

Plots 84, 85\*, 86, 87\*, 88, 89\*, 90, 91\*, 96, 97\*, 98, 99\*, 106, 107\*, 168, 169\*, 200\*, 203\*, 212, 213\*, 214, 215\*, 219, 222\*, 226, 227\*, 236 & 237\*

3 bedroom house

Note: Information about external finishes and window styles can be obtained from your sales consultant

Floorplan key

- B Boiler
- S Storage space
- W Wardrobe
- WM Washing machine
- \* Indicates plot is handed
- † Windows to plots 200, 203, 215, 219 & 226 only

Note: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units appliance spaces and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Total areas shown

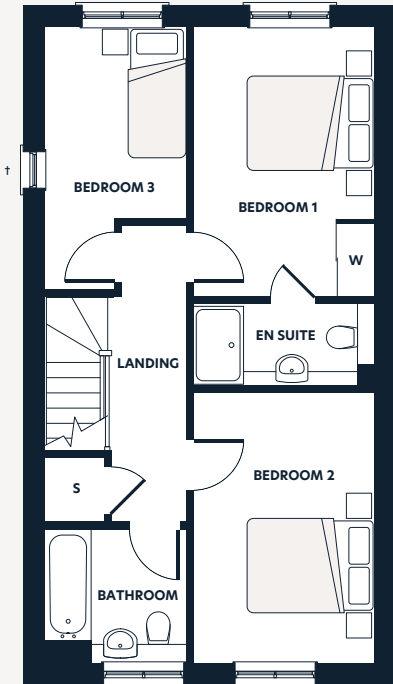
are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

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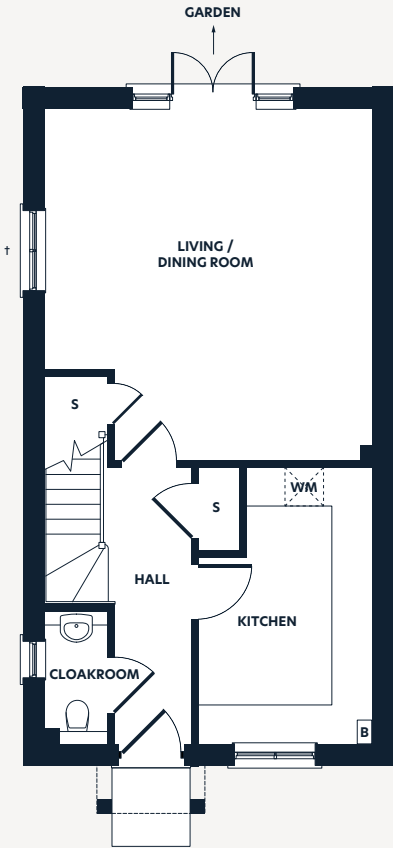
Computer generated image of The Shearwater, indicative only.



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1st



Ground

Dimensions	m	ft
Kitchen	4.27 x 2.63	14'0" x 8'8"
Living/Dining Room	5.42 x 5.03	17'10" x 16'6"
Bedroom 1	4.16 x 2.78	13'8" x 9'2"
En Suite	2.78 x 1.22	9'2" x 4'0"
Bedroom 2	4.16 x 2.78	13'8" x 9'2"
Bedroom 3	3.97 x 2.18	13'0" x 7'2"
Bathroom	2.15 x 2.05	7'1" x 6'9"
Gross Internal Area	100m <sup>2</sup>	1,076ft <sup>2</sup>