



Apple Tree Court

Dobwalls | Cornwall

An exclusive development of five
3-bedroom bungalows in a village setting

A fine place to call home within the Cornish countryside

Dobwalls is a village just off the A38 in the heart of the Glyn Valley, approximately 3 miles north west of the market town of Liskeard in South East Cornwall, surrounded by open fields and wooded countryside. The village offers a plethora of amenities including the Highwayman public house, convenience store/post office, primary school, chapel and village hall.

The village of Dobwalls provides the perfect location to combine rural, countryside living just a short drive from a busy market town, ideal for those seeking an active lifestyle. The picturesque fishing harbours of Looe, Fowey and Polperro are all within 15 miles to the south, or the vast, rugged expanse of Bodmin Moor and the glorious north and south Cornish coastlines all lay on your doorstep.

The bustling market town of Liskeard offers a wide range of independent retailers specialising in unique, local products together with an abundance of high street favourites to include a large superstore. The town benefits from various business, leisure and medical facilities as well as a mainline railway station connecting to London (Paddington) via Plymouth.

Less than 30 minutes away is The City of Plymouth - Britain's Ocean City, home to breathtaking views and known for its historic Barbican district with its narrow cobbled streets and of course the Mayflower Steps, where the Pilgrim Fathers set sail for the New World. The vibrant City offers everything from fine dining in the waterfront restaurants on the Barbican to a picnic in the sunshine on the green-lawned expanse of the Hoe. From the City you can venture North to the Dartmoor National Park or if you head East you can enjoy the beautiful South Hams with quaint towns including Kingsbridge and Dartmouth.

- 1 Plymouth Hoe
- 2 Golitha Falls
- 3 Sibilyback Reservoir
- 4 Looe



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About Apple Tree Court

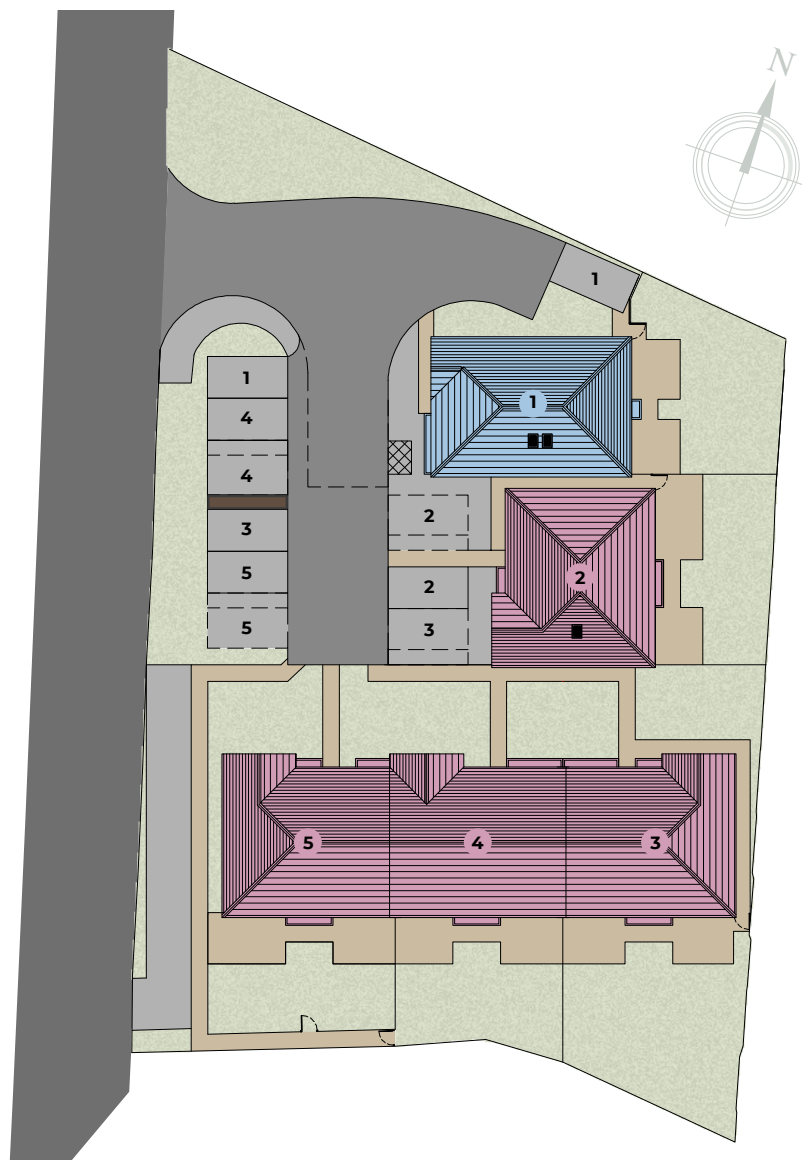
Apple Tree Court is a development of five 3-bed bungalows arranged either as a detached or terraced freehold property. All the bungalows are built to a high specification, have a master bedroom en-suite and turfed and paved gardens. Each bungalow also has two owned and allocated parking spaces, either adjacent to the bungalow or close to it.

Each bungalow is traditionally built with a natural stone front gable, a smooth painted render finish and a natural slate roof. Top quality double glazed uPVC windows are used together with uPVC fascias, soffits and plastic rain water goods to ensure each property is easy to maintain.

A Management Company, owned by each of the residents, will own and be responsible for the road, drainage, and street lighting. An annual service charge will cover the cost of running the Management Company. The ownership of the Management Company by residents ensures that the annual service charge is kept to a minimum as the residents set the charges themselves.



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Development Layout



The Lanhydrock
(Plot 1)

A three bedroom bungalow with
master bedroom en-suite and parking



The Cotehele
(Plots 2 - 5)

A three bedroom bungalow with
master bedroom en-suite and parking

This site plan should be used for guidance only and should not be relied upon as a representation of fact. It is intended for information purposes only and is not to scale.

The Lanhydrock Plot 1

A three bedroom bungalow
with en-suite and parking

Kitchen/Breakfast Room

4.10m X 3.60m (13'5" x 11'10")

Lounge

4.10m x 3.90m 13'5" x 12'10")

Master Bedroom

3.50m x 3.00m (11'6" x 9'10")

Master Bedroom En Suite

2.40m x 1.20m (7'10" x 3'11")

Guest Bedroom/Bedroom 2

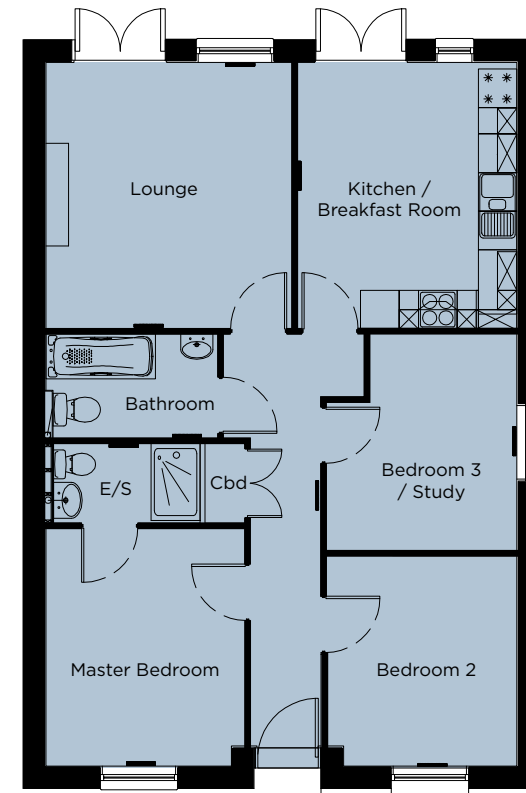
3.30m x 3.00m (10'10" x 9'10")

Bedroom 3 / Study

3.40m x 3.00m max (11'2" x 9'10" max)

Bathroom

2.70m x 1.80m (8'11" x 5'10")



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Image shows The Lanhydrock type at Chapel Meadow, Callington

The Cotehele

Plots 2-5

A three bedroom bungalow with en-suite and parking

Kitchen/Breakfast Room

3.60m x 3.50m (11'10" x 11'6")

Lounge

4.60m x 3.30m (15'1" x 10'10")

Master Bedroom

3.60m x 3.40m (11'10" x 11'2")

Master Bedroom En Suite

2.40m x 1.20m (7'10" x 3'11")

Guest Bedroom/Bedroom 2

3.20m x 3.10m (10'6" x 10'2")

Bedroom 3 / Study

3.60m x 2.70m max (11'10" x 8'10" max)

Bathroom

3.00m x 1.80m (9'10" x 5'11")



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Image shows The Cotehele type at as a detached property Chapel Meadow, Callington

Specification

Kitchen

- Quality contemporary styled kitchen
- Stainless steel built-in double oven
- Induction hob
- Stainless steel extractor canopy
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel 1.5 Bowl sink and drainer
- Chrome mixer tap
- Soft close drawers and doors
- Laminate floor

Master Bedroom En-suite

- 'Roca' sanitary ware
- Mira thermostatic shower
- Contemporary ceramic wall tiling
- Shaver point
- Low voltage extractor fan

Bathroom

- Roca' sanitary ware
- Contemporary ceramic wall tiling
- Low voltage extractor fan

Interior Finishes

- Six panelled interior doors painted white
- Satin chrome door handles
- Sculpted coving to all rooms
- Smooth white ceilings
- Taurus' style skirtings & architraves
- Laminated wood flooring to kitchen & utility
- Quality carpets with underlay
- Tiled window sills

External Finishes

- Painted rendered finish. Natural stone gables
- Natural slate roof
- Quality double glazed upvc windows with 'georgian' bars to front
- 'Secured by design' five lever locking system doors
- White upvc fascias and soffits
- Black rain water goods
- Enclosed manageable private garden with gated access
- Turfed garden
- Patio and pathway

Electrical and Heating

- White electrical fittings throughout
- Tv points to lounge, kitchen and master bedroom
- An integrated cabling infrastructure for tv & networking
- Very high speed broadband – fibre direct to each property
- Mains smoke detector with battery back-up
- Gas fired boiler for central heating and hot water
- (Grade 'b' energy performance epc). Currently fewer than 2% of uk homes have this

Energy efficient home - Estimated daily cost for heating, water and lighting is 97.5p

(Source – Energy Performance Certificate)



Service Charge

Each property is sold Freehold and there will be no ground rent to pay. The Management Company owned solely by the residents of the development will be responsible for maintaining the private access road, street lighting, drainage and landscaping. There will be an annual service charge set by the residents and payable to the Management Company. There will be NO external management company free to set charges.

Services

- Mains water
- Gas fired central heating / hot water,
- Electricity.



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Finding us couldn't be easier...

Apple Tree Court is located on the periphery of Dobwalls just off the A38 between the Liskeard junction and the Twelvewoods roundabout. Whether you enter the village from the East or the West, continue through the village to the only double mini roundabout, turning either left or right onto Havett Road and Apple Tree Court can be found on the right hand side before you reach the bridge.

SAT NAV: PL14 6HB

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ESTATE AGENTS

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