



THE
**MARKET
GARDEN**
ARUM

ST ANN'S CHAPEL | GUNNISLAKE

A collection of thirteen
3 & 4 bedroom homes.





The Market Garden at St Ann's Chapel is set on the edge of the picturesque Tamar Valley, known historically for its great market gardens, the inspiration behind the naming of this exciting local family run development.

The site lies adjoining an area of Outstanding Natural Beauty with the area being famous for its heritage landscape with the site being slightly elevated to take in the views over the Cornish Countryside towards Plymouth Sound in the distance. This development is within a short walk of a primary school, general store and garage.

A branch line connecting to Plymouth and Paddington beyond lies within half a mile ideal for those commuting for work and seeking the bustling nightlife of Plymouth City with its thriving town centre and its cobbled streets on the Barbican with its bistros and restaurants.





We are delighted to introduce the third and final phase of this popular development, built by renowned local builders Selleck Nicholls Homes.

The final phase of the Market Garden features 13 open market 3 and 4 bedroom homes, built to a high standard with superior specification. These homes will appeal to a variety of buyers, who will have the potential to personalise some of the specification of their new home, depending on the stage of construction.

The Government Help To Buy Scheme is also available on this development.





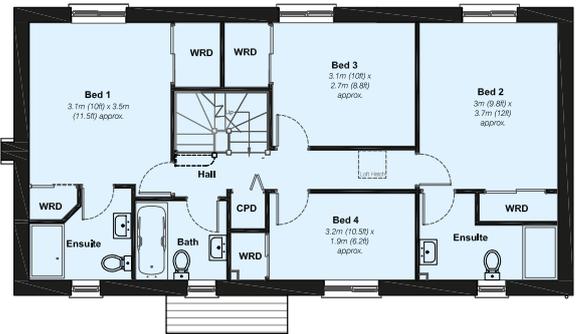
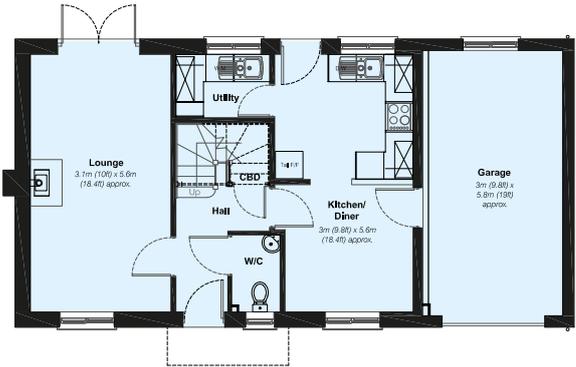
Computer generated images shown above.



ST GERRANS PLOT 24 & 25

4-BEDROOM DETACHED HOUSE

Kitchen/Diner	5.60m x 3.00m	(18'4" x 9'8")
Lounge	5.60m x 3.10m	(18'4" x 10'0")
Bedroom 1	3.50m x 3.10m	(11'5" x 10'0")
Bedroom 2	3.70m x 3.00m	(12'0" x 9'8")
Bedroom 3	3.10m x 2.70m	(10'0" x 8'8")
Bedroom 4	3.20m x 1.90m	(10'5" x 6'2")



ST CLEATHER 1 PLOT 26, 27, 28 & 29

4-BEDROOM HOME

Kitchen	2.70m x 2.40m	(8'8" x 7'8")
Lounge / Dining	4.70m narrowing to 3.70m x 5.20m narrowing to 2.80m (15'5" narrowing to 12'1" x 17'0" narrowing to 9'0")	
Bedroom 1	3.70m x 3.10m	(12'0" x 10'0")
Bedroom 2	4.00m x 2.50m	(13'0" x 8'2")
Bedroom 3	2.80m x 2.60m	(9'4" x 8'5")
Bedroom 4	2.80m x 2.00m	(9'4" x 6'6")



The floor plans are for identification and illustrative purposes only and are not to scale. All prospective buyers should note that the floor plans are solely intended for their guidance and assistance and nothing contained in them should be a statement of fact or representation or warranty. All areas, dimensions and measurements shown are approximate and layouts shown are given as a guide only. They should not be relied on in any way.



ST CLEATHER 4 PLOT 37 & 38 4-BEDROOM SEMI-DETACHED HOUSE



Kitchen	2.70 x 2.40m	(8'8" x 7'8")
Lounge / Diner	4.70m narrowing to 3.70m x 5.20m narrowing to 2.80m	(15'5" narrowing to 12'1" x 17'0" narrowing to 9'0")
Bedroom 1	3.90m x 3.10	(12'8" x 10'0")
Bedroom 2	4.00m x 2.50m	(13'0" x 8'2")
Bedroom 3	2.90m x 2.60m	(9'5" x 8'5")
Bedroom 4	2.90m x 2.10m	(9'5" x 6'8")

ST KEVERNE PLOT 39, 40, 41 & 42 3-BEDROOM SEMI-DETACHED HOUSE



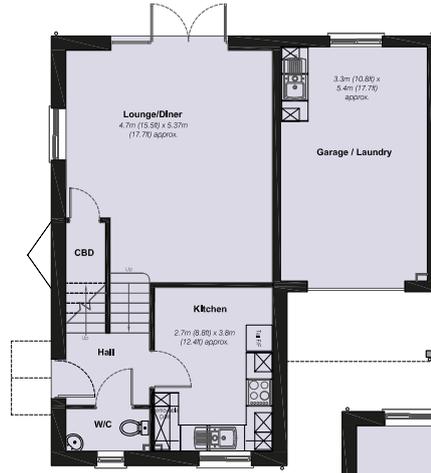
Kitchen/Diner	2.70m x narrowing to 2.40m x 4.60m narrowing to 1.80m	(8'8" narrowing to 7'8" x 15'0" narrowing to 6'0")
Lounge	4.70m x 3.40m	(15'5" x 11'6")
Bedroom 1	2.80m x 2.50m	(9'0" x 8'2")
Bedroom 2	3.40m x 2.60m	(11'0" x 8'5")
Bedroom 3	2.00m x 3.30m narrowing to 2.40m	(6'6" x 10'8" narrowing to 7'8")

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ST ENDELLION PLOT 43

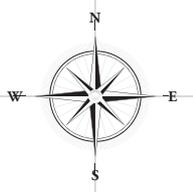
4-BEDROOM DETACHED HOUSE



Kitchen	3.80m x 2.70m	(12'4" x 8'8")
Lounge/Diner	5.37m x 4.70m	(17'7" x 15'5")
Bedroom 1	5.20m x 3.20m	(17'0" x 10'5")
Bedroom 2	2.70m x narrowing to 2.50m x 3.80m	8'8" x narrowing to 8'2" x 12'5"
Bedroom 3	4.40m x 2.60m	(14'5" x 8'5")
Bedroom 4	3.00m x 2.10m	(9'8" x 6'8")

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SITE LAYOUT

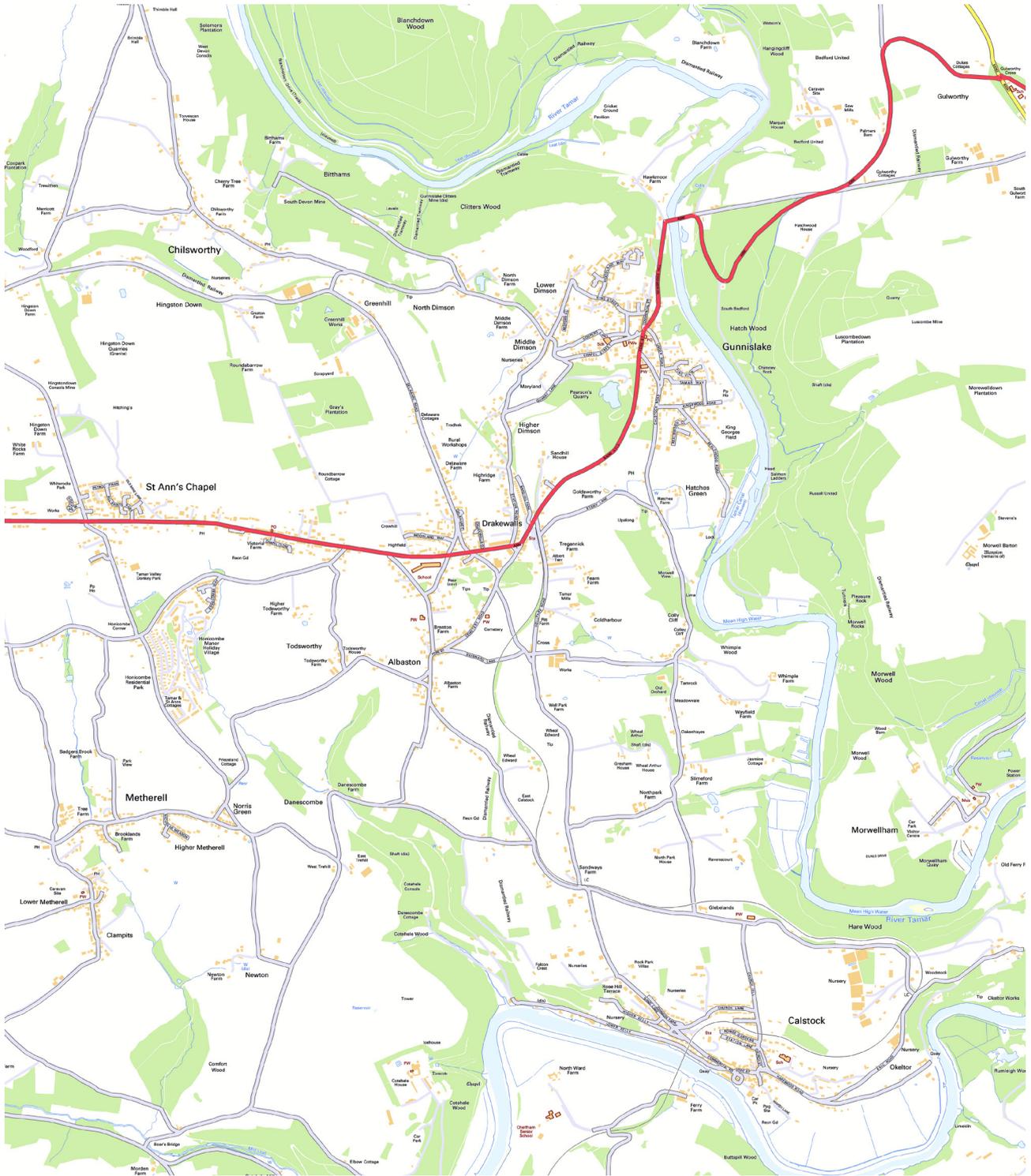


- ST GERRANS - PLOT 24 & 25
- ST CLEATHER 1 - PLOT 26-29
- ST CLEATHER 4 - PLOT 37 & 38
- ST KEVERNE - PLOT 39-42
- ST ENDELLION - PLOT 43



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HOW TO FIND US...



From Callington proceed towards Tavistock along the A390 reaching St Ann's Chapel after about three miles. Proceed through the village passing the Public House on the right and just before the Barbers Shop, take the right hand turning where the development can be found a short distance along on the right.

SAT NAV: PL18 9FB

SPECIFICATION

KITCHEN/UTILITY OR LAUNDRY ROOMS

- Serviced spaces for white goods as per kitchen layouts.
- Carcass, worktop and upstand to be provided by Magnet or similar.
- Tiling can be added as a personal touch.
- Kitchen sink: Prima in Stainless Steel 1.5 bowl 1TH
- Kitchen taps: Chrome mixer to match sink
- Appliances: Prima or Equivalent in stainless steel
- Single under counter stainless steel electric oven
- 4 burner gas hob in stainless steel
- Chimney cooker hood in stainless steel
- Pelmet / Cornice are available as a personal touch.
- Roll edge laminate work surfaces in choice of colours/ style.

SANITARY WARE

- Bathroom: White 1TH basin, wc with dual flush cistern and standard toilet seat. Standard white anti-slip bath.
- Cloakroom: White 1TH basin, wc with dual flush cistern and standard toilet seat.

En suite:

- White 1TH basin, wc with dual flush cistern and standard toilet seat.

If no en suite or separate shower cubicle:

- - "Triton T80Z" electric shower over bath with white handset and shower rail & curtain.
- If en-suite
- Shower over bath can be added as a personal touch. Shower in en suite cubicle to be Triton Dove (or similar) thermostatic valve.
- Shower in 2nd en suite cubicle, if applicable, to be Triton Dove or similar thermostatic valve.
- Acrylic shower tray to suit size shown on drawing.
- Shower door Bi Fold or pivot chrome frame and handle.

Brassware

Chrome hot/cold mixers.

HEATING

- Vaillant wall mounted "combi" condensing boiler/ or system condensing boiler with cylinder to all plots. No boiler housing. ERP ready
- Radiators to be Stelrad Compact or equivalent.
- Thermostatic Radiator Valves to all rooms except hall &/ or landing.
- Honeywell or equivalent programmer

WALLS & CEILINGS

- Plastered ceilings with white emulsion finish
- Plastered walls with magnolia emulsion finish
- All paints & stains to be manufactured by Dulux/Johnstons

JOINERY & IRONMONGERY

- Softwood staircases primed and knotted with square newels, handrails, newel caps/drops, square balustrade and all painted white gloss.
- Skirting to be Torus profile
- Architraves to be Torus profile
- Door lining to be finished in white
- Internal doors to be Premdor (or similar) 5 panel moulded wood grain finished in white with chrome hinges.
- Front doors to be Birtley steel, smooth white interior, with 3 point 5 lever locking mechanism and internal thumb turn, obscure glass.
- Rear doors to be Birtley steel or similar, painted interior finish with clear glass where shown on drawings.
- Garage personnel doors to be Birtley steel or similar, with painted finish and obscure glass and style as shown on drawings.
- Porches to be provided in accordance with approved planning drawings.
- uPVC French doors to be provided as indicated.
- Garage up and over doors to be Hormann steel with painted finish.
- Windows to be A+ rated uPVC white sealed double glazed with chrome handles, shute bolt locking and easy clean stays.

CERAMIC TILING

- Range – By Nicobond
- Provide 1 course as splashback to basins and 3 course (max 600mm) splashback to bath. Fully tiled shower end where relevant
- Showers to be fully tiled.

ELECTRICAL

- Mechanical extractor fan to bathroom, en suite and cloaks
- Mechanical ventilation to be provided to kitchen – extractor hood.
- All internal light fittings to be pendant or batten
- All switched sockets to be double with exception to under counter points in kitchen/utility where applicable.
- TV point as per layout.
- BT point to be provided as per layout

WARDROBES

- In built on some house types

FLOOR COVERINGS

- Available as a personal touch. Quotation available on request.



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We reserve the right to improve or change our specification and to vary the price accordingly.

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Photos shown above have been taken from properties already sold within 'The Market Garden' development.



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South West

A DEVELOPMENT BY



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