

Gwallon Keas  
St Austell

PERRAN  
E 3



CGI shows plot 55

# Gwallon Keas

St Austell



SINCE 1992

DEVON  
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HOMES

## PERRAN 3 FH

With accommodation spread over three floors, the spacious Perran offers a useful study in addition to three large bedrooms. The lower ground floor has a separate utility plus undercroft store.

### LOWER GROUND FLOOR

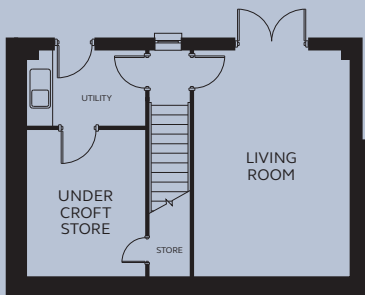
Living Room	3.76m x 5.47m
Utility	2.83m x 1.80m

### GROUND FLOOR

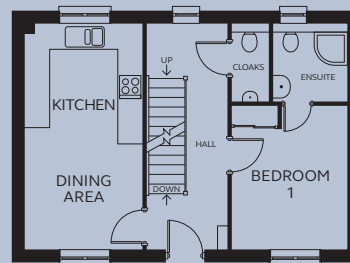
Kitchen/Dining	2.83m x 5.47m
Cloakroom	0.92m x 1.88m
Bedroom 1	2.80m x 3.50m (inc wardrobe space)
En-suite	1.75m x 1.88m

### FIRST FLOOR

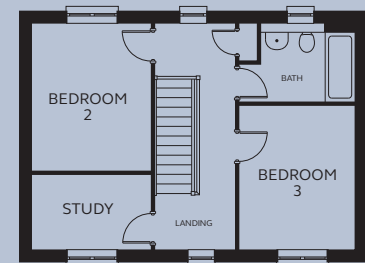
Bedroom 2	2.89m x 3.58m
Bedroom 3	2.80m x 3.50m
Study	2.89m x 1.80m
Bathroom	2.27m x 1.88m



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.

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