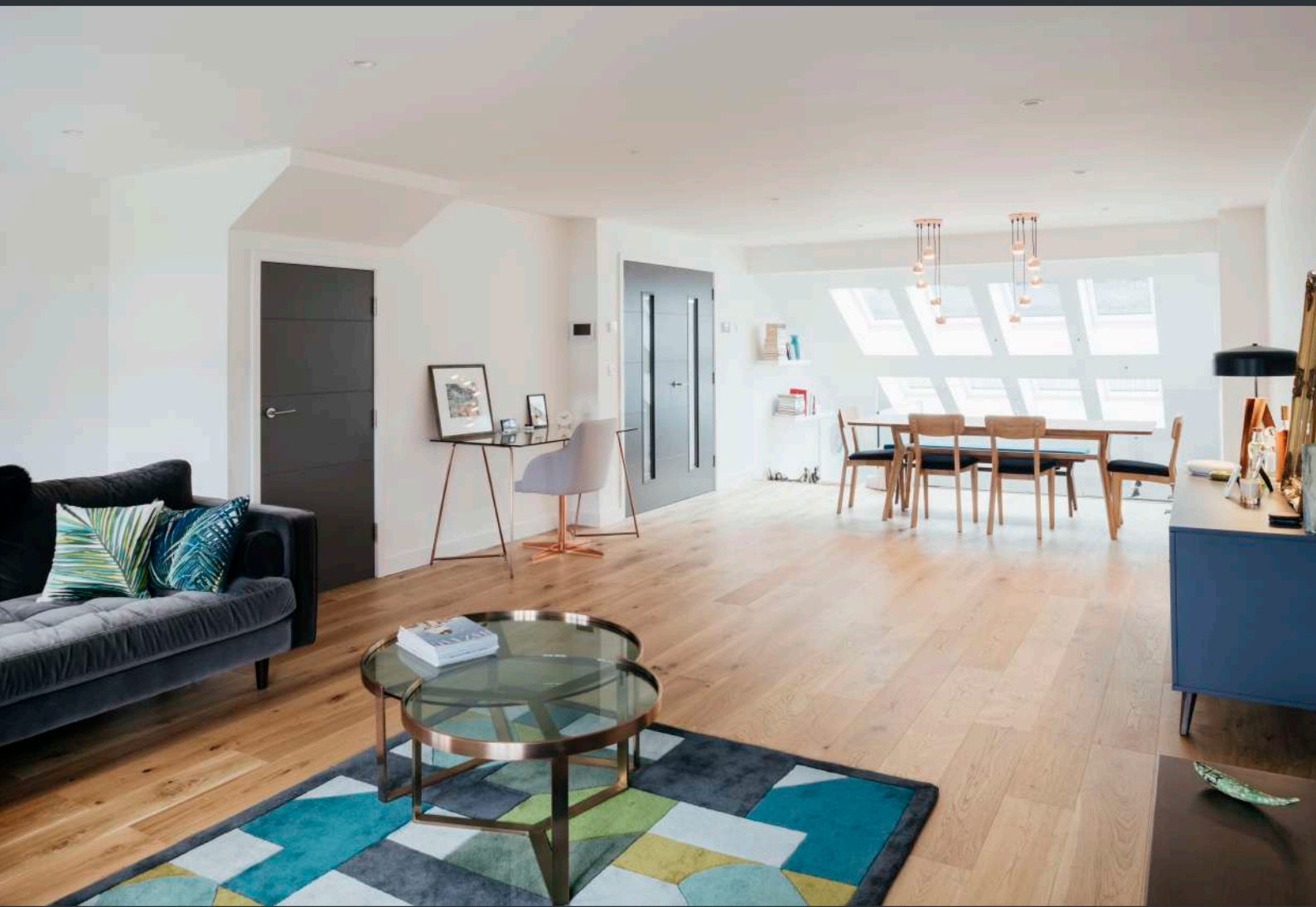


— MY PLACE IN —
CORNWALL



Triplex Home - Brunel Two, Lostwithiel
£375,000



LUXURY LIVING IN LOSTWITHIEL!

Brunel Two epitomizes the best of a new and modern Cornwall. Beautiful, award winning architect designed homes built to a high standard with a boutique quality finish. Located within a short level walk of Lostwithiel Town centre, the Fowey River, the mainline rail link and also the gorgeous Cornish coastline only a short drive away.

Step Inside: from the garden, step inside the entrance lobby and into the contemporary kitchen/diner with utility and double height ceiling lending volume and a view up to the living room through the glass balustrade. Natural light floods this space through the bank of velux windows set into the gallery roof and the full height glazed doors that lead out onto the garden patio.

Take the oak stairs to the first floor where double glazed doors open into a fabulous 33ft living room. You'll experience the WOW factor as you take in the full size of the property and the glass balustrade which provides a gallery-like-atmosphere view over the kitchen and out through the windows of both east and west elevations. Installed with underfloor-heating and ample services and lighting this wonderful space is designed for a combination of modern living and dining.

The three double sized bedrooms are located on the second floor along with family bathroom and en-suite bathroom off the master bedroom. Again the oak stairs lead you to a bright landing washed with natural light from the velux roof light above. The spacious master bedroom has a contemporary en-suite shower room and ample space for built-in wardrobes plus other furniture. The two remaining bedrooms are also double proportion with space for bedroom furniture. The landing also has a super useful airing cupboard too.

Step Outside: to an attractive, level enclosed landscaped garden featuring a patio, perfect for entertaining, with shrub border. Each property comes with two allocated parking spaces. There are also designated parking spaces for your visitors and access to the on-site electric car charging point.

My Place Think: WOW! These properties are amazing and located right in the heart of the historic Stannary Town of Lostwithiel, with its shops, restaurants and great variety of year-round social events for all ages. They are so stylish and contemporary with a fantastic amount of living space. They ooze charm and the design and modern engineering has produced sustainable buildings that are economical and efficient. Very appealing as family homes or could be attractive holiday homes or buy to let investments. Lostwithiel is full of character with great amenities and interest is high for these gems, so don't miss out! What do you think?

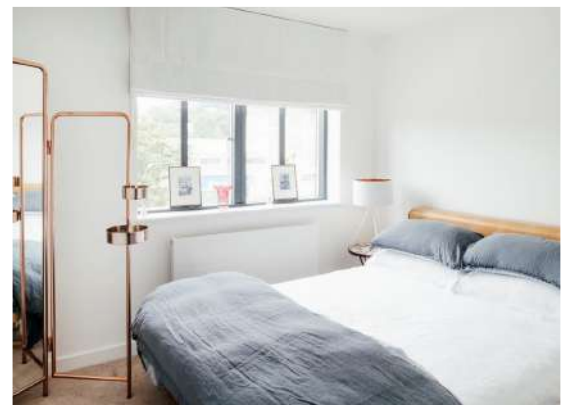


SPECIFICATIONS

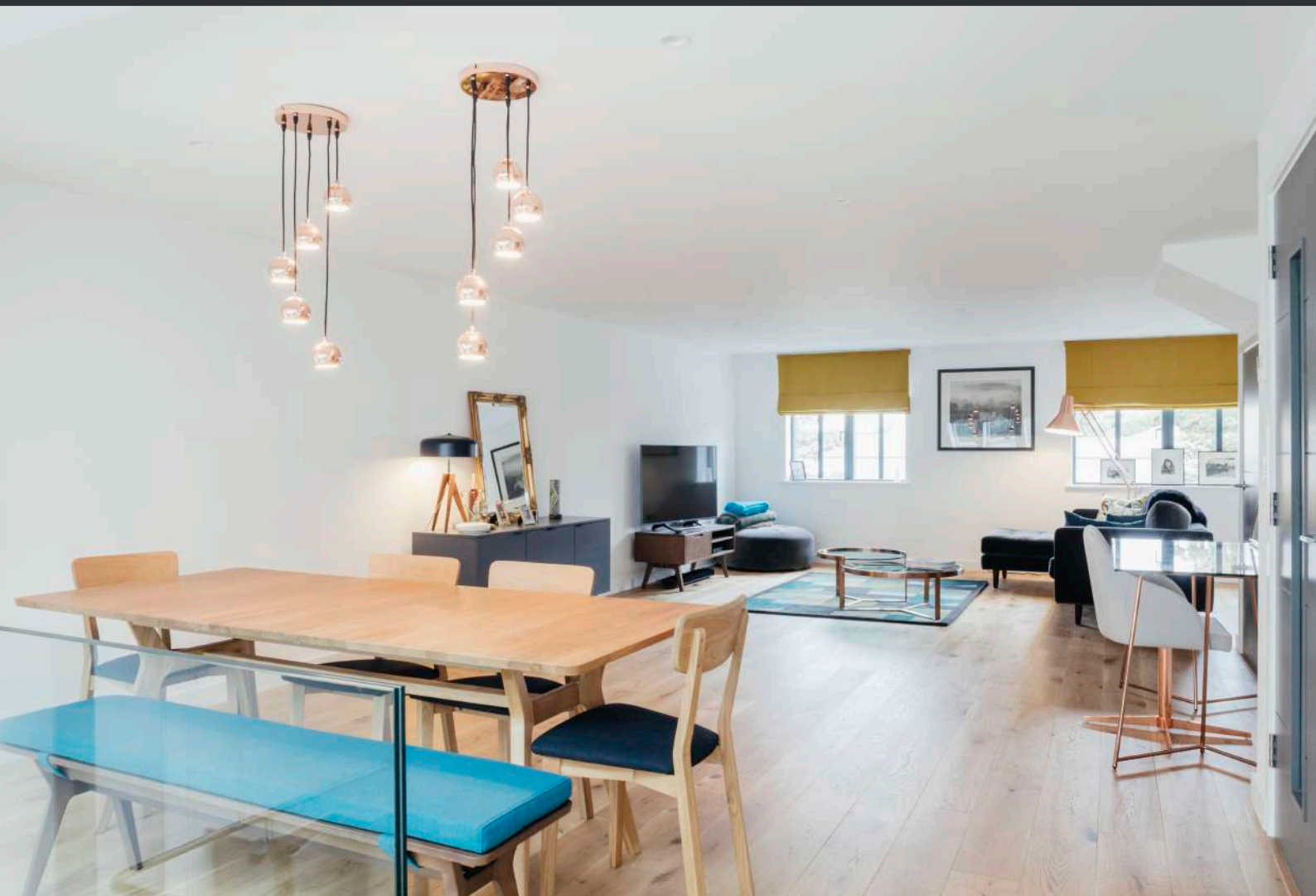
- Eco friendly and low-maintenance
- Buildzone building warranty guarantee
- Double glazed acoustic windows
- Self cleaning Velux windows
- Mains gas heating with radiators to bedrooms
- Smart Wi-fi Heating technology
- Zoned underfloor heating to living areas
- Recessed LED lighting to all rooms
- Quality fitted kitchen
- Zanussi range of integral appliances
- Porcelanosa sanitary ware
- Thermostatic showers
- Ceramic wall and floor tiling to bath & shower rooms
- High quality flooring
- Utility room
- Communal satellite TV
- Broadband
- Parking for two and communal visitor spaces
- Landscaped gardens
- 999 Year Lease from 2016

NB: Specification on all units may be subject to change and/or are agreed with each individual purchaser.

Please Note: the 360 property tour and video depict the Show Home - a 3 bedroom Duplex Home, with a communal entrance, in Building One. Whilst every effort has been taken to accurately forecast the description of the property; plans, materials and specification may be subject to change and therefore Wombwell Homes accepts no liability for the information provided and should not be solely relied upon. It is the purchaser's responsibility to ensure they have a means to complete on the property after exchange. Property values can go up as well as down.











2ND FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 580 SQ. FT.
(53.9 SQ. M.)



GROUND FLOOR
APPROX. FLOOR
AREA 242 SQ. FT.
(22.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 1,344 SQ. FT.

View the show home interactive floorplan at:
<http://content.metropix.com/px/12229483>

Visit the Brunel Two website at:
<http://bruneltwo.com/3-bedroom-triplex-garden-homes/>

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2018



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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus, or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.