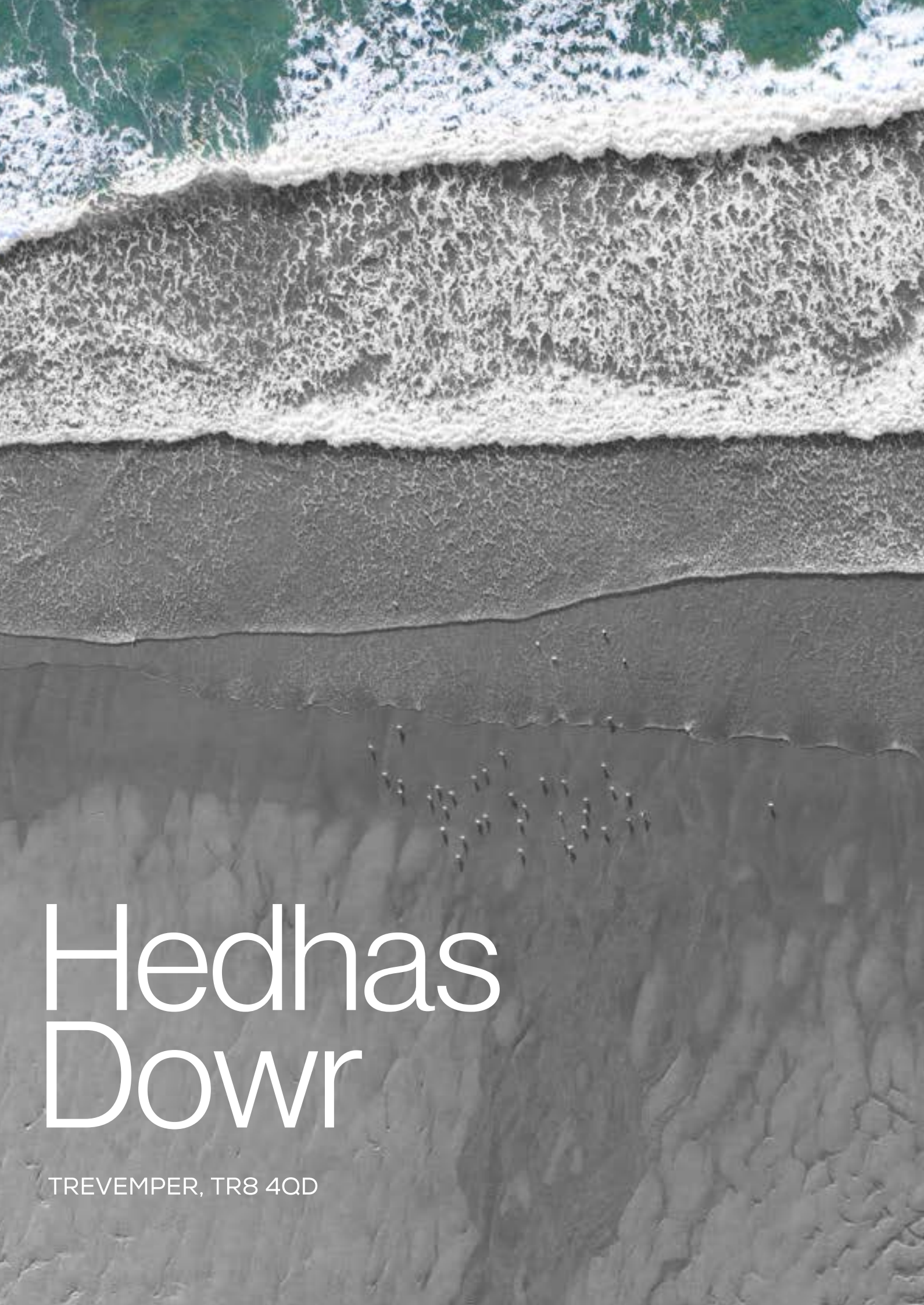




Hedhas Dowr

TREVEMPER, TR8 4QD

Location

Situated in the sought-after Trevemper area of Newquay, this property offers the perfect mix of countryside charm and coastal convenience. Located just moments from the breath-taking Gannel Estuary and 1.5 miles from Newquay's vibrant town centre, you'll have easy access to stunning beaches, picturesque walking trails, and a range of local amenities including shops, cafes, and schools. Whether you're enjoying the tranquility of the surroundings or exploring everything Newquay has to offer, this location delivers a lifestyle that's hard to match.

Trevemper also benefits from fantastic transport links, making it easy to stay connected. Regular bus routes provide access to nearby towns and villages, while Newquay Railway Station is just a short distance away offering connections to the wider rail network via the Atlantic Coast Line. For those travelling further afield, Newquay Airport is only 5 miles away, providing both domestic and international flight options. Combining peaceful living with great accessibility, this property truly has something for everyone.



The Development

Treveth, a Cornish developer established in 2019, is dedicated to creating high-quality homes and sustainable communities that address the housing needs of local residents. In recognition of their commitment to social and environmental performance, Treveth has achieved B Corporation (B Corp) certification. As a Certified B Corporation, Treveth joins a global community of businesses meeting high standards of social and environmental performance, accountability, and transparency.

Their Hedhas Dowr development in Trevemper, Newquay, showcases this commitment with 96 thoughtfully designed homes. The development offers a diverse mix of one and two-bedroom flats, and two to four-bedroom houses, ensuring options for individuals, couples, and families. With tenures that include shared ownership, affordable rent, and open market rent, Hedhas Dowr is designed to provide accessible and flexible housing for a wide range of residents. Treveth also retains the estate management and the various tenures on offer, to ensure the estates are continually maintained to high standards, fostering a sense of community and long-term sustainability.

More than just a housing project, Hedhas Dowr embodies Treveth's values of inclusivity, quality, and sustainability. The homes are carefully designed to balance modern living with environmental consciousness while respecting the surrounding Cornish landscape. Treveth's focus on creating practical yet attractive homes ensures that Hedhas Dowr is not only a development but a community where residents can thrive.



Specification (Plots 1-4)

Carpets included as standard throughout.

Cloakroom

- Half height tiling behind WC and splashback behind sink.
- Vinyl floor covering

Kitchen

- Fitted kitchen with under pelmet lighting
- 38mm worktops with matching upstands
- White composite 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

- Floor mounted WC with hidden cistern.
- Wall hung hand basin in Open Market sale. Pedestal in shared ownership properties
- Full height tiling to bath and half height tiling to sanitary ware
- Shower over bath
- Glass shower screen
- Shaver point
- Vinyl floor covering

En-suite

- Shower cubicle with thermostatic shower
- Full height tiles within shower cubicle
- Half height tiles to sanitary ware

Electrical

- TV socket to lounge, and all bedrooms where possible.
- USB socket to kitchen, lounge and bedrooms.
- BT socket and ethernet point to lounge.
- Mechanical extract ventilation in kitchen, bathroom, WC and en-suite

(Electrical continued)

- 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 gloss

Heating

- Air source heat pumps with underfloor heating to ground floor.

Wardrobes

- Storage cupboard or wardrobe to master bedroom to include hanging rail.

Windows

- UPVC double glazed windows

External

- Turf to front where applicable
- Turf to rear where applicable
- 1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)
- 600mm x 600mm buff patio slabs. Paths 450mm x 450mm.
- External tap
- Two Allocated Parking Spaces with an EV Charger

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

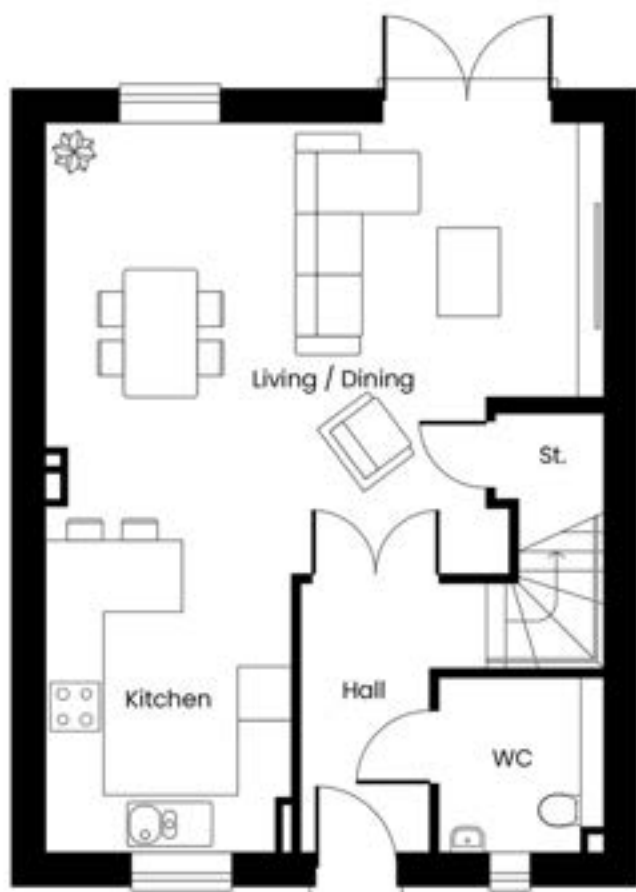
Please be aware that specification may vary depending on the plot and the house type. Please refer to working drawings. Treveth homes reserves the right to alter the specification as required throughout the build process.

Images used are from a similar house type and are for illustrative purposes only



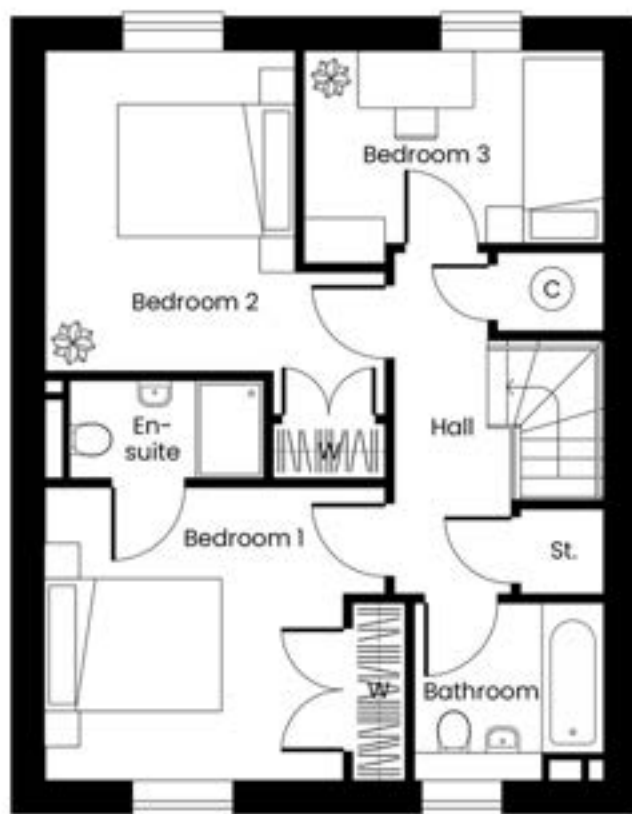
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Floorplan



GROUND FLOOR

Kitchen	2.78m x 3.05m (9'1" x 10'0")
Living / Dining	6.27m x 5.13m (20'6" x 16'9")
WC	1.86m x 1.98m (6'1" x 6'5")



FIRST FLOOR

Bedroom 1	3.32m x 3.30m (10'10" x 10'9")
Bedroom 2	2.77m x 3.63m (9'1" x 11'10")
Bedroom 3	3.39m x 2.41m (11'1" x 7'10")
Bathroom	2.15m x 2.00m (7'0" x 6'6")
En-suite	2.20m x 1.10m (7'2" x 3'7")

GIA 104.2m² (1121sqft)

Site Plan

Tenure Key

- Open Market Rent
- Affordable Rent
- Shared Ownership
- Open Market Sales



House Types - Key

- Maenporth - 3 bed house
- Charlestown - 2 bed courtyard house
- Fistral - 1 bed apartment
- Talland - 4 bed townhouse
- Lamorna - 3 bed house
- Gwynver - 2 bed house
- Polzeath - 3 bed mew house
- Tolcarne - 2 bed apartment
- Sennen - 3 bed house

Hedhas Dowr

TREVEMPER, TR8 4QD

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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 quoted 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. Elevation 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 and delay construction. 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 drawing for the property they are purchasing and confirm that they are satisfied regarding the details.

