

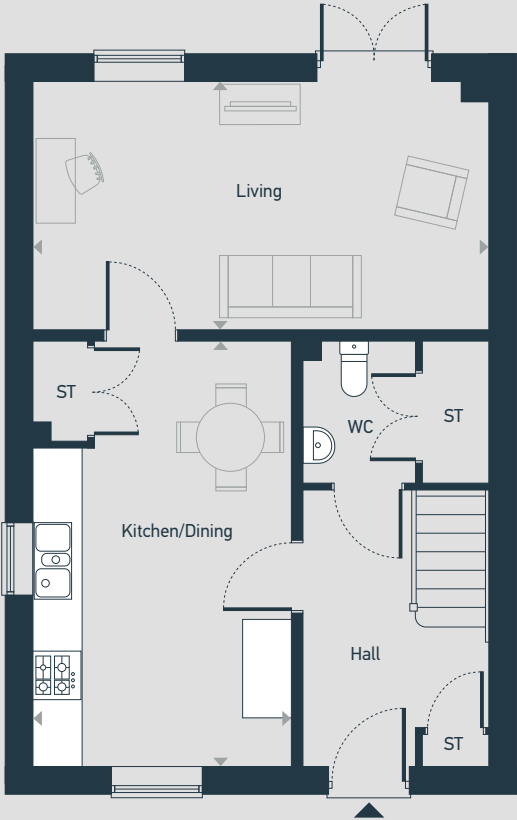
The Gwel

The Tristan 3 bedroom home

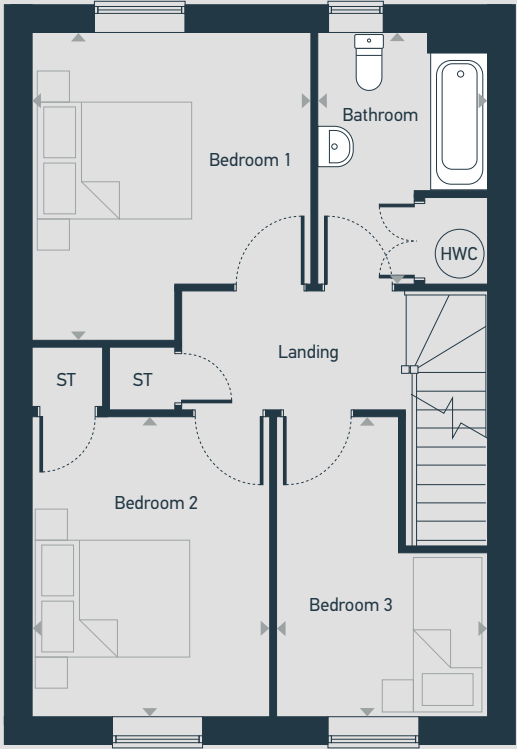
Plots as drawn: 189, 191, 203, 205, 207, 209 and 211

Handed: 190, 192, 204, 206, 208, 210 and 212

94.0 sq.m / 1,012 sq.ft



GROUND FLOOR



FIRST FLOOR

ST: Store WC: Water Closet HWC: Hot Water Cylinder

DIMENSIONS	m	ft
Living	5.60m x 3.03m	18'4" x 9'11"
Kitchen/Dining	5.22m x 3.18m	17'1" x 10'5"

DIMENSIONS	m	ft
Bedroom 1	3.77m x 3.42m	12'4" x 11'2"
Bedroom 2	3.69m x 2.91m	12'1" x 9'6"
Bedroom 3	3.69m (max) x 2.60m (max)	12'1" (max) x 8'6" (max)
Bathroom	3.08m x 2.09m	10'1" x 6'10"



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Higher Newham Farm, Truro, TR1 2SN

Please note: All layouts and floor plans, configurations, maps and information are intended for guidance only and accuracy of this information cannot be relied upon by prospective purchasers who must make their own enquiries to satisfy themselves by inspection or otherwise as to the correct detail. June 2025.