

CHAPEL GATE

UPPER CHAPEL, LAUNCESTON, CORNWALL PL15 7DW



2, 3 & 4 BEDROOM HOMES



AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars^ by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty* which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE**









Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.



CHAPEL GATE, CORNWALL

DEVELOPMENT LAYOUT

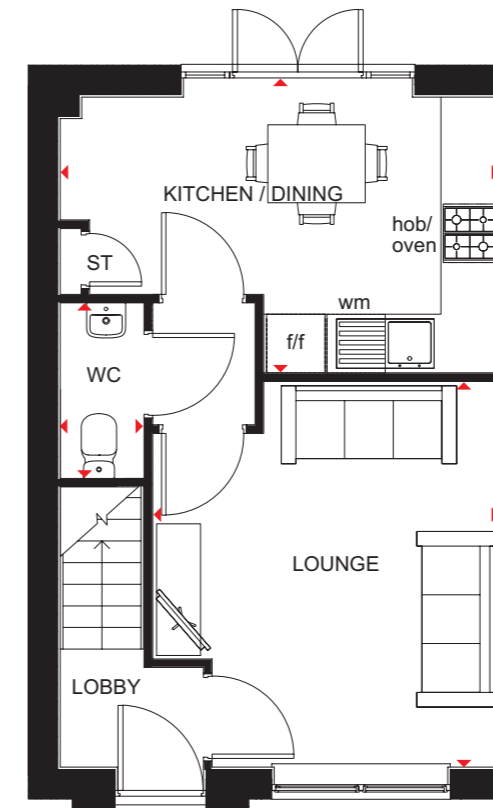
-  **ROSEBERRY**
2 Bedroom Home
-  **MAIDSTONE**
3 Bedroom Home
-  **MORESBY**
3 Bedroom Home
-  **NORBURY**
3 Bedroom Home
-  **CHESTER**
4 Bedroom Home
-  **ALDERNEY**
4 Bedroom Home
-  **AFFORDABLE HOUSING**
-  **SUB STATION**
- V Visitor parking
- B Bin collection point
- Possible future links



2 BEDROOM HOME



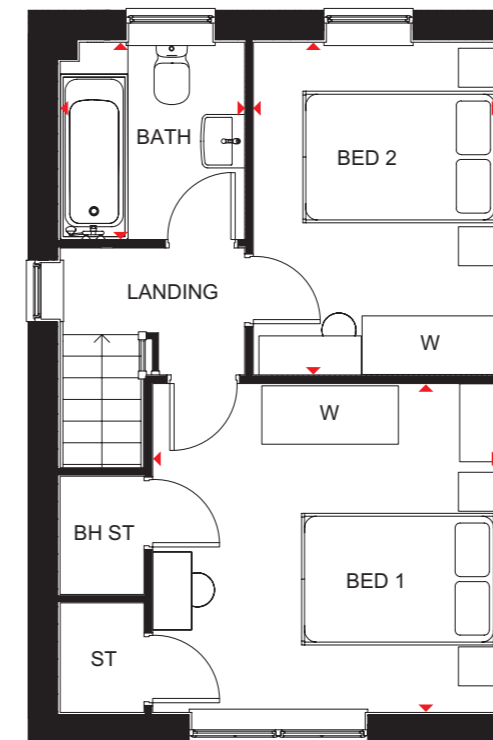
- This lovely two bedroom home has an open-plan kitchen with dining area and French doors leading to the garden
- Completing the ground floor is the spacious lounge and downstairs cloakroom
- Upstairs you'll find the main bedroom with built-in storage space, a further double bedroom and a family bathroom



Ground Floor

Kitchen/Dining	4505 x 2828mm	14'9" x 9'3"
Lounge	3554 x 3958mm	11'7" x 12'11"
WC	863 x 1800mm	2'9" x 5'10"

[Approximate dimensions]



First Floor

Bedroom 1	3554 x 3373mm	11'7" x 11'0"
Bedroom 2	2524 x 3412mm	8'3" x 11'2"
Bathroom	1893 x 2023mm	6'2" x 6'7"

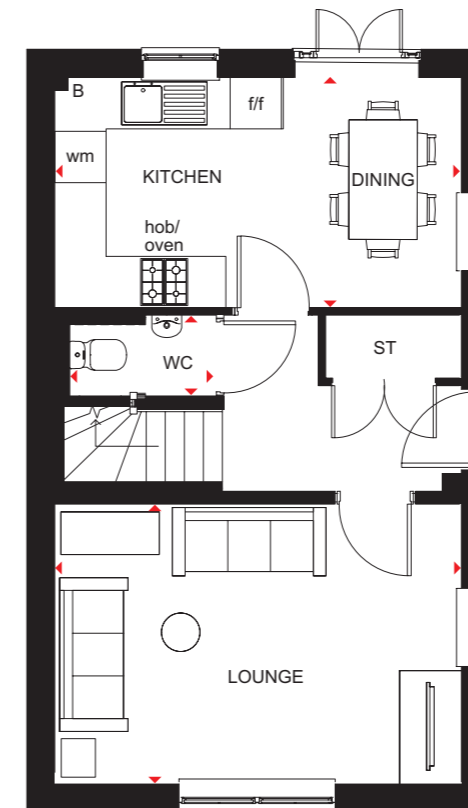
[Approximate dimensions]

KEY	ST	Store	f/f	Fridge/freezer space
	BH ST	Bulkhead storage	W	Wardrobe
	wm	Washing machine space	◀▶	Dimension location

3 BEDROOM HOME



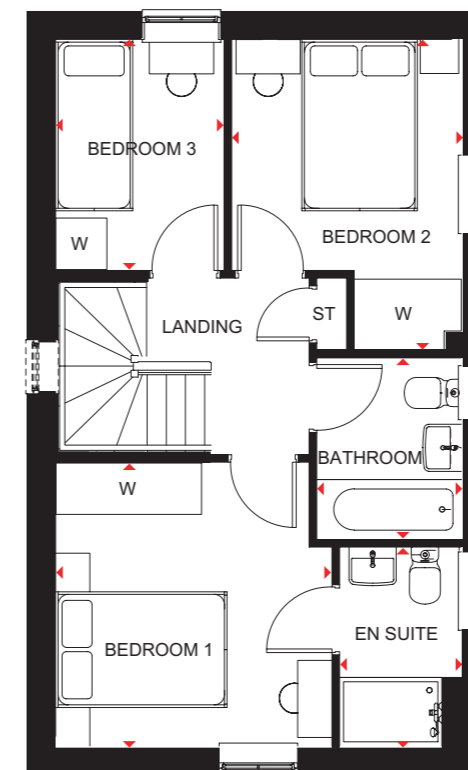
- The Moresby is a spacious three bedroom home with ample storage options
- This home has an open-plan kitchen with French doors to the garden, a spacious lounge and a downstairs cloakroom
- Upstairs you'll find two double bedrooms, a single bedroom and a family bathroom



Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'7"
Kitchen/Dining	4735 x 2695mm	15'6" x 8'10"
WC	1891 x 944mm	6'2" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	3226 x 3312mm	10'7" x 10'10"
En Suite	1420 x 2321mm	4'7" x 7'7"
Bedroom 2	2679 x 3627mm	8'9" x 11'10"
Bedroom 3	1967 x 2695mm	6'5" x 8'10"
Bathroom	1686 x 2119mm	5'6" x 6'11"

[Approximate dimensions]

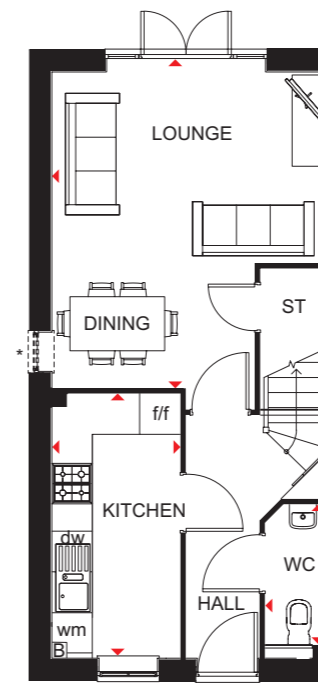
* Window may be omitted on certain plots.
Speak to a Sales Adviser for details on individual plots.

KEY			
B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space
W	Wardrobe	◀▶	Dimension location

3 BEDROOM HOME



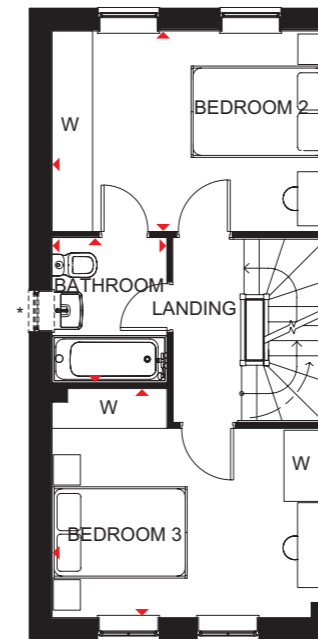
- This lovely home comes with three double bedrooms. Downstairs there's an open-plan lounge with French doors to the garden, a modern kitchen and some handy under stairs storage
- Upstairs you'll find two double bedrooms and a family bathroom
- The top floor completes this home with an impressive en suite main bedroom and dressing area



Ground Floor

Lounge/Dining	4056 x 4675mm	13'3" x 15'4"
Kitchen	1900 x 3910mm	6'2" x 12'9"
WC	896 x 2272mm	2'11" x 7'5"

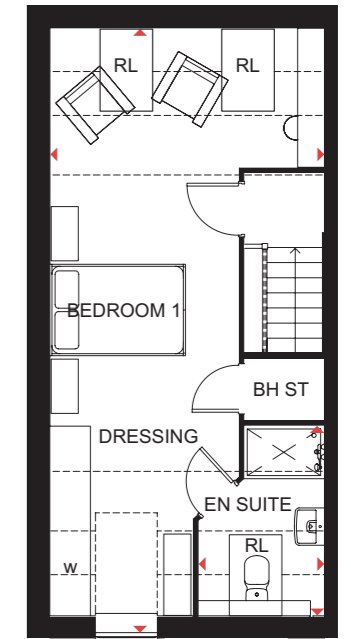
[Approximate dimensions]
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 2	4056 x 2965mm	13'3" x 9'8"
Bedroom 3	4056 x 3385mm	13'3" x 11'1"
Bathroom	1698 x 2145mm	5'5" x 7'0"

[Approximate dimensions]
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



Second Floor

Bedroom 1/ Dressing	4056 x 8673mm	13'3" x 28'5"
En Suite	1857 x 3101mm	6'1" x 10'2"

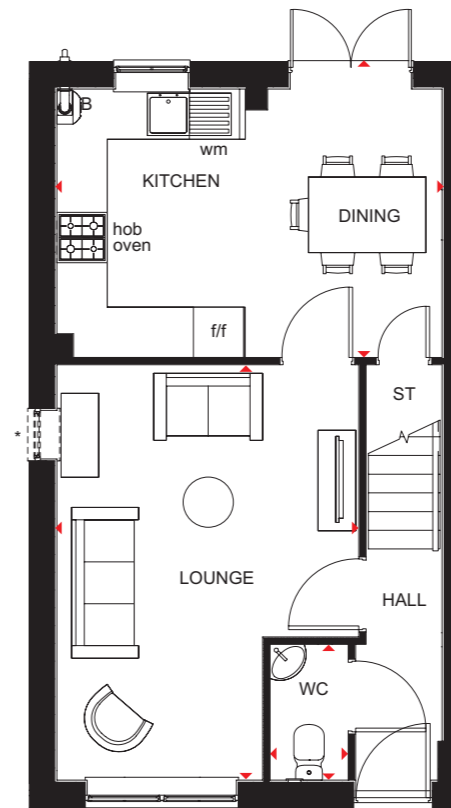
[Approximate dimensions]
*Overall floor dimension includes lower ceiling areas.

KEY	B	Boiler	f/f	Fridge/freezer space	BH ST	Bulkhead store
	ST	Store	dw	Dishwasher space	RL	Roof light
	wm	Washing machine space	W	Wardrobe	◀▶	Dimension location

3 BEDROOM HOME



- This three bedroom home has a spacious lounge leading to an open-plan kitchen with dining area and French doors to the garden
- There's also a downstairs cloakroom and handy under stairs storage
- Upstairs you'll find an en suite main bedroom, a further double bedroom, single bedroom, family bathroom and further storage

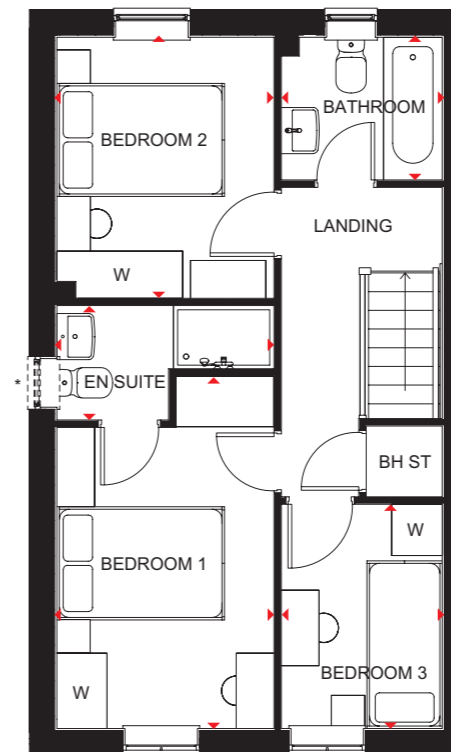


Ground Floor

Lounge	4954 x 3601mm	16'3" x 11'9"
Kitchen/Dining	3202 x 4595mm	10'6" x 15'0"
WC	931 x 1620mm	3'0" x 5'3"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	4203 x 2589mm	13'9" x 8'5"
En suite	1364 x 2590mm	4'5" x 8'5"
Bedroom 2	3112 x 2589mm	10'2" x 8'5"
Bedroom 3	2675 x 1917mm	8'9" x 6'3"
Bathroom	1702 x 1917mm	5'7" x 6'3"

[Approximate dimensions]

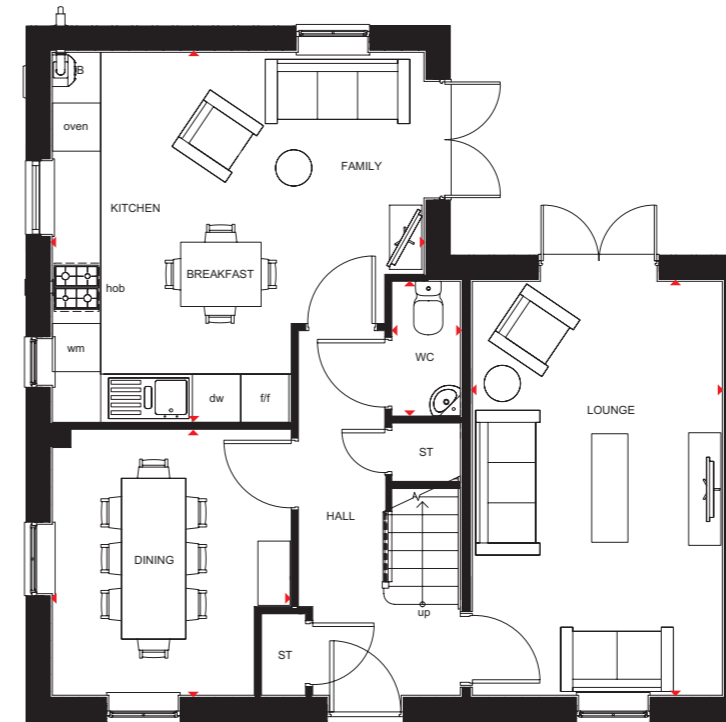
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KEY	B	Boiler	f/f	Fridge/freezer space
	BH ST	Bulkhead store	W	Wardrobe
	wm	Washing machine space	◀▶	Dimension location

4 BEDROOM HOME



- This spacious four bedroom home has an open-plan kitchen with French doors to the garden and a light airy lounge, also with French doors
- There's also a separate dining room and handy under stairs storage
- Upstairs you will find an en suite main bedroom, two further double bedrooms and a single bedroom. The family bathroom completes this home



Ground Floor

Lounge	5148 x 3110mm	16'10" x 10'2"
Kitchen/ Breakfast/ Family	4623 x 4602mm	15'2" x 15'1"
Dining	3307 x 2967mm	10'10" x 9'8"
WC	1687 x 852mm	5'6" x 2'9"

[Approximate dimensions]



First Floor

Bedroom 1	4623 x 3103mm	15'2" x 10'2"
En suite	2074 x 1190mm	6'9" x 3'10"
Bedroom 2	4523 x 3115mm	14'10" x 10'2"
Bedroom 3	3724 x 3115mm	12'2" x 10'2"
Bedroom 4	2275 x 2162mm	7'5" x 7'1"
Bathroom	2074 x 1695mm	6'9" x 5'6"

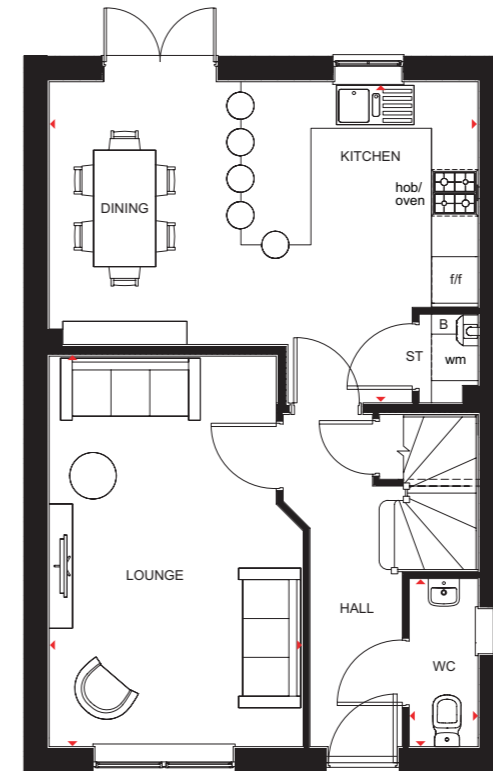
[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	W	Wardrobe		

4 BEDROOM HOME



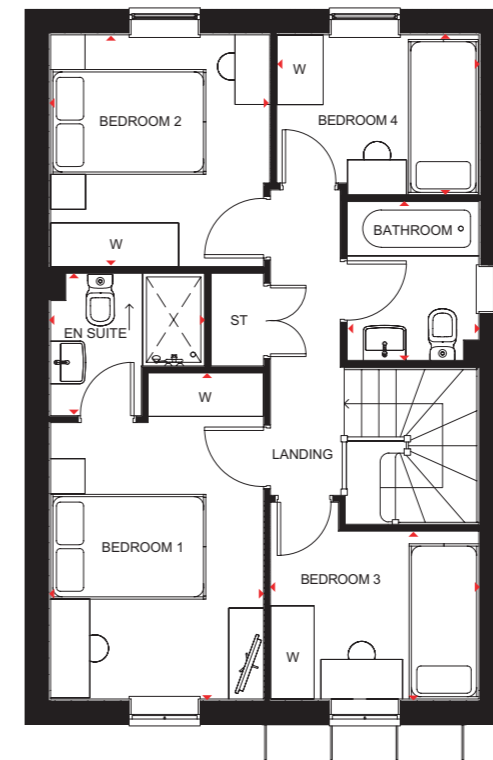
- This four bedroom home includes a spacious open-plan kitchen with French doors to the garden
- A bright and airy lounge, cloakroom and extra storage space complete the ground floor
- Upstairs you'll find an en suite main bedroom, a second double bedroom, two single bedrooms and a family bathroom



Ground Floor

Lounge	3269 x 5026mm	10'8" x 16'5"
Kitchen/Dining	3384 x 5520mm	11'1" x 18'1"
WC	885 x 2163mm	2'10" x 7'1"

[Approximate dimensions]



First Floor

Bedroom 1	2746 x 4205mm	9'0" x 13'9"
En suite	1983 x 1834mm	6'6" x 6'0"
Bedroom 2	2826 x 2895mm	9'3" x 9'9"
Bedroom 3	2685 x 2163mm	8'9" x 7'1"
Bedroom 4	2605 x 2059mm	8'6" x 6'9"
Bathroom	1697 x 2047mm	5'6" x 6'8"

[Approximate dimensions]

KEY

B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space
W	Wardrobe	◀▶	Dimension location

THE CONSUMER CODE

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 Star Housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk





barratthomes.co.uk

0333 355 8491

^ "we" are the only major national house builder to be awarded this [key industry] award 11 years running. *First 2 years covered by Builder Warranty. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

