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PARRY

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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

PLOT 3 KELLI LOWARTH, TREMATON, SALTASH, PL12 4FJ

£485,000





LAST ONE!! - BE QUICK! - A detached new build bungalow on an exclusive development of just five individual detached bungalows on generous and level plots by a local developer renowned for delivering first class homes in enviable settings. PLOT 3 - 979 sq ft (91 sqm). Solar PV. EV Charger. Driveway and Double Garage. High Quality Specification. Expected completion during Spring 2026 (April/May). ADJACENT TO THE TAMAR VALLEY AREA OF OUTSTANDING NATURAL BEAUTY AND ONLY 2 MILES FROM FORDER CREEK -

1, The Campion - SOLD, 2, The Sorrel - RESERVED, 3, The Mallow - AVAILABLE, 4, The Celandine - SOLD, 5, The Yarrow - SOLD.

FORDER CREEK 2 MILES, SALTASH 2 MILES, PLYMOUTH 9 MILES, EXETER 52 MILES, WHITSAND BAY 10 MILES



## DESCRIPTION

Kelli Lowarth comprises a small and exclusive development of just five bungalows each on generous and level plots. This is the last one available - chain free and expected to be complete during the Spring (April/May) of 2026.

Plot 3 is a new bungalow designed to provide comfortable living accommodation with energy saving features including double glazing, air source heat pump serving underfloor heating, solar pv and an ev charger with a Predicted Energy Assessment rating of A.

PLOT 3 - A generous plot with a fine aspect and ample driveway parking. The accommodation extends to about 979 sq ft or 91 sq m and briefly comprises - Canopy Porch - Reception Hall - Dual Aspect Kitchen/Dining Room with French doors to garden - Sitting Room - Principal Bedroom with Ensuite Shower Room/WC - 2 Further Bedrooms - Family Bathroom having bath with shower over.

The Double Garage has an up and over door and pedestrian door to rear. Front garden - turfed, Rear Garden with Paved Patio and ample space for the creation of a wonderful level garden.

The Kitchen - U-Shaped kitchen with fitted soft closing wall and base units and Duropal worktop and matching up stand, (currently there is availability of choices for the kitchen and work top). Under unit LED lighting. Integrated appliances to include fridge/freezer, induction hob with concealed extractor above and stainless steel splashback and stainless steel tall electric double fan oven, dishwasher and washing machine. One and half bowl stainless steel sink unit with drainer. Tiled flooring.

NOTE - the internal images displayed are examples only and are from the show home of a previous development.



# ASPEN HOUSE TYPE

91m<sup>2</sup> Gross internal floor area of house  
32m<sup>2</sup> Gross internal floor area of garage

## EXTERNAL MATERIALS

- ROOF | natural slate with grey concrete ridge
- FASCIA | dark grey/black upvc
- RW GOODS | dark grey/black upvc
- WINDOWS | dark grey upvc or aluminium
- DOORS 1 | natural timber or composite
- DOORS 2 | glazed dark grey upvc or aluminium
- WALLS 1 | white render
- WALLS 2 | natural stone
- PORCH GABLE | cedar weatherboard

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2 FRONT ELEVATION (WEST)  
Scale 1:100



4 REAR ELEVATION (EAST)  
Scale 1:100



1 GROUND FLOOR PLAN  
Scale 1:100



5 RIGHT ELEVATION (SOUTH)  
Scale 1:100



3 LEFT ELEVATION (NORTH)  
Scale 1:100

DATE: 03/03/2023  
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 MAIL: studio@cadarchitects.co.uk  
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 RESERVED MATTERS PLANNING APPLICATION 3119-3-003  
 FIVE RESIDENTIAL TWELFOLD  
 LAND SOUTH OF LUCAS TENEMENT, TREMATION PL12 1RU  
 PEACE FINE HOMES  
 PLOT 3  
 PLANNING 3119-3-003





## LOCATION

The picturesque rural hamlet of Trematon lies only 2 miles from the waterside hamlets of Forder and Antony Passage both of which adjoin the wide tidal Lynher River estuary. This is a waterway frequented by a variety of pleasure craft with Plymouth Sound just over 4 miles distant by boat and the River Tamar navigable for about 10 miles upstream.

Trematon is a charming hamlet only 2 miles from the superb riverside town of Saltash.

The nearby hamlet of Forder lies in a Conservation Area at the head of a tidal inlet of the Lynher River with moorings available by application to the Forder Community and Conservation Association. Saltash and Cargreen both have yacht clubs with sheltered deep water moorings. Set within a sheltered wooded valley the unspoilt hamlets of Trehan and Forder enjoy immediate access to open countryside including the Churchtown Farm Nature Reserve with a wide network of footpaths in the vicinity. Golf is available at the St Mellion International Golf Resort or the China Fleet Country Club.

Easy access is gained to Saltash's bustling town centre, the main line railway station (Plymouth to London Paddington 3 hours) and the Waitrose store on its northern outskirts. The A38 provides easy access to Truro in the west and Plymouth or Exeter in the east. The wide expanse of Dartmoor and Bodmin Moor provide boundless leisure opportunities and are both within a short drive. The location is rich in natural flora and fauna, combining to create an area extremely popular with yachting and outdoor enthusiasts alike.

PEA RATING - A, COUNCIL TAX BAND - TBC

SERVICES - Mains water, electricity and drainage. Broadband - Ultrafast available. Mobile Coverage - Indoor - Likely, Outdoor - Likely.

## DIRECTIONS

Using Sat Nav - Postcode PL12 4RU

## NOTE

Particulars include CGI visuals for the street scene and lifestyle images of the locality including The St Mellion International Golf Resort, Saltash Waterfront, Whitsand Bay, Forder Creek and the River Lynher, Looe Beach and the Banjo Pier.



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SCALE 1:50  
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2 FRONT ELEVATION (WEST)  
HP  
SCALE 1:50



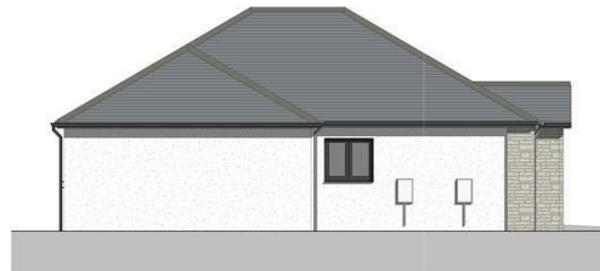
4 REAR ELEVATION (EAST)  
HP  
SCALE 1:50



1 GROUND FLOOR PLAN  
HP  
SCALE 1:50



5 RIGHT ELEVATION (SOUTH)  
HP  
SCALE 1:50



3 LEFT ELEVATION (NORTH)  
HP  
SCALE 1:50

REV.	DESCRIPTION	DATE	NO.
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FEARCE FIVE HOMES			PLOT 3
PLANNING		3119-3-003	

These particulars should not be relied upon.