

PARK LANNEVES

BODMIN, CORNWALL



PART OF THE
TREVETH GROUP
A CORNWALL COUNCIL
OWNED PARTNERSHIP

A COLLECTION OF 2 AND 3 BEDROOM FAMILY HOMES





A development of two and three bedroom houses on the former St Lawrence's Hospital site on the western side of Bodmin.



Perfectly located just a short distance from the town of Lostwithiel and 26 miles from the major city of Plymouth, Park Lanneves is the perfect place to call home.

Surrounded by countryside, Bodmin town includes several high streets that mix national chains with local

independent shops, as well as pubs, restaurants, bakeries, butchers and usual food stores that cater your everyday needs. The Capitol Cinema and Bodmin Theatre are also within easy reach for enjoying evenings out.

For young families, a choice of four primary schools are nearby, with

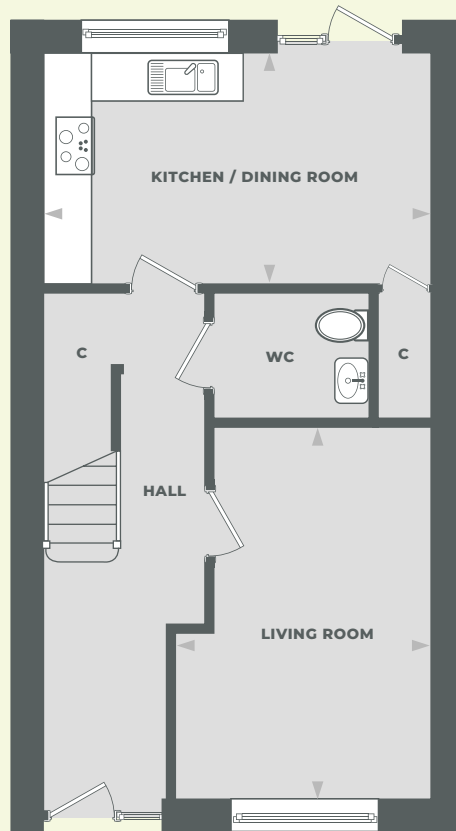
St Mary's Catholic Primary School being the nearest. Bodmin College, a secondary academy school that serves the community of Bodmin is within easy reach.



The artist's impression shows features and treatments, which may vary from the finished development. Similarly, the landscaping shows how the site may look when mature.

The Cardinham

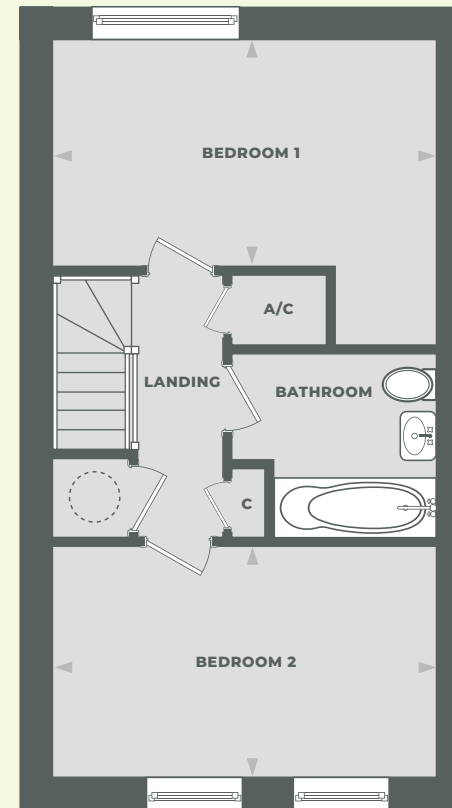
Two bedroom home



Ground Floor

Living Room: 4.45 x 3.02m (14'5" x 9'10")

Kitchen / Dining Room: 4.63 x 2.76m (15'1" x 9'05")



First Floor

Bedroom 1: 4.63 x 2.81m (15'1" x 9'2")

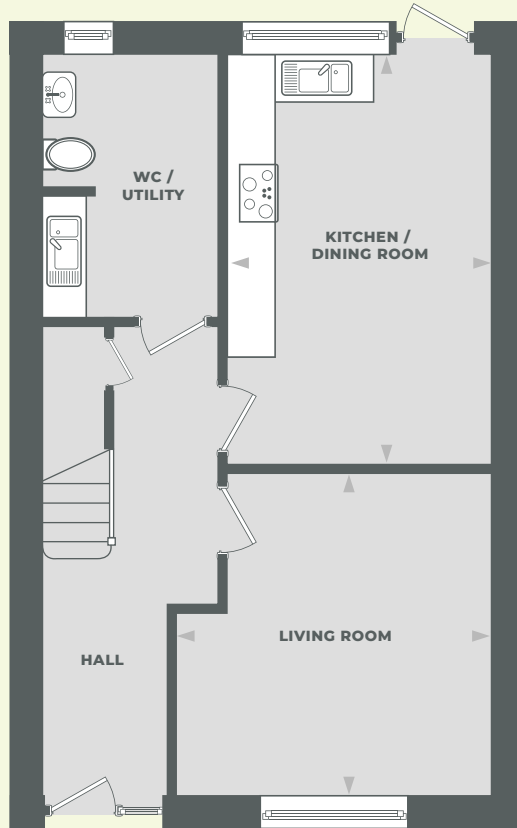
Bedroom 2: 4.63 x 2.86m (15'1" x 9'4")



The artist's impression shows features and treatments, which may vary from the finished development. Similarly, the landscaping shows how the site may look when mature.

The Ladock

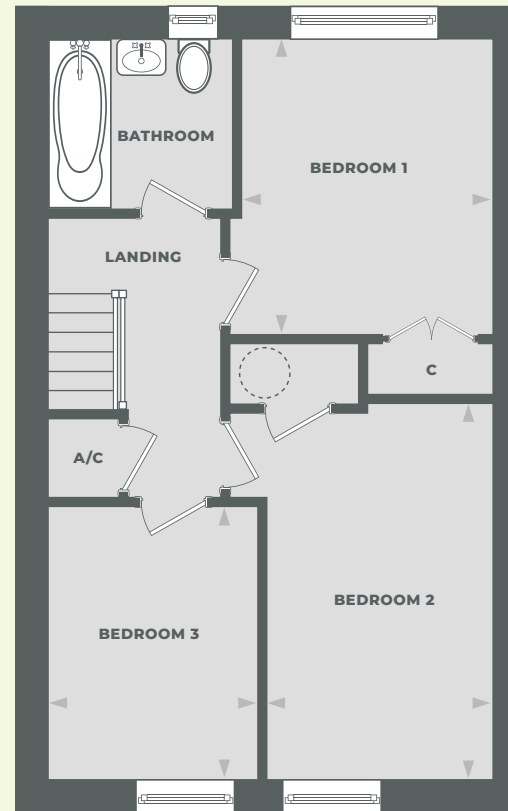
Three bedroom home



Ground Floor

Living Room: 3.90 x 3.81m (12'7" x 12'5")

Kitchen / Dining Room: 4.84 x 3.14m (15'8" x 10'3")



First Floor

Bedroom 1: 3.58 x 3.07m (11'7" x 10'0")

Bedroom 2: 4.53 x 2.77m (14'8" x 9'08")

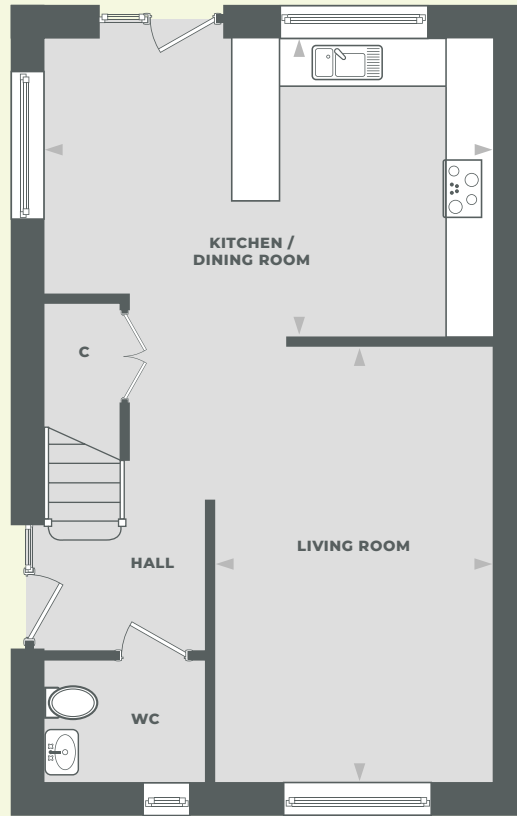
Bedroom 3: 3.29 x 2.55m (10'7" x 8'3")



The artist's impression shows features and treatments, which may vary from the finished development. Similarly, the landscaping shows how the site may look when mature.

The Cambrose

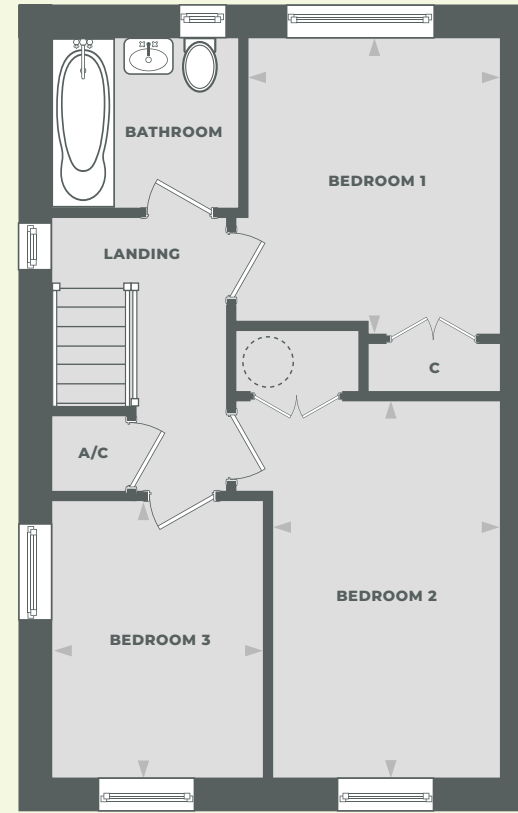
Three bedroom home



Ground Floor

Living Room: 5.35 x 3.41m (17'5" x 11'1")

Kitchen / Dining Room: 5.49 x 3.59m (18'0" x 11'7")



First Floor

Bedroom 1: 3.59 x 3.08m (11'7" x 10'1")

Bedroom 2: 5.56 x 2.74m (18'2" x 8'9")

Bedroom 3: 3.22 x 2.53m (10'5" x 8'3")

A future proofed investment in quality and character

Internal

Carpets included as standard throughout

Storage to all house types

External

1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)

450 x 450 patio slabs and paths

External tap

Cloakroom

Half height tiling behind WC and splashback behind sink

Vinyl floor covering

Kitchen

Fitted kitchen with under pelmet lighting

40mm worktops with matching upstands

One & half bowl sink with mixer taps

Glass splashback to hob

Vinyl floor coverings

Single electric oven, ceramic hob and electric hood

Plumbing and electrics for washing machine / washer

dryer / dishwasher within specified areas

Family Bathroom

Full height tiling to bath and half height tiling to sanitary ware

Shower over bath

Glass shower screen

Shaver point

Vinyl floor covering

Electrical

TV socket to lounge and master bedroom

USB sockets to kitchen, diner, lounge and master bedroom.

BT socket and ethernet point to lounge

Recirculating fan with cooker hood to kitchen

Mains operated smoke detectors with battery back up

Fire alarm and misting fire safety system

Recessed downlighters to kitchen

External light to front door and rear

PV panels

Decoration

Internal walls emulsioned white

All ceilings smooth finish – emulsioned white

Internal woodwork coated with white satin

Heating

Air source heat pumps

Windows

UPVC double glazed windows

Homes are timber frame construction. Please refer to working drawings for detailed construction information.

Please be aware that specification may vary depending on the plot and the house type. Please refer to working drawings. Treveath homes reserves the right to alter the specification as required throughout the build process.





Tenure Key

- Open Market Rent
- Affordable Rent
- Shared Ownership
- Open Market Sale

House - Types Key

- The Cardinham ~ 2 bed house
- The Ladock ~ 3 bed house
- The Cambrose ~ 3 bed house
- The Davidstow ~ 4 bed house
- The Morvah ~ 2 bed house
- The Lerryn apartments
- The Lanivet apartments



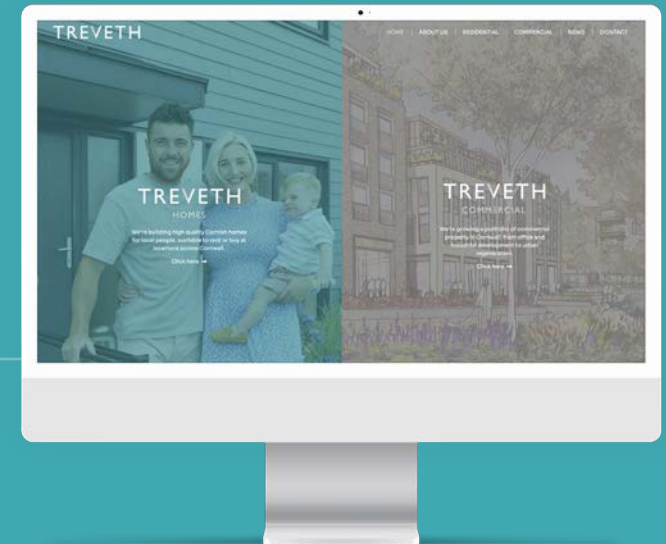


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TREVETH

We create new homes and places for people who live and work in Cornwall.

Treveth delivers new homes for the benefit of people who live and work in Cornwall. We are a Cornish company that puts Cornwall and its people first. Any profit we make is returned to our partner, Cornwall Council.



In Cornwall. For Cornwall.

Our mission is to create sustainable growth and investment in Cornwall, our core values are:

Passionate

We are committed to delivering exceptional places

Legacy

We are united in working responsibly for one community and one environment

Agility

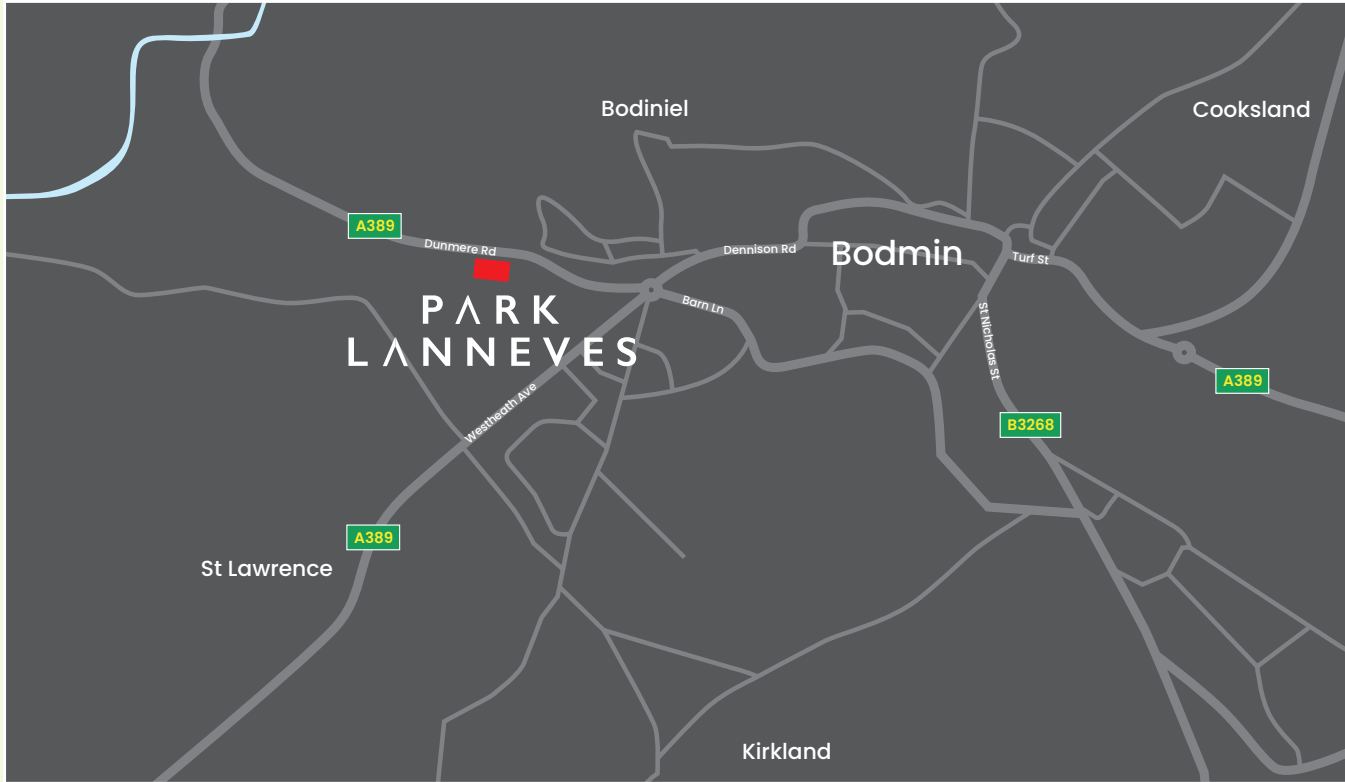
We react positively and innovatively in an ever-changing environment

Community

We prioritise local people, building stronger communities through long-term stewardship

Equitable

We pride ourselves on treating everyone fairly with honesty and integrity



Satellite navigation: PL31 2TR

For more information please contact



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Treveth have a policy of continuous improvement and certain details may have changed since the printing of this brochure. The artist's impressions, floor plans and maps are for guidance purposes only, landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed. This brochure does not constitute an offer or contract and Treveth reserves the right to change any specification of the homes at any time during the course of construction without notice.



Protection for new-build home buyers

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