

Hillside View

— DOBWALLS —



2 SUPERB NEW HOMES IN AN EDGE OF VILLAGE LOCATION

Hillside View, Dobwalls

A semi-rural lifestyle awaits at Hillside View, located on the northern edge of Dobwalls, a small but long established village some three miles west of the market town of Liskeard. Just two new 3-bedroom homes are being created by Pearce Fine Homes of Liskeard, a family owned business, with an enviable reputation for good design, quality of specification and finish. These new homes feature the quality hallmarks of a Pearce Fine Home, including underfloor heating and a range of contemporary finishes. Both these new homes also have a garage and the benefit of a good-sized garden.

Dobwalls is conveniently located only 11 miles from Bodmin and equidistant to both Plymouth and St Austell some 21 miles away, whilst the thriving commercial hub of Truro with its plethora of shops and amenities is only 34 miles away. Fast and easy access to the A38 affords convenient road links to Devon and the heart of Cornwall whilst the mainline railway station located in the centre of Liskeard provides rapid connection to the more westerly parts of Cornwall and in the other direction to Exeter and beyond. The village itself has several small shops, a local pub and a highly rated and popular primary school, whilst a wider range of facilities can be found in nearby Liskeard.

There are plenty of opportunities for leisure activities in the area, with numerous clubs and sporting facilities both locally and in the close-by towns. Dobwalls is close to the edge of Bodmin Moor, which is widely esteemed for its beauty and rugged landscape, whilst it is equally convenient for the beautiful beaches and coastal walks for which Cornwall is renowned.

The quality of these new homes and the enviable location make Hillside View a must for any discerning home buyer visit us soon to see for yourself these outstanding new homes.



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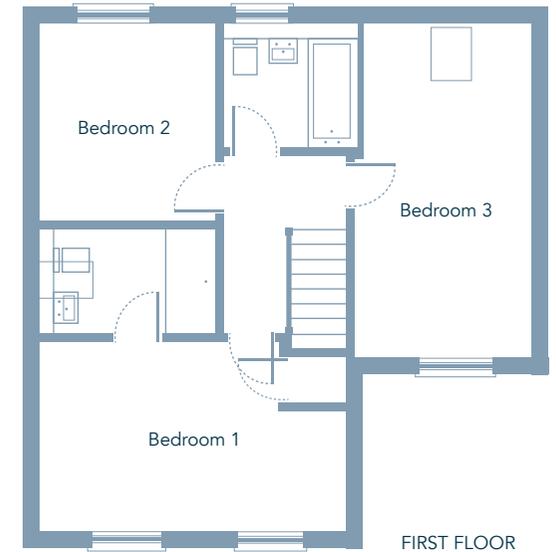
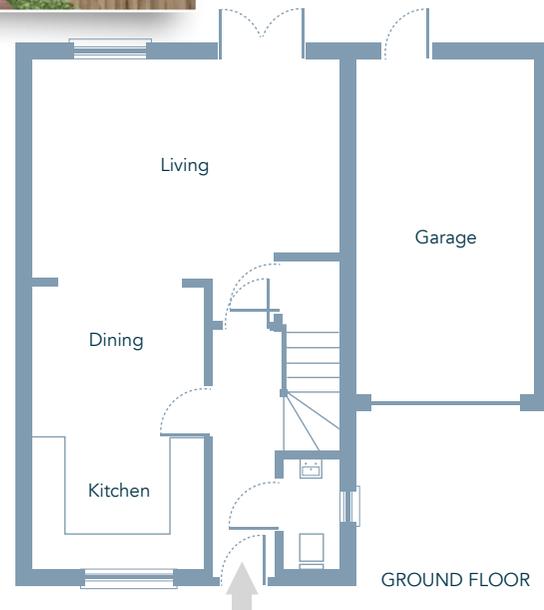
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 The Lime Plots 1 and 2

3 bedroom detached house with integral garage

CGI of a typical Lime housetype - please ask for plot specific details

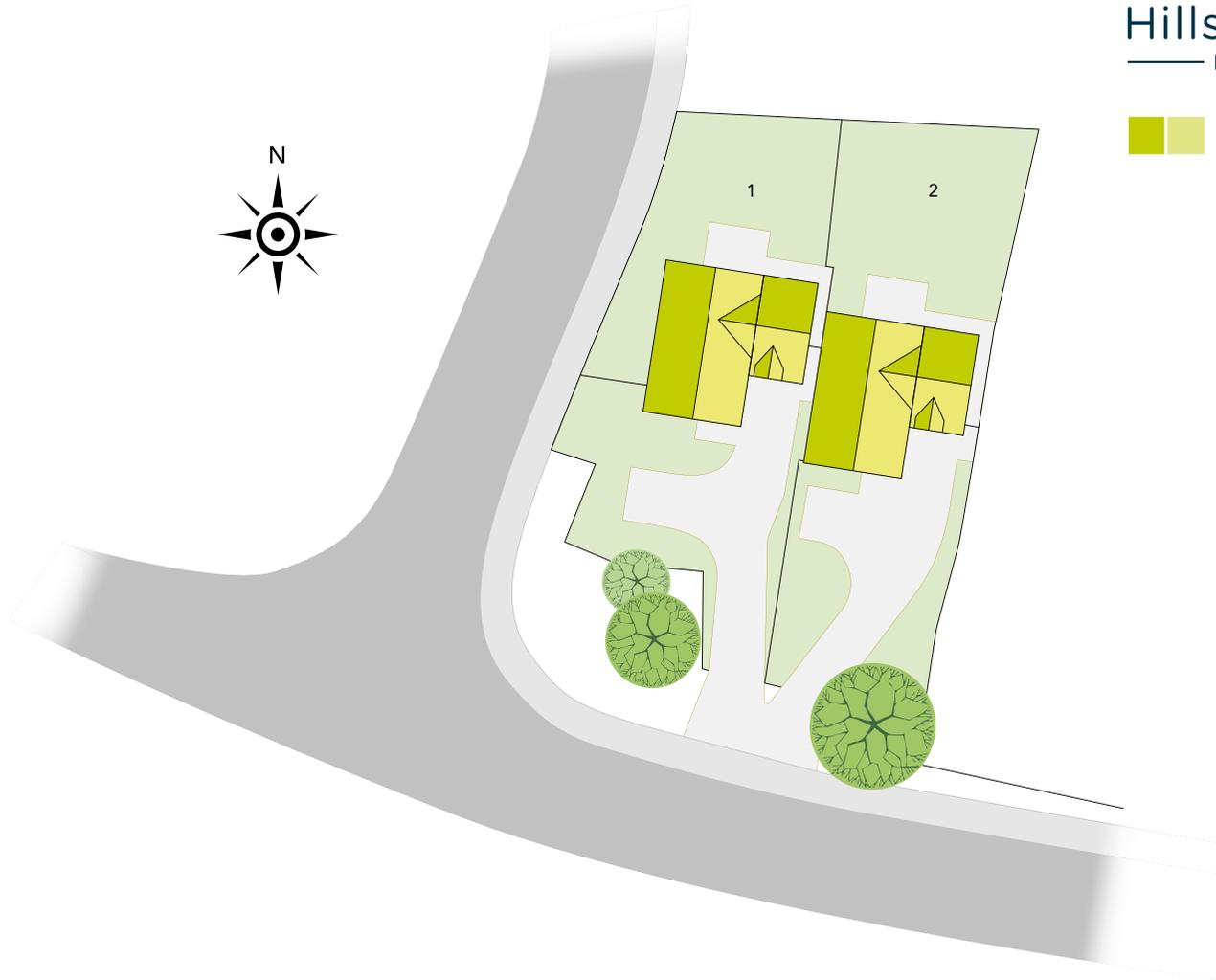
Kitchen/Dining	4.47	x	2.70	14' 8"	x	8' 11"
Living	4.90	x	3.46	16' 1"	x	11' 5"
Bedroom 1	4.90	x	2.98	16' 1"	x	9' 10"
Bedroom 2	3.14	x	2.81	10' 4"	x	9' 3"
Bedroom 3	5.33 max	x	2.81	17' 6"	x	9' 3"
Garage	5.42	x	2.72	17' 10"	x	8' 11"



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 The Lime Plots 1 and 2





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SPECIFICATION

KITCHEN

- Fitted base and wall units
- LED lighting under wall units
- Soft close hinges and drawers
- Quartz work surfaces with matching upstands and splashback to hob
- Stainless steel 1.5 undermount sink with mixer tap
- Stainless steel built under oven with Induction hob
- Concealed cooker hood
- Integrated fridge/freezer
- Space and plumbing for washing machine and dishwasher

FAMILY BATHROOM

- White sanitaryware
- Half height tiling extending to full height around bath
- Shower over bath with glass shower screen
- Chrome towel radiator
- Shaver socket
- Mirror

ENSUITE

- White sanitaryware
- Half height tiling extending to full height in shower cubicle
- Thermostatic shower
- Chrome towel radiator
- Shaver socket
- Mirror

CLOAKROOM

- White sanitaryware
- Half height tiling to basin wall and behind WC

ELECTRICAL

- Ample well placed double sockets
- High level TV point in all bedrooms
- High level and low level TV point in living room
- Fiber connectivity with BT Hub
- Telephone socket in living room and smallest bedroom
- Recessed LED lights in kitchen/dining room, bathroom, en-suite and cloakroom
- Outside lights to front and rear doors
- Door bell

INTERNAL FEATURES

- Stylish flush oak finished doors
- Wide moulded skirtings and architraves finished in gloss paint
- Smooth finish to ceilings
- Walls finished in White emulsion
- Ceramic floor tiles in kitchen/dining room, en-suite and bathroom

EXTERNAL FEATURES

- Paved pathways and patio areas
- Anthracite Grey Upvc double glazed windows
- Anthracite Grey Upvc French doors
- Black gutters and downpipes
- Block paved private driveways
- Slate roofs
- Eternit weather boarding
- Turfed front and rear gardens

HEATING

- Underfloor heating on ground floor with radiators on first floor
- Air Source Heat Pump

GUARANTEE

A full NHBC Buildmark 10 year warranty. Each home will be independently inspected 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.consumercodeforhomebuilders.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 provisions of the Property Misdescriptions Act 1991, prospective purchasers are advised that the design dimensions quote are approximate having been prepared from Architect's working drawings.

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

Established in 1974 and with 46 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. We continue to build energy efficient homes that reduce carbon emissions and support a sustainable future. With our in-depth knowledge of the industry, we can create a unique and bespoke home designed for contemporary living.

At Hillside View we have created a rare opportunity to buy a new home on the edge of the popular village of Dobwalls. Here we have combined contemporary finishes with open plan living spaces to suit modern family lifestyles.

Working closely with local professionals and suppliers, employing our own experienced craftsmen, and sourcing quality materials and fitments, all help us to create homes of a superb quality that are both aesthetically pleasing and complementary to the surrounding area.

Wherever we build, we create well designed and innovative homes that are truly homes for the discerning buyer.



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