

Contemporary
Cornish Living.

The Coppers

Tolvaddon | Cornwall

A select development of quality
2 & 3 bedroom homes



provided by



lived in

by you

Selling
Agent



The magnificent north coast beaches are only 3 miles away, with Hayle and St Ives to the West and Truro to the East, all reachable within 20 minutes.

The Coppers is located in Tolvaddon, on the outskirts of Camborne, which offers retail outlets, schools, restaurants, churches and good transport links via bus and railway, together with the A30.

Close by is the Heartlands project which offers craft shops, a museum, restaurant and a children's play area. Located in the heart of the Urban Regeneration Scheme, the closest towns of Camborne and Redruth are steeped in history, but today offer all the conveniences needed for everyday living.

Excellent commuter links, nearby walks, cycle trails and stunning scenery makes The Coppers the perfect place to live for a wide variety of buyers.



The Coppers is a wonderful selection of 2 and 3 bedroom homes, that offers something for everyone.

Each home on the development has been carefully designed, with spacious accommodation and built to a high specification. The properties also benefit from gas fired central heating, off road parking and offers home buyers the peace of mind of a 10 Year NHBC Warranty.

- Stylish symphony Kitchens
- Built in electric oven and hob
- Contemporary white bathroom suites
- Gas fired central heating
- Garden
- Off Road Parking



HOUSE TYPE B

PLOT 33 & 34 (SHARED OWNERSHIP)

A SPACIOUS 2 BEDROOM HOME WITH OPEN PLAN LIVING SPACE

Kitchen

2.8m x 2.1m min (9'2" x 6'10" min)

Lounge/Dining Room

3.1m x 5.8m (10'2" x 19')

Bedroom One

4.8m x 2.9m (15'9" x 9'6")

Bedroom Two

4.8m x 3.2m (15'9" x 10'6")

Bathroom

2.2m x 2.7m (7'2" x 8'10")



GROUND FLOOR

FIRST FLOOR

SOME PLOTS DO VARY WITH WINDOW POSITIONS. PLEASE ASK SELLING AGENT FOR MORE DETAILS.

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

HOUSE TYPE C

PLOT 1, 2, 3, 11 & 12 (OPEN MARKET)

A DELIGHTFUL 2 BEDROOM HOME WITH SEPARATE LIVING ROOM AND OPEN PLAN KITCHEN/DINING AREA

Kitchen/Dining Room

3.3m x 4.7m (10'9" x 15'5")

Lounge

2.7m x 4.7m (8'10" x 15'5")

Bedroom One

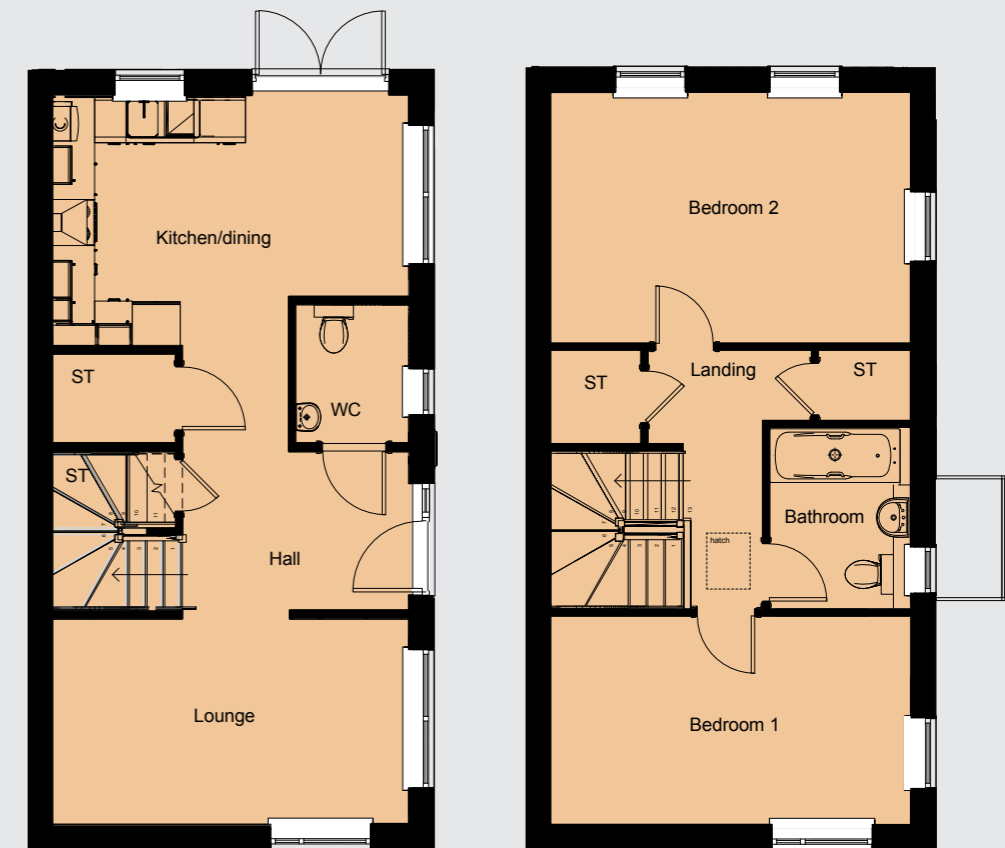
2.7m x 4.7m (8'10" x 15'5")

Bedroom Two

3.3m x 4.7m (10'9" x 15'5")

Bathroom

2.3m x 2m (7'6" x 6'6")



GROUND FLOOR

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HOUSE TYPE D

PLOT 13 & 21 (OPEN MARKET)
PLOT 14 (SHARED OWNERSHIP)

A STYLISH 3 BEDROOM HOME
OFFERING SPACIOUS OPEN PLAN LIVING.

Kitchen/Dining Room

3m x 2.1m min (9'10" x 6'10" min)

Lounge

5.8m x 3.7m (19' x 12'1")

Bedroom One

4.1m x 3.1m (13'5" x 10'2")

Bedroom Two

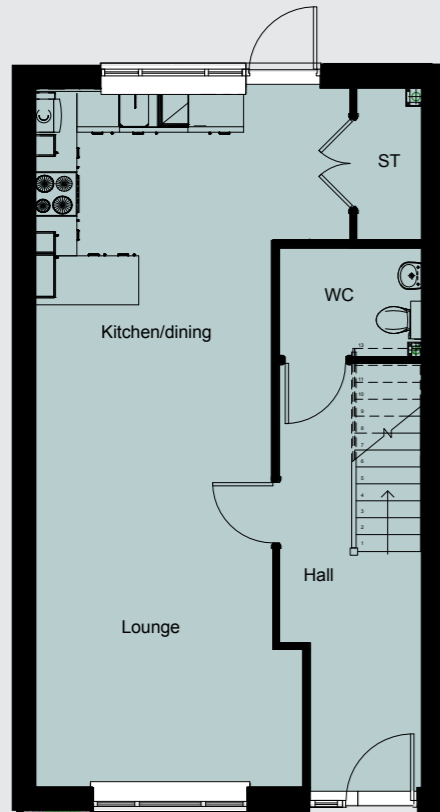
4.5m x 2.9m (14'9" x 9'6")

Bedroom Three

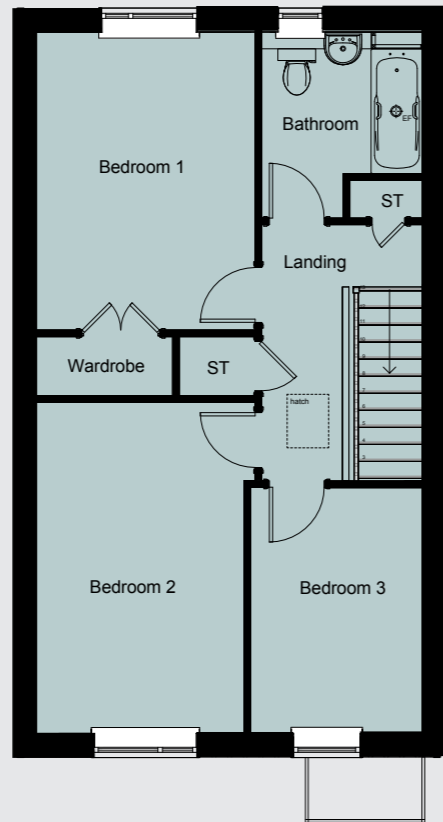
3.4m x 2.4m (11'1" x 7'10")

Bathroom

2.2m x 1.9m (7'2" x 6'2")



GROUND FLOOR



FIRST FLOOR

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HOUSE TYPE E

PLOT 10 & 20 (OPEN MARKET)

A STYLISH 3 BEDROOM HOME WITH SPACIOUS KITCHEN
AND LIVING/DINING ROOM

Kitchen

5.4m x 3.2m (17'8" x 10'6")

Lounge/Dining Room

4.6m x 3.3m (15'1" x 10'9")

Bedroom One

4.1m x 3.1m (13'5" x 10'2")

Bedroom Two

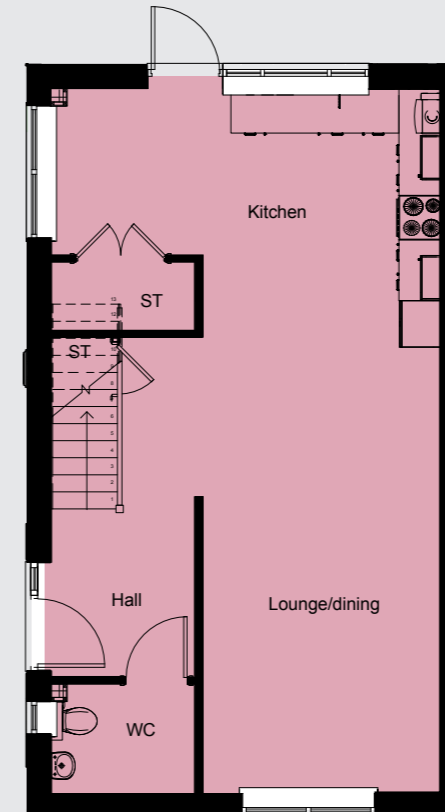
2.9m x 4.5m (9'6" x 14'9")

Bedroom Three

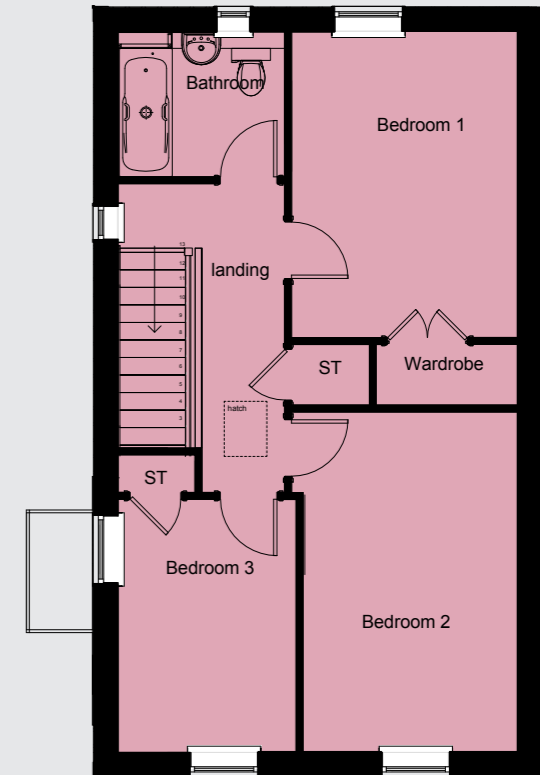
2.4m x 3.4m (7'10" x 11'1")

Bathroom

2.2m x 1.9m (7'2" x 6'2")



GROUND FLOOR



FIRST FLOOR

SOME PLOTS DO VARY WITH WINDOW POSITIONS. PLEASE ASK SELLING AGENT FOR MORE DETAILS.

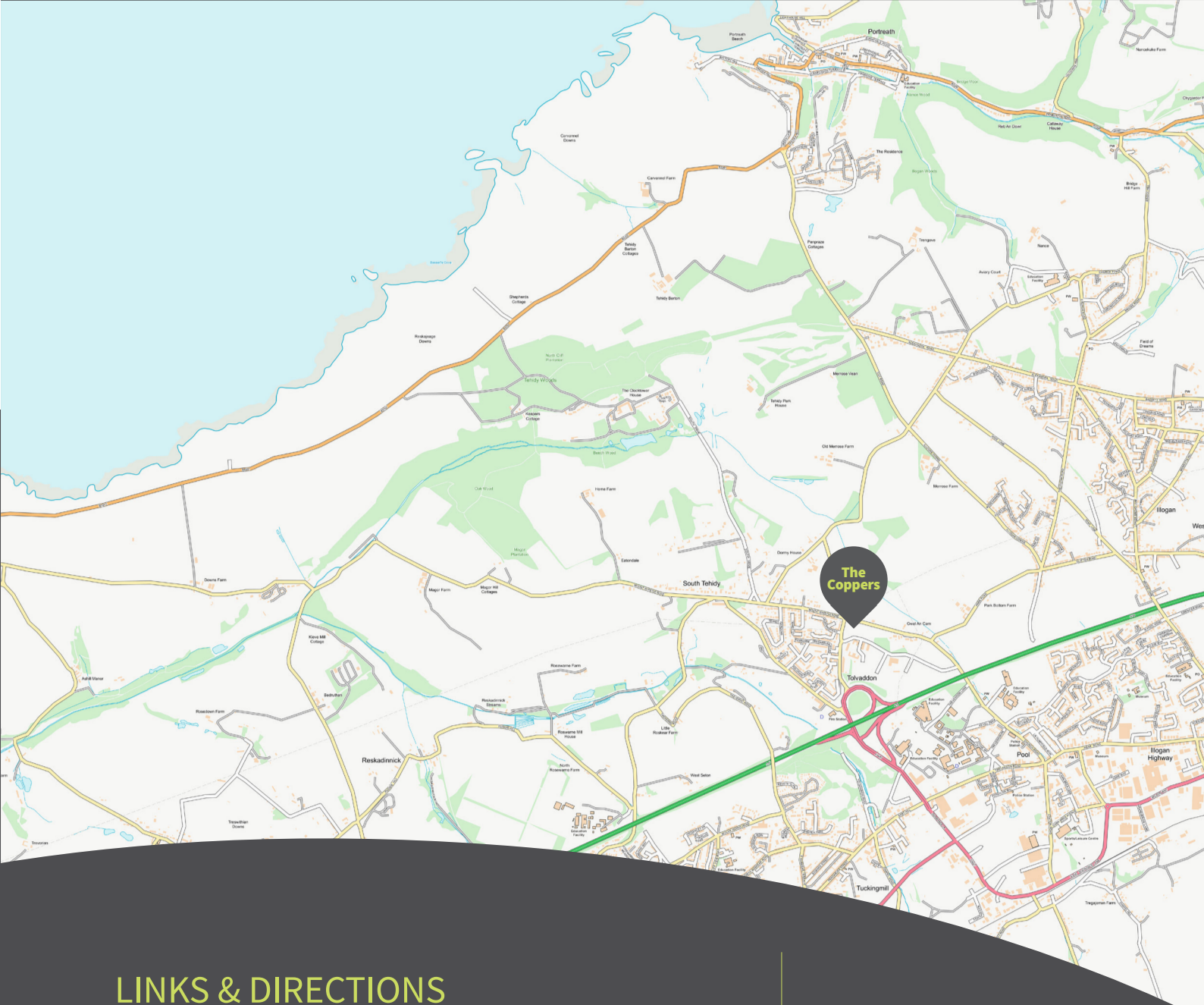
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DEVELOPMENT LAYOUT

- HOUSE TYPE B**
PLOT 33 & 34 (SHARED OWNERSHIP)
 - HOUSE TYPE C**
PLOT 1, 2, 3, 11 & 12 (OPEN MARKET)
 - HOUSE TYPE D**
PLOT 13 & 21 (OPEN MARKET)
PLOT 14 (SHARED OWNERSHIP)
 - HOUSE TYPE E**
PLOT 10 & 20 (OPEN MARKET)
-
- OPEN MARKET RENT
OR AFFORDABLE RENT



The site plan is for identification and illustrative purposes only and is not to scale. All prospective buyers should note that the site plan is solely intended for their guidance and assistance and nothing contained in the plan should be a statement of fact or representation or warranty. It should not be relied on in any way.



LINKS & DIRECTIONS

TRURO -	12 MILES
PENZANCE -	15 MILES
FALMOUTH -	15 MILES
NEWQUAY -	18 MILES
LANDS END -	25 MILES
PADSTOW -	33 MILES

All distances above are approximate.

From A30 West bound take the Tolvaddon junction bearing right on the slipway sign posted Portreath. At the next junction turn right onto the A3047. Continue under the underpass and take the second turning left signposted Tolvaddon. Continue along this road, heading straight over the mini roundabout and The Coppers can be found on your right hand side.

For further details please contact:

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lived in

by you

Selling Agent

