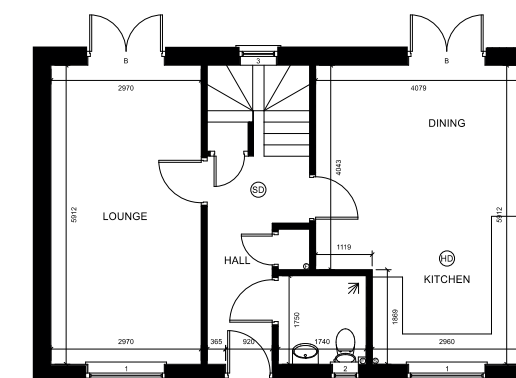
FIRST FLOOR

ROSEBAY - PLOTS 7, 8, 9 & 10

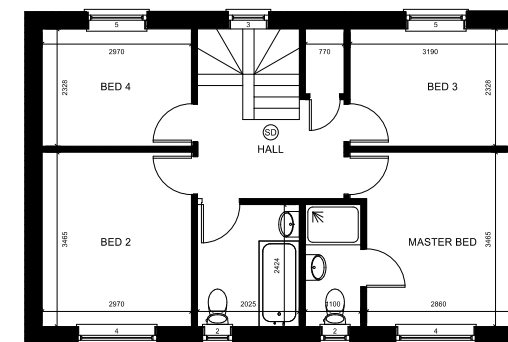
LOUNGE
5.91M X 2.97M
(19'5" X 9'9")
KITCHEN / DINING
5.91M X 2.96M
(19'5" X 9'9")
MASTER BEDROOM
3.46M X 2.86M
(11'4" X 9'4")
BEDROOM TWO
3.46M X 2.97M (11'4" X 9'9")
BEDROOM THREE
3.19M X 2.32M
(10'5" X 7'7")
BEDROOM FOUR
2.97M X 2.32M (9'9" X 7'7")



GROUND FLOOR - PLOT 9 & 10



GROUND FLOOR - PLOT 7 & 8



FIRST FLOOR - ALL PLOTS



KITCHEN

- Howdens 'Clerkenwell' range
- Handle-less cabinet doors
- A variant of colour worktops and upstand available
- A colour range choice of laminate oak floors
- 1 ½ bowl, single drainer stainless steel sink unit
- Electric Hob
- Stainless steel single oven
- Stainless steel extractor hood
- Plumbing & Electrics for washing machine
- Integrated dishwasher

UTILITY ROOMS

- 'Howdens' range
- Handle-less cabinet doors
- A variant of colour worktops and upstand available
- A colour range choice of laminate oak floors
- Space for white appliances

BATHROOMS & EN SUITES

- White sanitaryware
- Chrome heated towel rail
- Chrome fitted taps to bath (if applicable)
- Thermostatic shower
- Tiled floors
- Wall tiling - half height to all wet walls. Full height to shower areas and all wet cills where sanitaryware is fitted
- Shaver socket

GENERAL

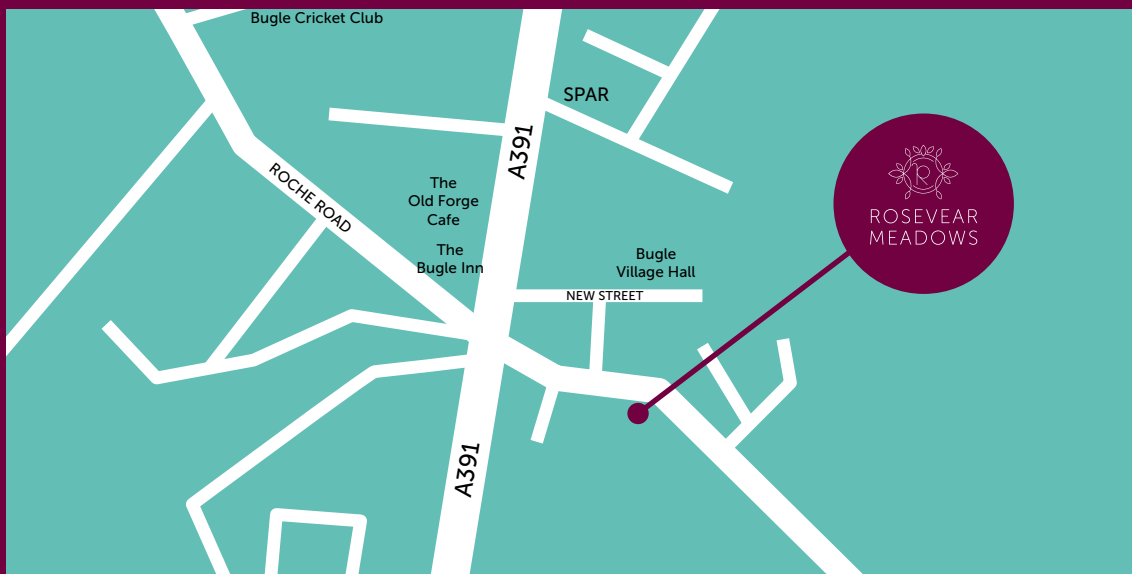
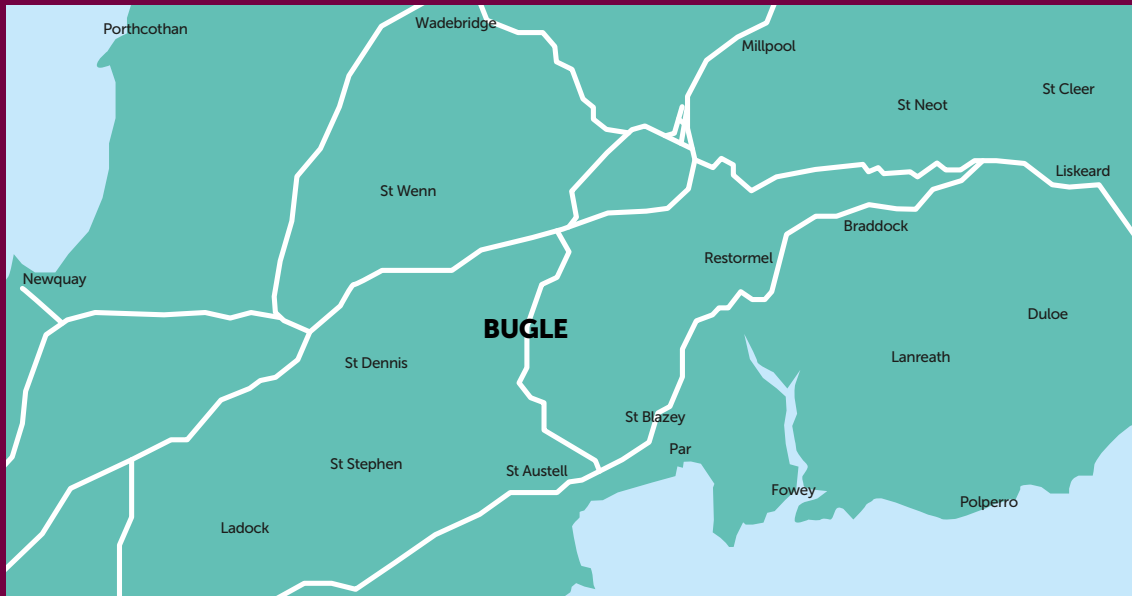
- Upvc double glazed windows
- Oak veneered doors with contemporary chrome door furniture
- White emulsion to walls with smooth white ceilings
- White satin woodwork
- TV aerial - Points in Living Room & Master Bedroom
- BT Broadband
- Telephone sockets in entrance hall, living room & main bedroom
- LED down lights
- USB ports to living room and master bedroom
- Sky point to living room

EXTERNALLY

- Brickpaved driveways
- Paved pedestrian pathways
- Outside security light to front and rear elevation
- Outside tap to rear
- Turfed rear garden
- Boundary fencing to rear garden
- Sandstone patios at rear

The above specification is correct at the date of print but maybe subject to change as necessary and without notice. Option to choose/upgrade specification depends on stage of construction.

Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



HOW TO FIND US...

From the A30 (East & West) take the exit for Wadebridge A389 and St Austell A391. Follow the signs for the A391 signposted Bugle & St Austell. Continue on this road until you enter the village of Bugle and turn left opposite the Bugle Inn onto Rosevear Road where Rosevear Meadows can be found a short distance along on the right hand side.

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