## Gwallon Keas

### MARSHALL ⊢ 3



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St Austell



# MARSHALL

This elegant detached home has three spacious bedrooms, one of which is en-suite. Large picture windows to the front and French doors to the rear ensure a light and airy feel to the living room.

#### **GROUND FLOOR**

 Kitchen/Dining
 2.39 - 2.63m x 5.59m

 Living Room
 3.09m x 5.59 - 6.15m

 Cloakroom
 0.90m x 1.90 - 2.20m

#### FIRST FLOOR

Bedroom 1 3.30m x 2.90 – 3.60m (inc wardrobe space)

En-suite 1.20 – 1.50m x 1.20 – 1.95m Bedroom 2 2.97 – 4.56m x 2.90m Bedroom 3 2.69m x 2.60m Bathroom 2.10m x 1.90m

The room dimensions differ for Plot 51, please refer to your Sales Executive.

\* Positioning of living room French doors varies between plots, please refer to your Sales Executive.



**GROUND FLOOR** 



FIRST FLOOR

Devonshire Homes endeavours to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished houses. However, during the process of construction, alterations may become necessary and various changes and improvements can occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture and customers dould satisfy themselves of the actual dimensions of the property they are purchasing. Elevations, materials, style and position of windows and porches can all differ in the same house type from plot to plot. Purchasers should ensure that they are aware of the detail and finish provided in a specific plot before committing to a purchase.

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