



# Woodland Grove

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LISKEARD



16 SUPERB NEW HOMES ON THE EDGE OF TOWN





## Woodland Grove, Liskeard

Dating back to 1240 when the first Charter was granted, Liskeard became an important market town which flourished in the 19th century copper mining boom and is still a regional centre of importance. A stroll around Liskeard will reveal the historic town centre to be a fascinating mix distinguished buildings of mainly Victorian and Edwardian heritage, some even dating back far enough to have provided lodging for Charles II.

Liskeard remains a popular location due to good road and rail links to St Austell and the naval city of Plymouth (20 miles), the town of Bodmin (13 miles) and the vibrant cultural centre of Truro (36 miles). The range of shops, facilities and amenities has expanded over the years in response to the sustained popularity of the town and made Liskeard an ideal place to live.

Only six miles from the remote splendour of Bodmin Moor, with the South West Coast Path and beautiful South Cornwall beaches within ten miles, this is a town ideally placed for work and play. There is no limit to the leisure activities to be pursued in the area, from sailing and windsurfing to walking, golfing or exploring the many inlets, creeks, coves and cliffs of the stunning Cornish Coastline - or simply relaxing and enjoying a more leisurely pace of life amidst the beauty of this part of Cornwall – all with the ever present backdrop of spectacular coastal or moorland scenery

With so much to enjoy in the area, Liskeard is truly a great location in which to make your home ....





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	Beech	Plots 17 and 39
	Cedar	Plots 18, 19, 20, 21, 23, 24, 25, 27 and 28
	Willow	Plots 22, 26, 30 and 40
	Maple	Plot 29







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## SPECIFICATION

### KITCHEN

Fitted kitchen units  
Duropal worktops with matching upstands  
Stainless Steel splashback behind hob  
LED lighting under wall units  
Soft close hinges and drawers  
Stainless steel single oven/gas hob  
Chimney hood  
Integrated fridge/freezer  
Space for washing machine  
Space for dishwasher  
Stainless steel 1.5 sink with mixer tap

### FAMILY BATHROOM

Ideal Standard white sanitaryware  
British Ceramic Tiles – Half height tiling extending to full height around bath  
Shower over bath with shower screen  
Chrome towel radiator  
Ceramic floor tiles

### ENSUITE

Ideal Standard white sanitaryware  
British Ceramic Tiles – Half height tiling extending to full height in shower cubicle  
Thermostatic shower  
Ceramic floor tiles  
Chrome towel radiator

### CLOAKROOM

Ideal Standard white sanitaryware  
British Ceramic Tiles – Half height tiling to basin wall

### ELECTRICAL

Ample well placed double sockets  
High level TV point in all bedrooms  
Low level TV point in living room  
Fibre connectivity  
Telephone socket in living room, study or bedroom three  
Recessed LED lights in kitchen/dining, bathroom, en-suite and cloakroom  
Door bell  
Outside lights to front and rear doors

### INTERNAL FEATURES

Stylish flush oak finished doors  
Wide moulded skirtings and architraves  
Smooth finish to ceilings  
Walls finished in Jasmine White emulsion  
Kardean Palio Clic flooring in kitchen/diner

### EXTERNAL FEATURES

Paved pathways and patio areas  
White Upvc double glazed windows/French doors  
Aluminium Bi-fold doors  
Black gutters and downpipes  
Block paved driveways  
Slate roofs  
Eternit weather boarding  
Turfed front and rear gardens

### HEATING

Underfloor heating on ground floor with radiators on first floor

### GUARANTEE

A full NHBC 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](http://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 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.



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



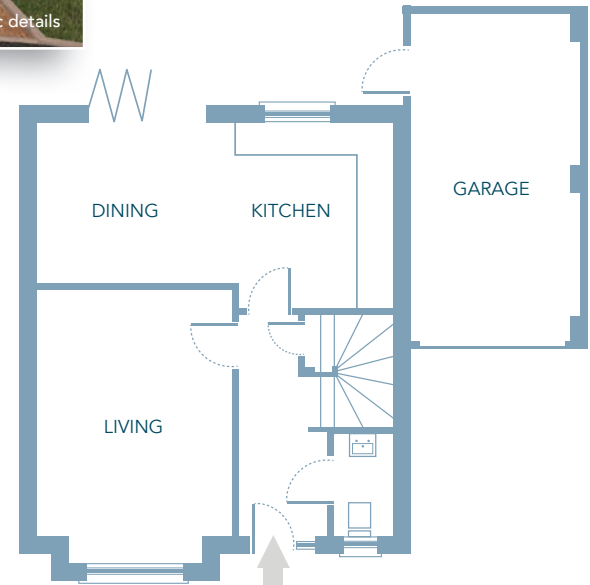
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LISKEARD

Willow Plots 22, 26, 30 and 40

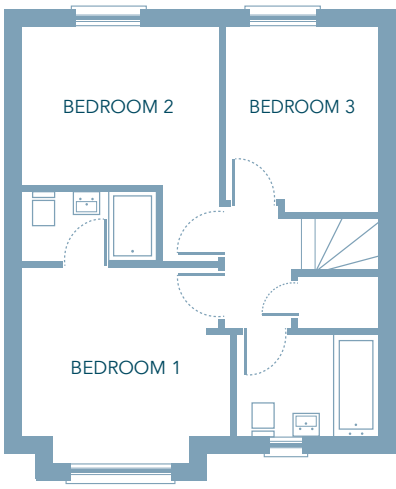


3 bedroom detached house

Living	4.82	x	3.42	15' 10"	x	11' 3"
Kitchen/Dining	6.23	x	2.78	20' 6"	x	9' 2"
Bedroom 1	3.65	x	3.48	12' 0"	x	11' 5"
Bedroom 2	3.42	x	2.78	11' 3"	x	9' 2"
Bedroom 3	3.25	x	2.67	10' 8"	x	8' 9"
Garage	5.67	x	2.83	18' 8"	x	9' 4"



GROUND FLOOR




FIRST FLOOR



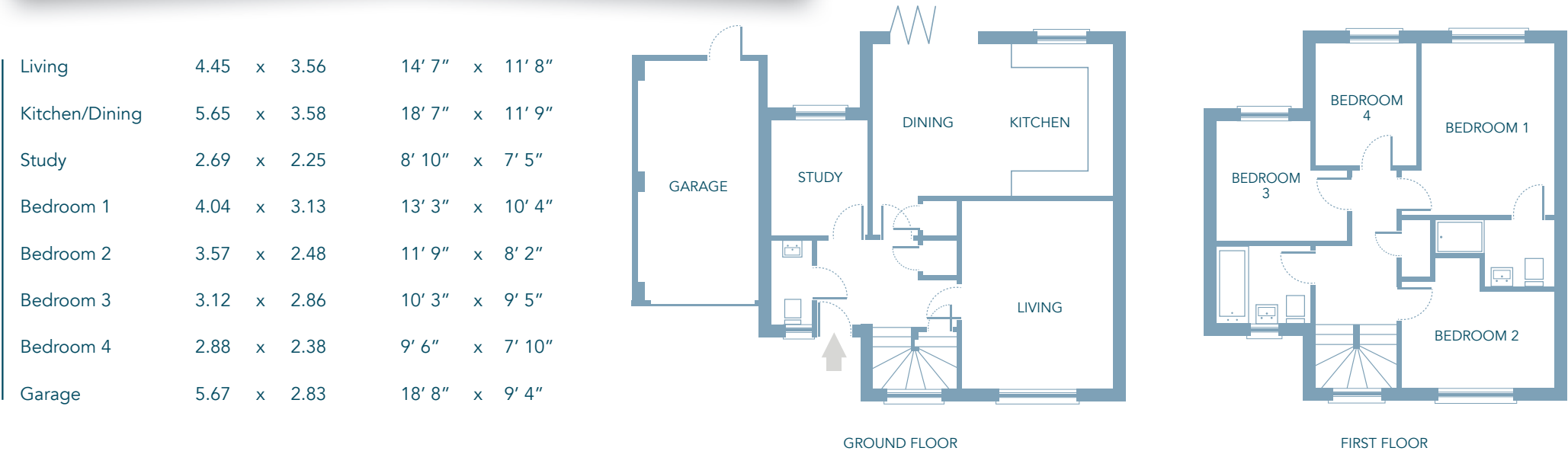
CGI of a typical Maple housetype - please ask for plot specific details



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Maple Plot 29   
4 bedroom detached house

Plot 29 has a detached garage



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.



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



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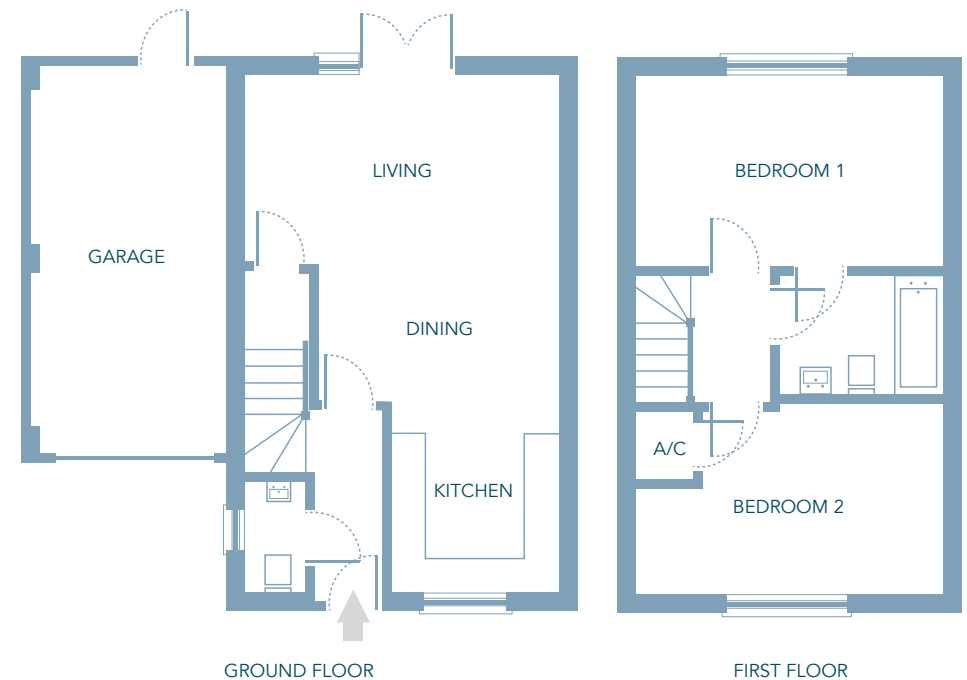
Beech Plots 17 and 39



2 bedroom home

Plots 17 and 39 are detached

Kitchen	2.87	x	2.42	9' 5"	x	8' 0"
Dining	3.51	x	2.03	11' 6"	x	6' 8"
Living	4.55	x	2.61	14' 11"	x	8' 7"
Bedroom 1	4.55	x	2.95	14' 11"	x	9' 8"
Bedroom 2	4.55	x	2.63	14' 11"	x	8' 8"
Garage	5.67	x	2.83	18' 8"	x	9' 4"







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



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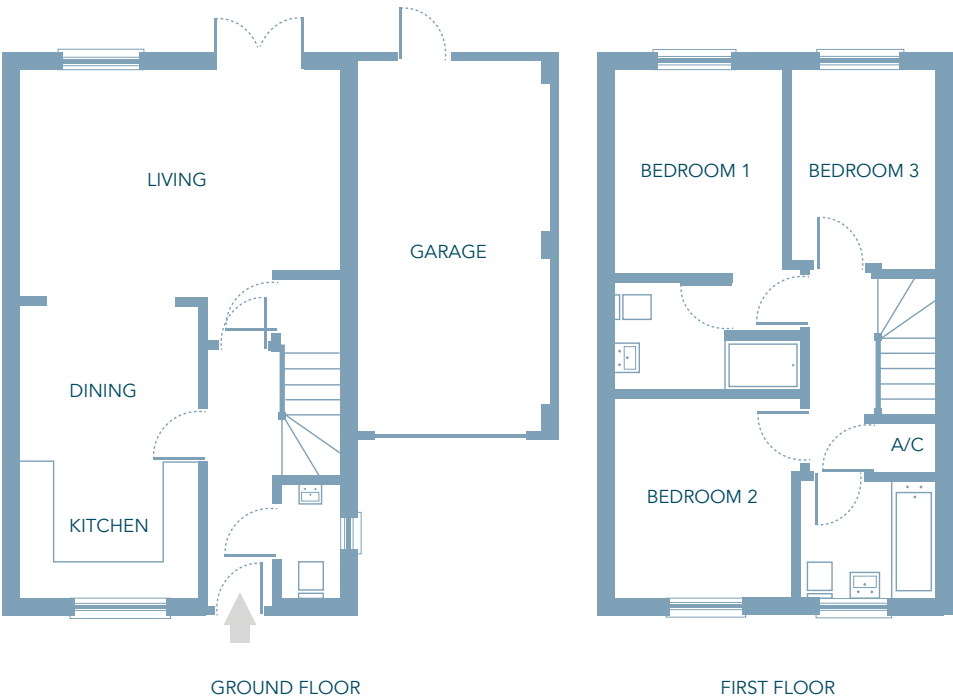
Cedar Plots 18, 19, 20, 21, 23, 24, 25, 27 and 28



3 bedroom home

Plots 18, 19, 20, 21, 25, 27 and 28 are detached  
Plots 23 and 24 are semi-detached

Kitchen/Dining	4.48	x	2.70	14' 8"	x	8' 11"
Living	4.90	x	3.46	16' 1"	x	11' 5"
Bedroom 1	3.15	x	2.56	10' 4"	x	8' 5"
Bedroom 2	2.96	x	2.70	9' 9"	x	8' 11"
Bedroom 3	2.96	x	2.19	9' 9"	x	7' 3"
Garage	5.67	x	2.83	18' 8"	x	9' 4"



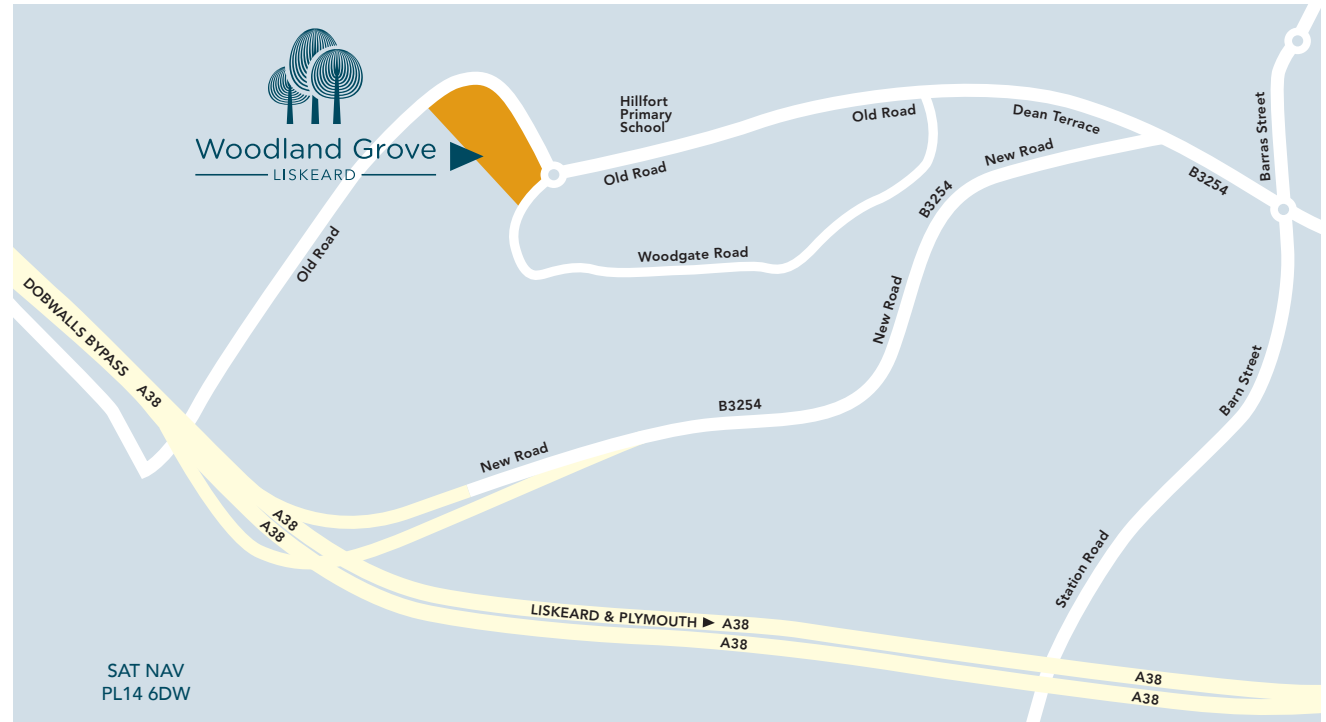


Established in 1974 and with 43 years' experience in delivering high quality new homes, Pearce Fine Homes has for many years been a leader in incorporating modern design and technologies in new homes. We continue to build energy efficient homes that reduce carbon emissions and support a sustainable future. With our in-depth knowledge of the industry, we can create homes designed for contemporary living.

At Woodland Grove, we have created a rare opportunity to buy a new home in a rural setting but close to the centre of Liskeard with all the local amenities of this popular town. Here we have combined contemporary 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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