

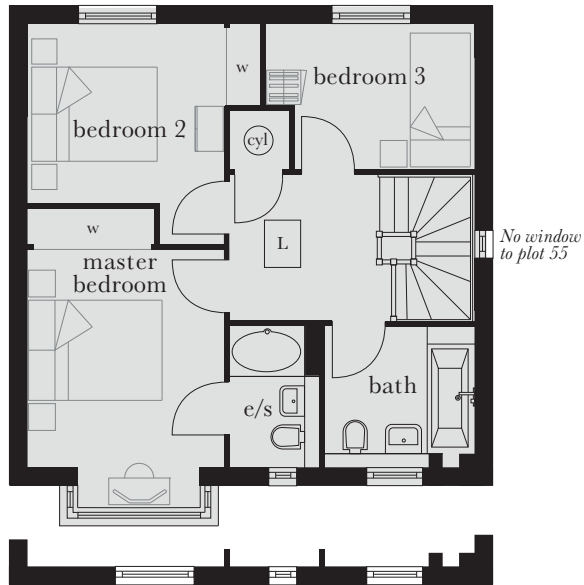
# The Heligan

Plots 5, 18, 30, 31, 38, 54, 55, 57, 58 & 60

A traditional brick built three bedroom home with living room, kitchen/dining area and WC to the ground floor. Upstairs is a master bedroom with en suite and two good-sized bedrooms plus family bathroom.



*Computer generated image shown above illustrating plots 5 and 60. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.*

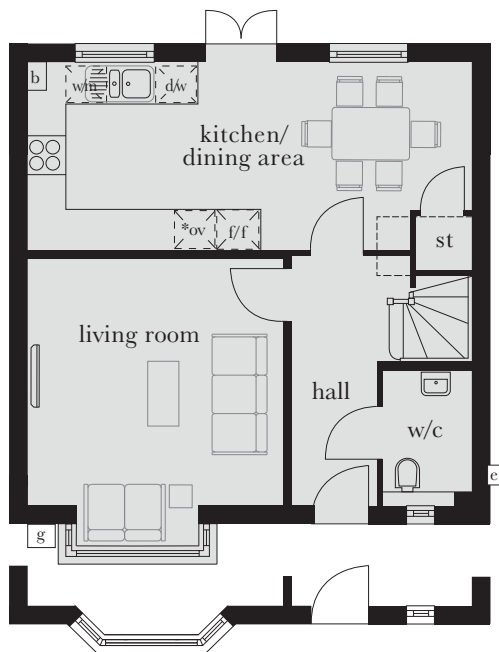


Window variation  
to plots 18, 30, 31, 38, 54, 55, 57 & 58

### First Floor

### First Floor

Master Bedroom	4.070m x 3.085m (max)	13'4" x 10'2" (max)
Bedroom 2	3.685m x 3.525m (max) (max)	12'1" x 11'7" (max) (max)
Bedroom 3	3.315m x 2.325m (max) (max)	10'11" x 7'8" (max) (max)



Window variation  
to plots 18, 30, 31, 38, 54, 55, 57 & 58

### Ground Floor

### Ground Floor

Kitchen/Dining Area	7.095m x 2.965m	9'9" x 23'4"
Living Room	4.350m x 4.085m (max)	14'3" x 13'5" (max)

e/s	en suite	ov	tall housing accommodating integrated single oven, microwave and warming drawer	w/m	integrated washing machine	g	gas meter	L	loft hatch
W	wardrobe	f/f	integrated fridge/freezer	b	boiler	c	electric meter		
st	cupboard	dw	integrated dishwasher	cyl	hot water cylinder	---	reduced head height		