

# Gwallon Keas

St Austell

PAR  
4



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SINCE 1992

# DEVONSHIRE HOMES

## PAR 4 FH

The split-level design of this stylish three-bedroom house provides great flexibility, with a large living room opening onto the rear garden, alongside the garden store that is located underneath the garage.

### LOWER GROUND FLOOR

Living Room	4.16 – 5.25m x 2.28 – 3.75m
Cloakroom	1.60m x 1.38m
Utility	1.20m x 1.80m

### GROUND FLOOR

Kitchen/Dining	2.54 – 5.25m x 2.33 – 5.26m
Cloakroom	0.96m x 1.80m
Study/Bedroom 4	2.72m x 3.05m

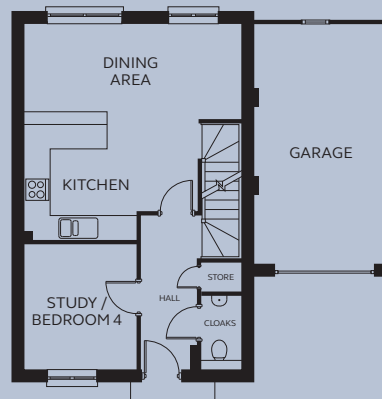
### FIRST FLOOR

Bedroom 1	3.06m x 3.72m (inc wardrobe space)
En-suite	3.06m x 1.20m
Bedroom 2	3.06m x 3.30m
Bedroom 3	2.10m x 2.33m
Bathroom	2.10m x 1.90m

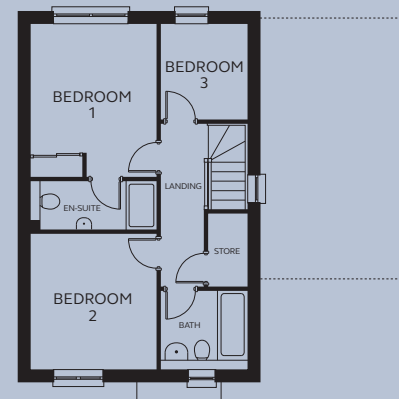
Positioning of garden store and garage varies between plots, please refer to your Sales Executive.



LOWER GROUND FLOOR



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 should 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.

[gwallonkeas@devonshirehomes.co.uk](mailto:gwallonkeas@devonshirehomes.co.uk)