

Lowarth Grove

— TREMATON —



AN EXCLUSIVE DEVELOPMENT OF 5 DETACHED EXECUTIVE HOMES



Lowarth Grove, Trematon

Nestled in the charming area of Saltash in Cornwall, Trematon offers a perfect blend of tranquillity and modern convenience. This picturesque locale is more than just a place to live; it's a thriving community rich in history, natural beauty, and local amenities, making it an ideal destination for home buyers seeking a balanced lifestyle.

Surrounded by rolling hills and stunning landscapes, Trematon is a haven for nature lovers. Enjoy scenic walks, cycling paths, and outdoor adventures in the nearby Tamar Valley, an Area of Outstanding Natural Beauty (just 5 miles away). The proximity to the River Tamar (less than 2 miles from Trematon) provides opportunities for boating, fishing, and peaceful riverside strolls.

Immerse yourself in the rich history of Trematon Castle, a historic landmark located within Trematon itself, offering breathtaking views and a glimpse into the past. Saltash, known as the "Gateway to Cornwall," is a vibrant town (just 2 miles from Trematon), boasting a cultural scene with local festivals, artisan markets, and community events that bring neighbours together.

Trematon offers the best of both worlds: a peaceful rural setting with easy access to essential amenities. The nearby town of Saltash provides a range of shops, cafes, and restaurants, catering to all your daily needs. Excellent transport links, including the Tamar Bridge (just 3 miles away), and Saltash railway station (2 miles from Trematon), ensure seamless connectivity to Plymouth and beyond, with Plymouth city centre (only 8 miles away).

Families will find a range of well-regarded schools and educational facilities in the area, fostering a supportive environment for children to thrive. The strong sense of community in Trematon is evident through its friendly residents and active local groups, making it a welcoming place to call home.

Discover Trematon, where every day feels like a retreat, and every moment is an opportunity to embrace the beauty and warmth of Cornwall. Welcome to your new home.

Welcome to Trematon:
Your ideal home in the heart
of Cornwall



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SPECIFICATION

KITCHEN

Fitted base and wall units

Soft close hinges and drawers

Duropol Laminate work surfaces with matching upstands and splashback to hob

Feature LED lighting under wall units and along plinths

Range of Integrated appliances including:

- Neff Double oven built in
- Neff 80cm 5 Zone Induction hob
- Fridge freezer
- Dishwasher

Stainless steel undermounted one and half bowls sinks

FAMILY BATHROOM AND MASTER EN-SUITE

Luxury bath and shower rooms with white sanitaryware

Half height tiling to sanitary wear wall – full height in shower enclosures.

Thermostatic shower with Rainshower head

Chrome plated heated towel radiator

Illuminated /demisting mirror with shaver socket

CLOAKROOM

Luxury white sanitaryware

Half height tiling to sanitary wear walls

ELECTRICAL

Ample double sockets and USB double sockets

High level TV points throughout

CAT 6 Data points in living room and master bedroom



Second low level TV point and CAT 6 data point in Living room

5 amp lamp circuit in living room

Sensor night lighting in bathroom and en-suite(s)

Recessed LED lights in kitchen/dining, bathroom and en-suite

Outside lights to front and rear

BT fibre connectivity

INTERNAL FEATURES

Stylish flush oak finished doors

Skirtings and architraves finished in white satinwood paint

Smooth finish to ceiling

Ceramic floor tiling in kitchen, bathroom and ensuite

EXTERNAL FEATURES

Painted render*

Feature stonework*

All front garden areas turfed

Block paved driveways

Paved pathways and feature patio areas

Black gutters and downpipes

UPVc anthracite grey double glazed windows

Co-ordinating anthracite grey french doors

Slate roof

Double sized garage

Insulated sectional garage door

Each property has solar PV and EV car charging in each garage.

HEATING

Underfloor heating throughout

Air Source Heat Pump

MANAGEMENT COMPANY

A management company will be responsible for the maintenance of any areas not conveyed to the individual properties. Please ask for further information.

*External finishes vary - please ask for plot specific details

GUARANTEE

A full NHBC 10 year warranty. Each home will be independently surveyed during the course of construction by NHBC who will issue their certificate upon completion of the home.

All new homes will be sold in accordance with the Consumer Code for home builders. Please refer to www.consumercodesforhomebuilders.com or ask the Home Buying Advisor for further information.

NOTES:

Choice of finishes and fitments detailed in this specification are only available where stage of construction permits.

Under the provision of the Property Misdescriptions Act 1991 prospective purchasers are advised that the design dimensions quoted are approximate having been prepared from Architect's working drawings.

Variations may occur in construction due to tolerances on materials or working practices. Purchasers should, therefore, satisfy themselves at the time of construction as to the actual finished dimensions.

Elevational treatments, window arrangements and materials may vary from plot to plot.

Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development.

These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a contract and purchasers are advised to check salient details for themselves.

Prior to exchange of contracts, purchasers will be required to inspect the working drawings for the property they are purchasing and confirm that they are satisfied regarding the details.



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 The Aspen

Plots 1, 2, 3, 4 & 5

The Aspen
3 bedroom detached
bungalow with garage

CGI of the The Aspen



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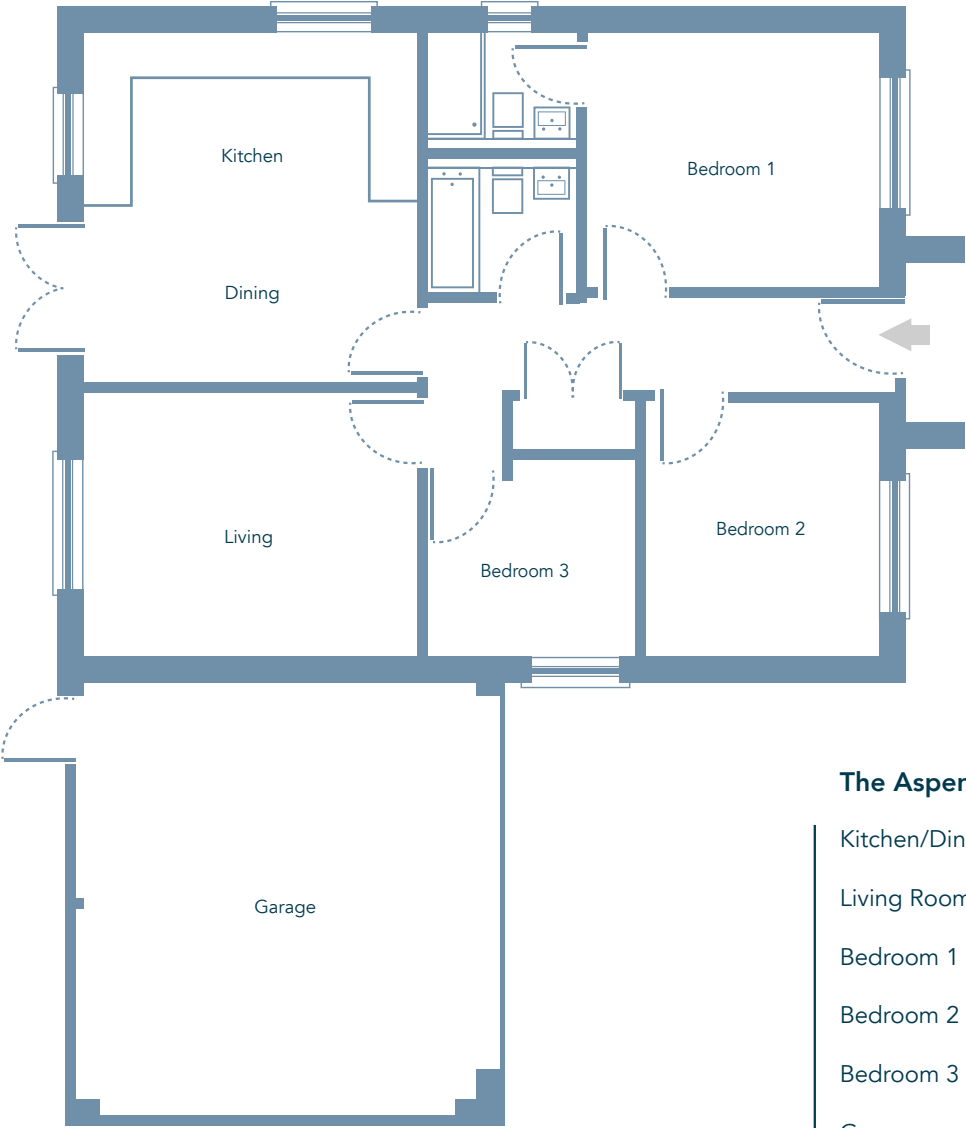
CGI's, floor plans and site plans are for illustrative purposes only. Elevational treatments, window arrangements and materials of actual finished properties may vary due to site layout and conditions. All dimensions are approximate and taken from architect's drawings; these dimensions should not be relied upon and may differ from the finished property.

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The Aspen

3 bedroom detached bungalow with garage



The Aspen

Kitchen/Dining	4.50	x	4.70	14' 7"	x	15' 7"
Living Room	4.50	x	3.60	14' 7"	x	11' 9"
Bedroom 1	4.0	x	3.50	13' 1"	x	11' 4"
Bedroom 2	3.20	x	3.50	10' 6"	x	11' 5"
Bedroom 3	2.80	x	2.70	9' 4"	x	8' 9"
Garage	5.70	x	2.80 m	18' 8"	x	9' 4"



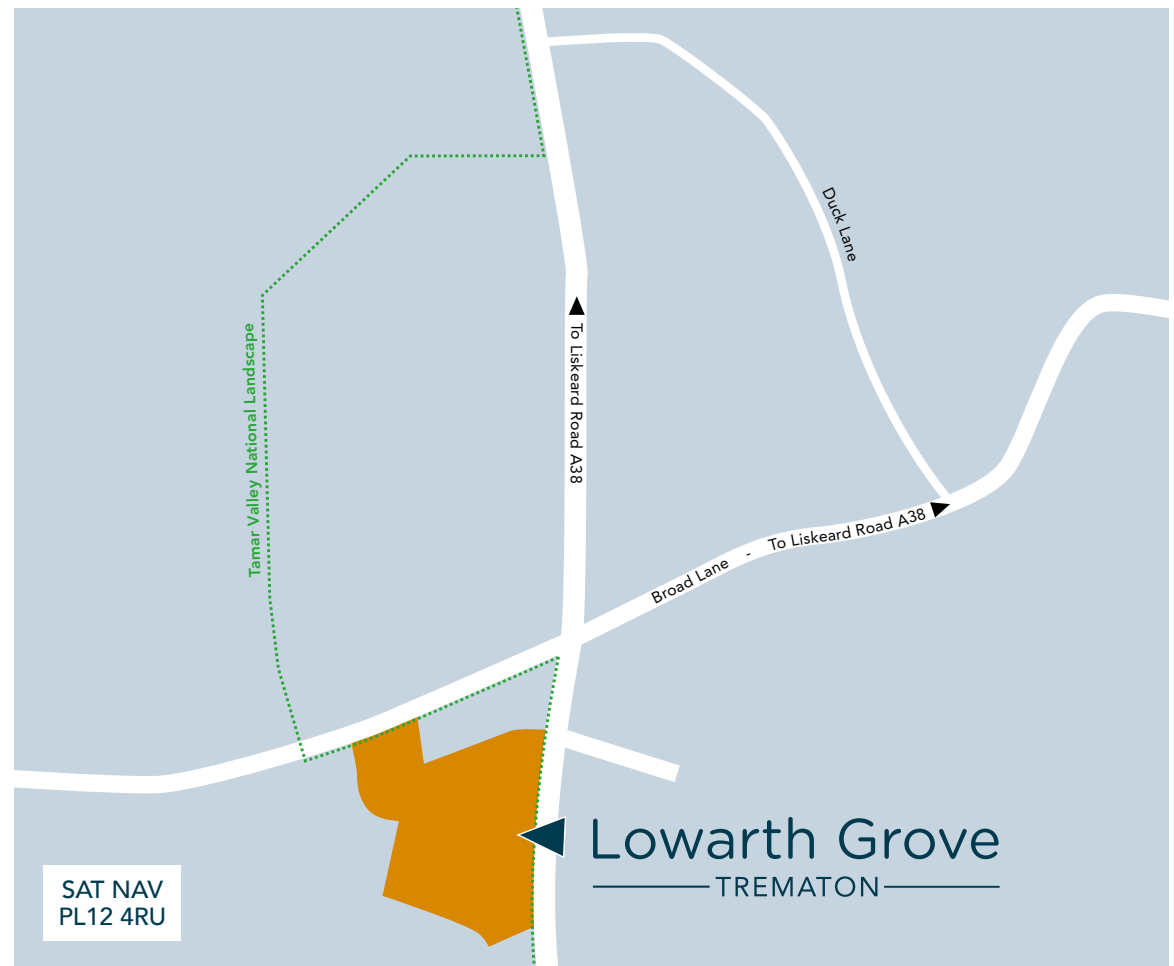
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Established in 1974 and with nearly 50 years' experience in delivering high quality new homes, Pearce Fine Homes has for many years been a leader in incorporating modern design and technologies in new homes. Our aesthetically pleasing homes compliment the surrounding area and combine contemporary finishes with open plan living spaces to suit modern family lifestyles. Working closely with local professionals and suppliers, we continue to source quality materials and fitments to build energy efficient homes that reduce carbon emissions and support a sustainable future.

Now more than ever, the future of property development has come into focus. As a new home builder, we have an important role to play in combatting climate change by reducing our impact and safeguarding our environment. That is why we are making sure that sustainability is at the heart of our projects, resulting in our build processes becoming greener.

We are committed to reducing our carbon footprint wherever possible, whilst providing each homeowner with economic and sustainable homes for the future. As a family-run business, we are delighted to be making our contribution to tackling climate change and consider that collaboration is essential for successful and sustainable regeneration.



“ Pearce Fine Homes understands the importance of building sustainable developments for the future. As a family business, our aim is for our legacy to last so local people can continue to benefit from and enjoy sustainable communities ”

Ben Pearce, Managing Director

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pearcfinehomes.com