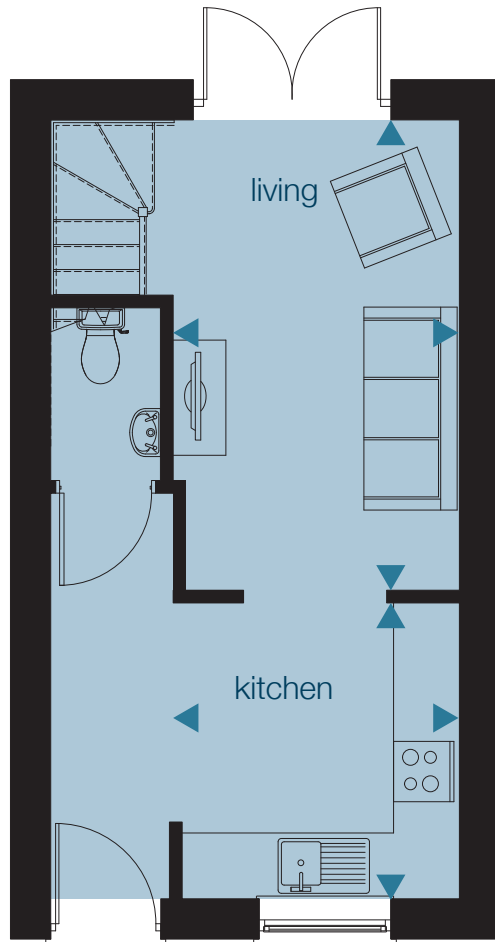


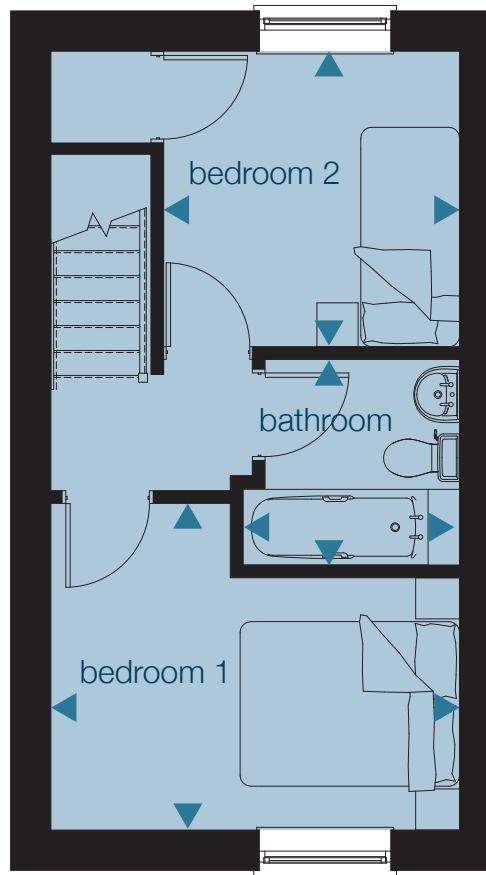


Wartha Mews

A selection of 10 two bedroom contemporary homes with garden and allocated parking space



Ground Floor



First Floor (mid terrace shown)

living	4.29 x 2.61 14' x 8'6"
kitchen	2.7 x 2.53 8'10" x 8'3"
Bedroom 1	3.73 x 2.98 12'2" x 9'9"
Bedroom 2	2.7 x 2.69 8'10" x 8'10"

Fraddon offers:

- Public House
- Post Office
- Village Hall
- the popular Kingsley Village food Hall
- Penhale Round Hotel & Restaurant.

There is also a main bus route to Truro, St. Austell and Newquay. There is a Primary school in the neighbouring village of Indian Queens.

Gross Internal Floor Area (approx.)
52.89 sq m/569 sq ft

two bedroom contemporary homes - specification

Design & Location

Wartha Mews is a range of ten two bedroom houses, fronted with Cornish stone and natural slate roofs. Each property offering a parking space and private garden, with a modern openplan interior and high quality finish.

Located in the village of fraddon which is equidistant between Newquay and Truro city.

Kitchen

- Range of 'Shaker' style base and wall units
- Solid wood worktops
- Stainless steel sink with chrome mixer tap
- Range of integrated appliances to include electric hob, electric oven and extraction hood

Bathroom/Cloakroom

- Contemporary design white sanitary ware
- Thermostatic shower over bath
- Clear glazed shower screen
- Full height ceramic tiles around bath
- Ceramic floor tiling to bathroom

Flooring and Finishes

- Laminate flooring to hall, lounge and kitchen
- Carpets to bedrooms, stairwell and landing
- Walls and ceilings finished in Matt emulsion

Electrical Fittings

- Recessed down lighters to hall, kitchen, lounge and cloakroom
- Pendant lights to bedrooms

Communications

- Wiring for telephone point to the lounge
- TV, satellite (by subscription) in lounge

Heating and Hot Water

- Panel radiators
- Heated chrome towel rail in bathroom
- Gas 'Ideal' combi central heating boiler with gas saver
- Electric programmer for heating and hot water

External Areas

- Allocated Parking Space
- Visitor spaces
- External lighting
- Landscaped rear garden with patio area

Windows and Doors

- uPVC double glazed windows
- uPVC double glazed French style door to rear
- Composite front door
- Modern internal doors with stainless steel furniture

Tenure Services

- Freehold
- Mains gas, water, electricity and drainage

Important notice: David Ball Agencies, and their clients give notice that: **1:** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and David Ball Agencies have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wartha Mews

two bedroom contemporary homes



Directions

Wartha Mews

From Newquay follow the A3058 to Quintrell Downs, take the first exit and follow the A392 sign posted (Truro, Wadebridge, Bodmin). Follow this until you arrive at Halloon Roundabout, take the fourth exit and join Parka Road. Carry along this road until you arrive at a mini roundabout where you take the second exit onto the main trunk road and Wartha Mews is on your left



david ball
Agencies

To view the showhome please contact the sales agents
www.davidballestateagents.co.uk

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation including any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable 08/12