



Persimmon

Together, we make your home



Eve Parc Phase 3

Falmouth • Cornwall



Persimmon

Together, we make your home

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When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

"We have over 50 years of building expertise, find out more about us on page 4"



5 stars!

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Eve Parc Phase 3

Find out more

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Who we are

A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home.

Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 24](#)



Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

14,868

homes
sold in
2022

200+

locations
across
the UK

5000+

employees
make it all
happen

700+

apprentices
taken on
each year

£505.6m

invested in
local communities
in 2022



Real Living Wage

We're proud to be accredited to the Real Living Wage. We value our employees and want to pay them fairly for the good work they do.

Like to know more? Just scan the QR code below.



Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.

"Building sustainable homes and community hubs"

Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit persimmonhomes.com/community-champions to see if you could apply to support your local community.



10-year warranty

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.



Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.

Read more on page 26





With you all the way

Your journey with us

From finding your perfect new home to moving in,
we're here to help every step of the way.

1.



2.



3.

Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4.



5.



6.

Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7.



8.



9.

Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

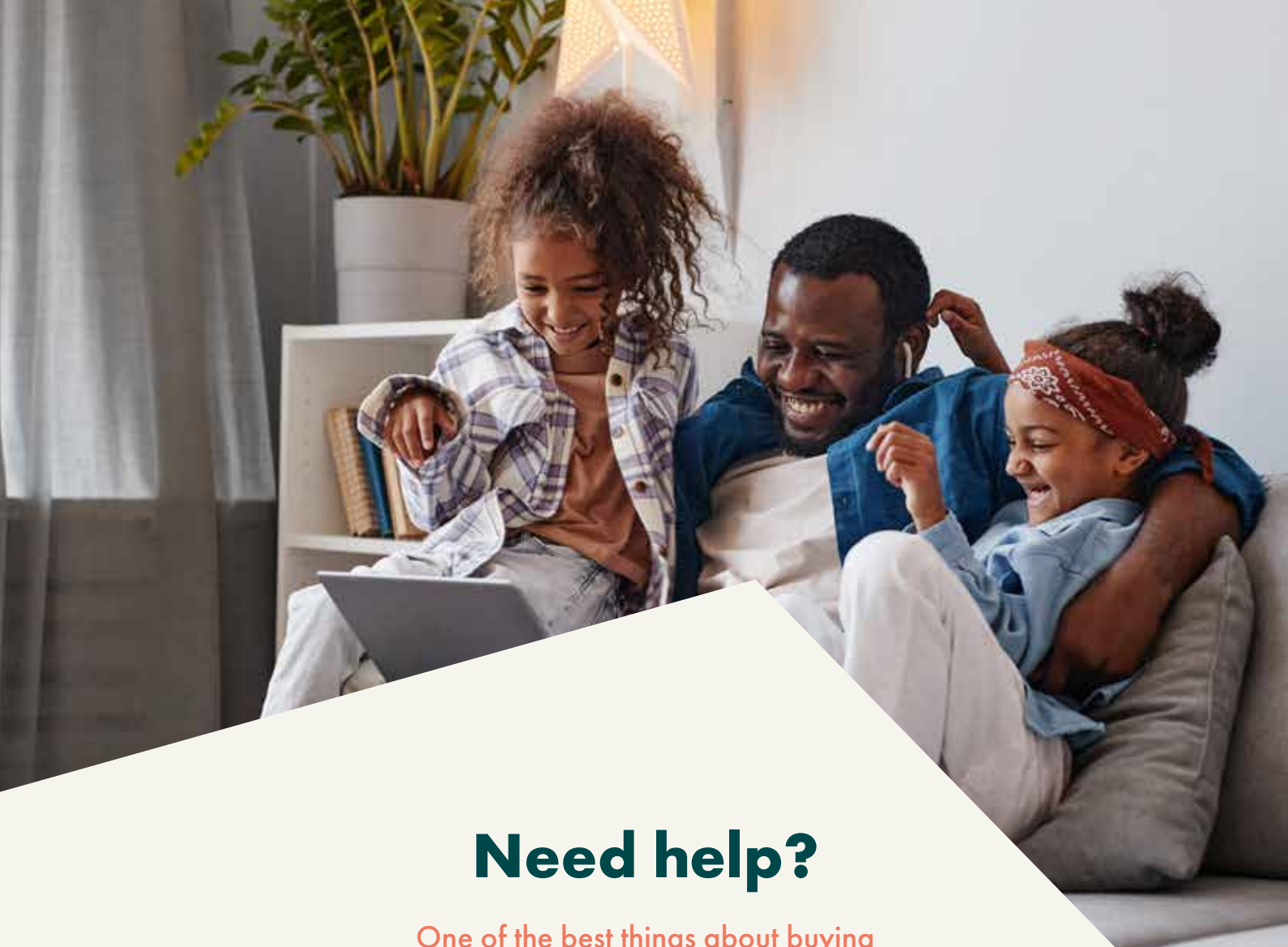
Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART
EXCHANGE**

Part Exchange
Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



**HOME
CHANGE**

Home Change
Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



**EARLY
BIRD**

Early Bird
If you've found a plot that's perfect for you, the Early Bird Scheme could be just what you need to secure your dream home.



- A range of 2, 3 and 4-bedroom homes
- Beautiful beaches on your doorstep
- Superb range of local schools
- Many local amenities close by



Scan me!

For availability and pricing
on our beautiful new homes
at Eve Parc Phase 3



Falmouth • Cornwall

Eve Parc Phase 3

Always dreamt about living near the sea? Situated on the outskirts of Falmouth, Eve Parc Phase 3 is in a superb location. Our collection of two, three and four-bedroom homes is perfect for first-time buyers, investors and growing families.

Eve Parc is extremely well placed in the northern reaches of Falmouth. The town's high street is just over 2.5 miles from the development and boasts a range of independent shops, cafés and restaurants, alongside well-known brands including Boots, Pandora and Trago Mills, to name a few. There's also a good selection of supermarkets, including Sainsbury's, Lidl and Tesco.

You'll also be well-situated for transport, with two train stations and main motor routes just a few minutes away.

You're never far from a beach

Not only is Eve Parc in an excellent location for Falmouth town centre with its great choice of shops, restaurants and pubs, it also has the added bonus of being close to the beautiful coastline and stunning beaches.

The pristine golden sands of Blue Flag Gyllyngvase Beach are less than a 10-minute drive from Eve

Parc, plus close by you'll find Castle, Maenporth and Swanpool beaches.

Education for all

Falmouth is very family-friendly with a range of schools for all ages. For younger children, there's First Friends Nursery (1.3 miles). Primary schools nearby include St Francis Primary School (0.8 miles), St Marys Primary School (1 mile), and King Charles Primary School (2 miles). For older children there's Falmouth School (0.5 miles), Penryn College (2.3 miles) and Falmouth University (2.7 miles).

Enjoy local days out and about

Eve Parc is in an ideal area for fun family days out. The town is home to Falmouth Gallery, the National Maritime Museum Cornwall, and the majestic Pendennis Castle which stands proudly on the edge of Falmouth, overlooking the coast.

EXPLORE

Start exploring...

Penmere train station
1.4 miles

Falmouth town train station
2.3 miles

A394
2.3 miles

A39
10.9 miles



Eve Parc Phase 3

Our homes



2 bedroom



The Alnmouth

3 bedroom



The Danbury



The Dalby



The Charnwood



The Charnwood Corner



The Saunton

4 bedroom



The Gisburn



The Whinfell

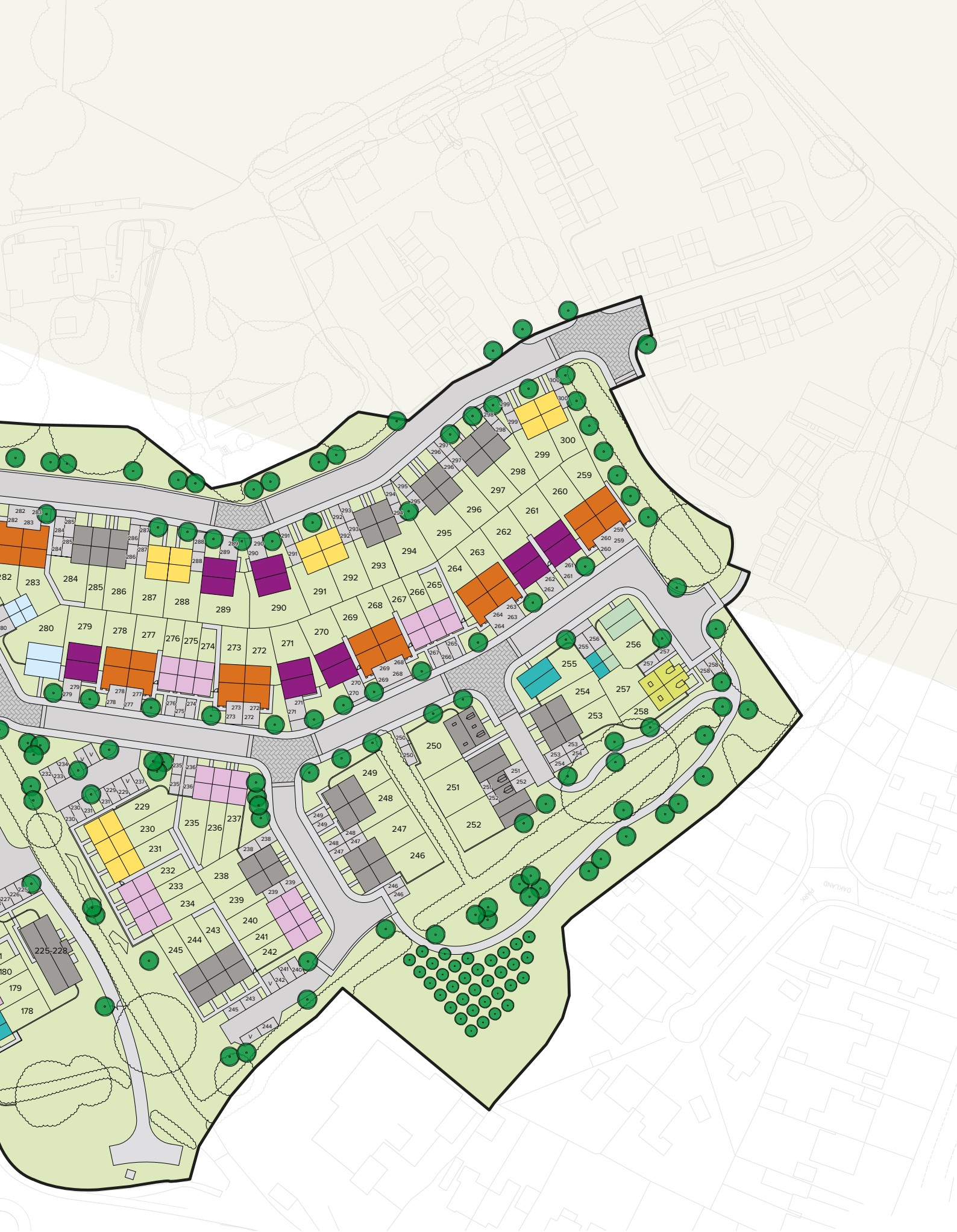


The Whiteleaf



Affordable Housing





This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.

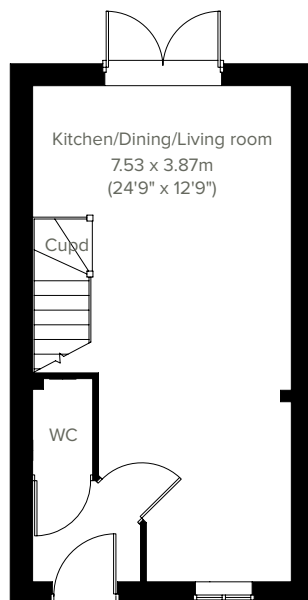


2 bedroom home

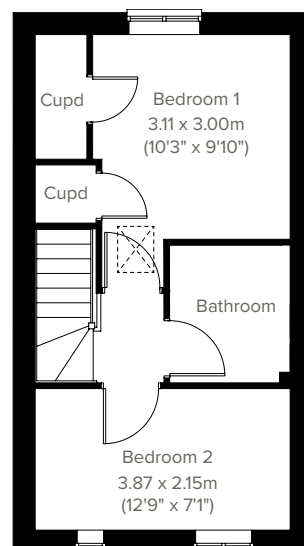
The Alnmouth



Perfectly-proportioned, the Alnmouth has a stylish open-plan kitchen/dining/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom, three handy storage cupboards and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



GROUND FLOOR



FIRST FLOOR

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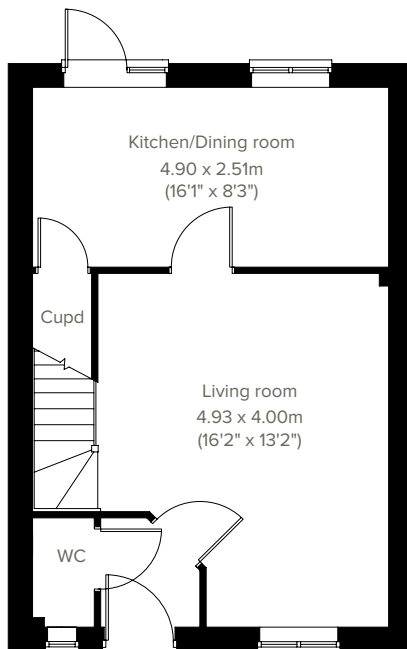


The Danbury

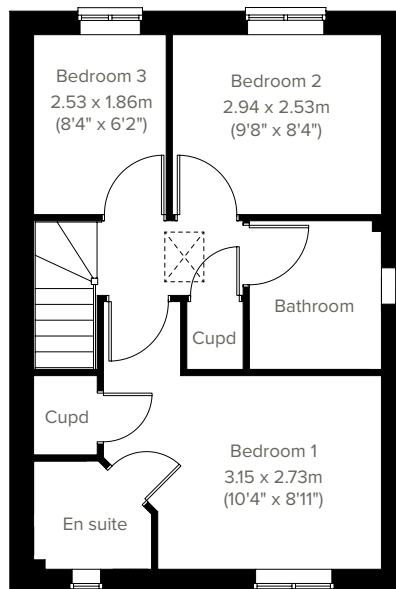
3 bedroom home



Perfect for the way we live today, the three-bedroom Danbury has a modern open-plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



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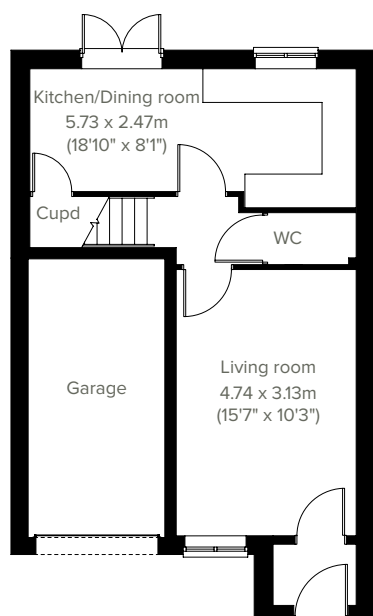


3 bedroom home

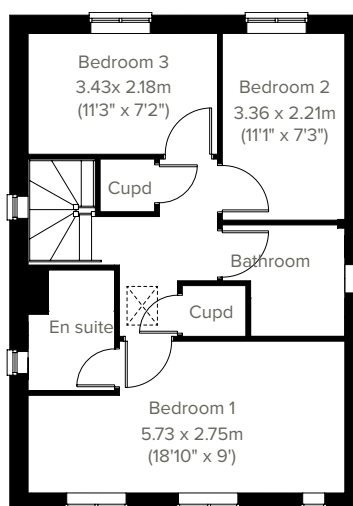
The Dalby



A thoughtfully-designed three-bedroom home with much to offer, the Dalby is popular with families. The light-filled modern open-plan kitchen/dining room with French doors leading into the garden is ideal for entertaining and family meals. The front porch, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



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14

EPC: B

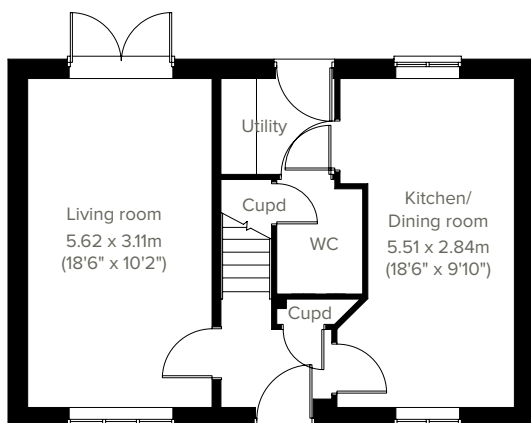


The Charnwood

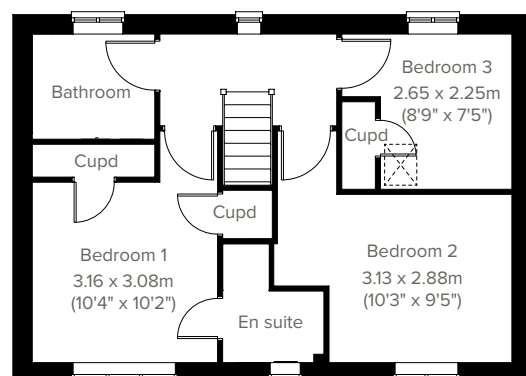
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open-plan kitchen/dining room and separate utility with garden access. The Charnwood features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - a family bathroom and further storage cupboards.



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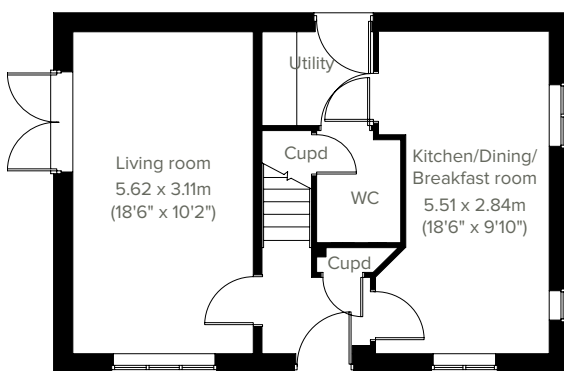


3 bedroom home

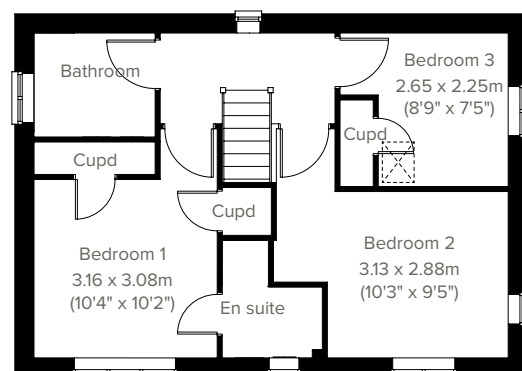
The Charnwood Corner



This popular three-bedroom home benefits from a stylish open-plan kitchen/dining/breakfast room and separate utility with garden access. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - a family bathroom and further storage cupboards.



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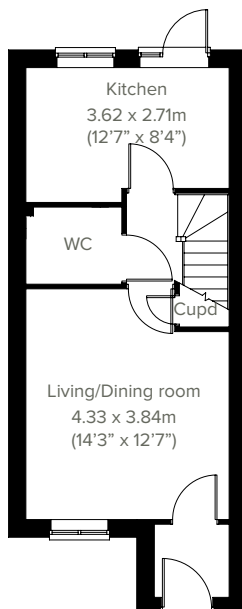


The Saunton

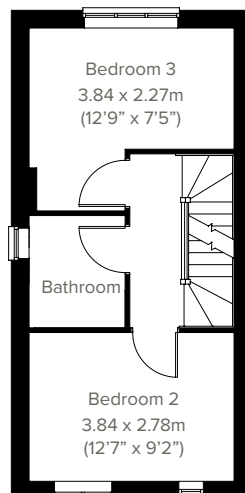
3 bedroom home



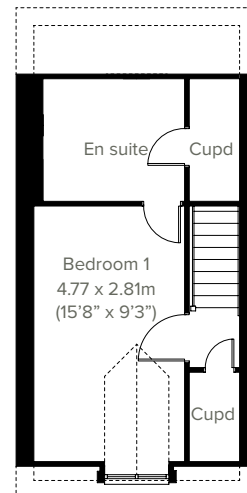
An attractive three-storey, three-bedroom home, the Saunton has a modern kitchen with doors leading to the garden, a nicely-proportioned living/dining room and three good-sized bedrooms. The enclosed porch, downstairs WC, three storage cupboards and off-road parking mean it's practical as well as stylish. The top floor bedroom one also has a spacious en suite and further storage.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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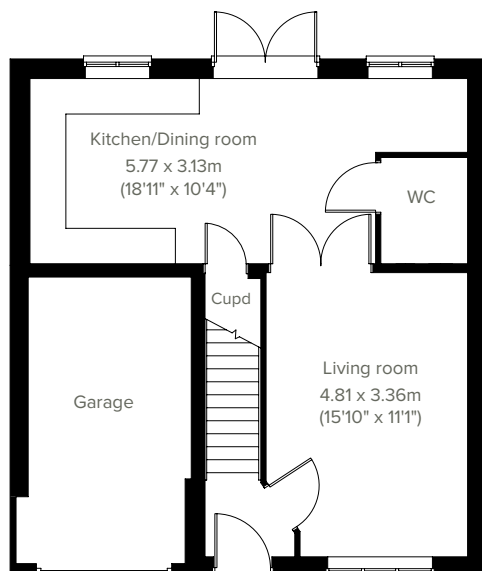


4 bedroom home

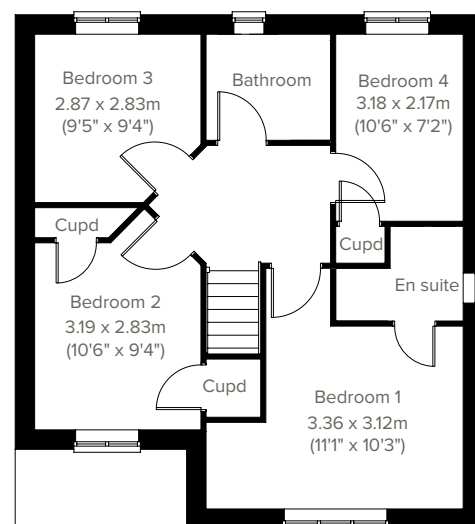
The Gisburn



A fantastic family home, the Gisburn features a bright front-aspect living room leading to a stunning open-plan kitchen/dining room with French doors opening into the garden. The integral garage, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find four good-sized bedrooms, including bedroom one with an en suite, a bathroom and handy storage cupboards.



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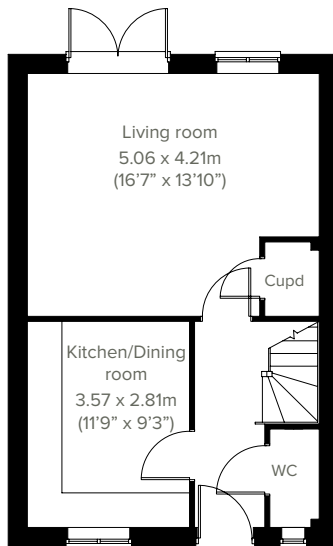


The Whinfall

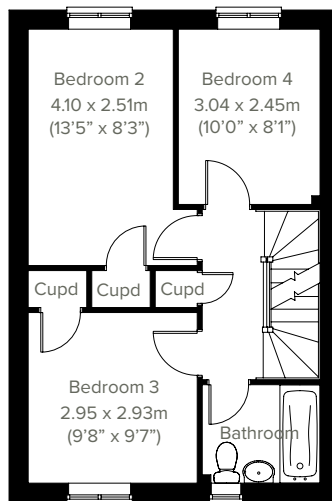
4 bedroom home



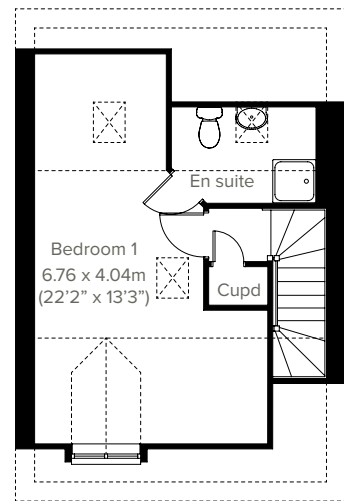
This impressive three-storey townhouse has space in abundance. The Whinfall is a four-bedroom family home boasting a kitchen/dining room and bright living room with French doors leading into the garden. There are four bedrooms, with bedroom one including an en suite. The large family bathroom, downstairs WC and five storage cupboards mean this home is as practical as it is stylish.



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FIRST FLOOR



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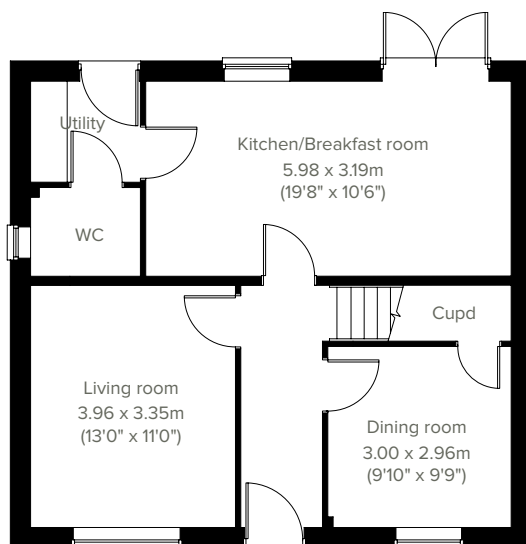


4 bedroom home

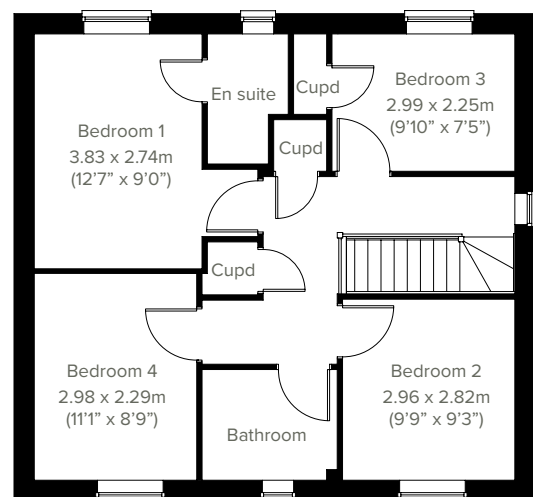
The Whiteleaf



The Whiteleaf is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a dining room with storage space, a downstairs WC and handy utility. Upstairs there are four bedrooms, with bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and three storage cupboards.



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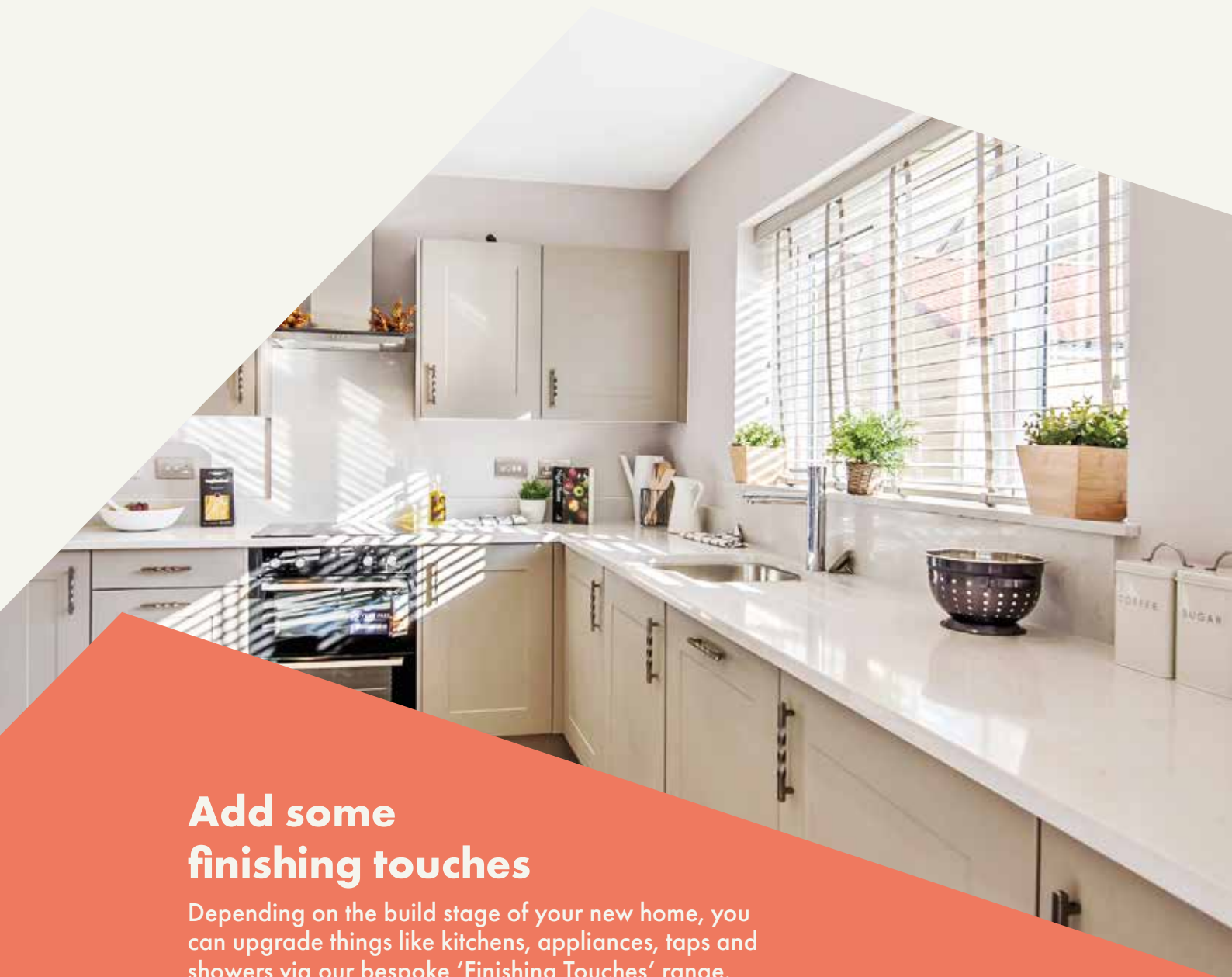




Eve Parc Phase 3

Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



External

Walls

Traditional cavity walls.
 Inner: timber frame or block.
 Outer: Style suited to planned architecture.

Roof

Tile or slate-effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

GRP-skinned external doors with PVCu frames.
 French doors to garden or balcony
 (where applicable).

Electrics

Doorbell and external light to front.



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White pre-finished doors with white hinges.

Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.

General

Media plate incorporating TV and telecommunication outlets to living room.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

Extractor fan to bathroom and en suite (where applicable).

Shower

Mira showers with chrome fittings to en suite. Where there is no en suite, Mira thermostatic shower with wall mounted shower head, complete with shower screen.

Tiling

Half height tiling to sanitary-ware walls in bathroom and en suite.

Splash-backs

1-course splash-back to WC basin / 3-course splash-back to bath / fully tiled shower.

General

En suite to bedroom(s) where applicable.



Security

Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

Fire

Smoke detectors wired to the mains with battery back-up.



Garage & Gardens

Garage

Garage, car ports or parking space.

Garden

Front lawn turfed or landscaped (where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.



Kitchen

General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage) with soft closure to all doors and drawers.

Plumbing

Plumbing for washing machine.

Appliances

Single electric stainless steel oven, gas hob in stainless steel and integrated cooker hood and splash-back.





Energy efficiency built in

Sustainability

Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

Energy efficiency built in:

- ✓ **EPC rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO₂ per house built.

Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

Finishing Touches to make it yours

Our goal is to make your house feel like your home before
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Share & win!

Share your love for your new Persimmon home and you could win a £100 Next voucher. There is one up for grabs every month. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

persimmonhomes.com/finishingtouches

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



Eve Parc Phase 3

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