

The Berries

PAIGNTON, DEVON

A new collection of 3 bedroom
Shared Ownership homes in an idyllic location

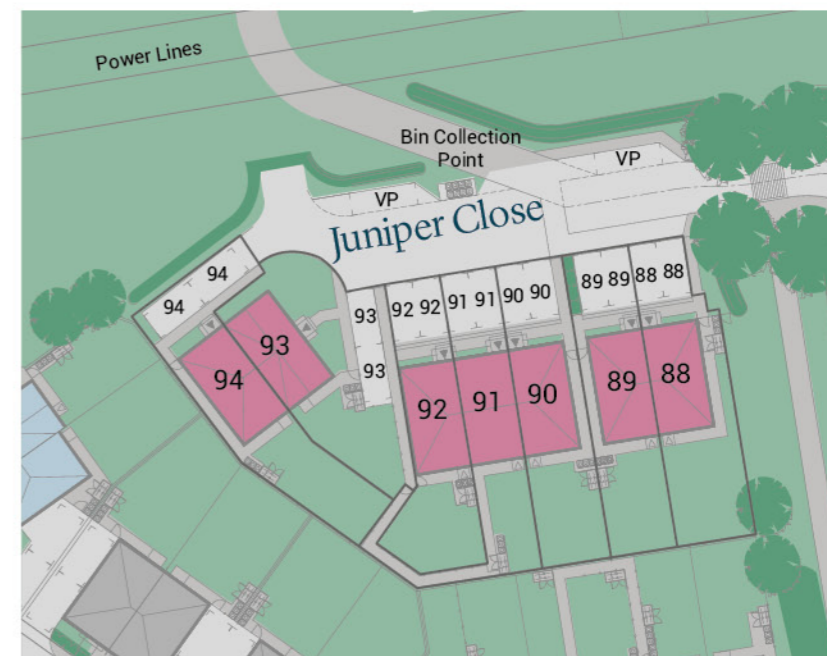
A home of your own

Yalberton Road

Site Plan

Key

- Three Bedroom Houses
- LGAH Future Homes
- LGAH Rented Homes
- Barratt Homes

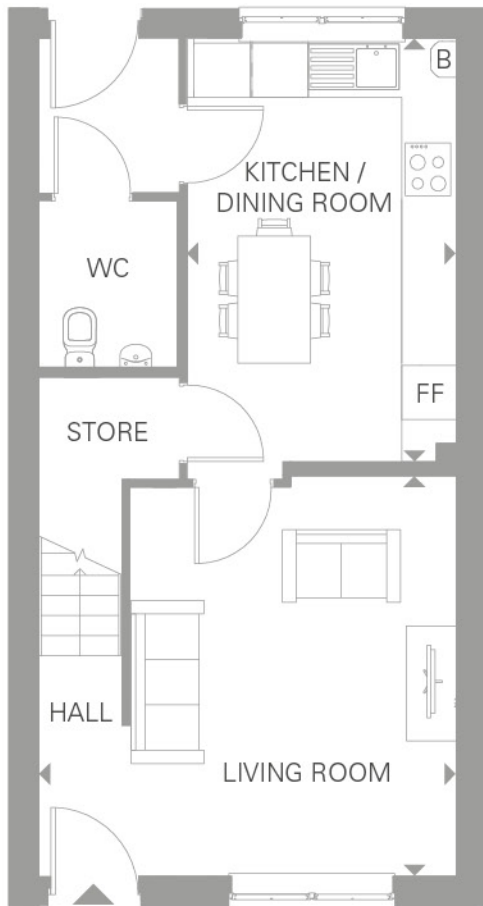


Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

Three Bedroom Houses

Plots 88*, 89, 90*, 91, 92 & 94

* PLOTS 88 & 90 ARE HANDED FROM THE PLANS DRAWN



GROUND FLOOR



FIRST FLOOR

Key

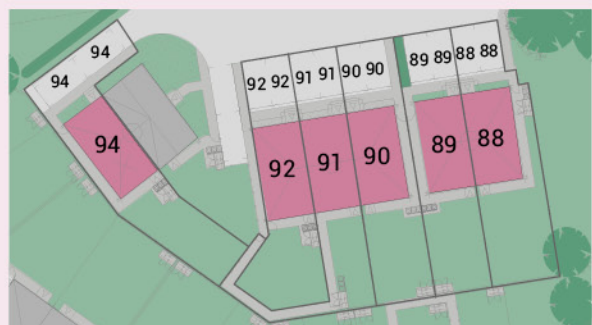
FF - SPACE FOR FRIDGE / FREEZER B - BOILER

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floor plans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Dimensions TOTAL AREA: 86.2 SQ M 928 SQ FT

	Length	Width	Length	Width
Living Room	4.65m	x 4.47m	15' 3"	x 14' 8"
Kitchen/ Dining Room	4.71m	x 3.00m	15' 6"	x 9' 10"
Bedroom 1	4.65m	x 3.04m	15' 3"	x 10' 0"
Bedroom 2	3.07m	x 2.21m	10' 1"	x 7' 3"
Bedroom 3	4.19m	x 2.37m	13' 9"	x 7' 9"

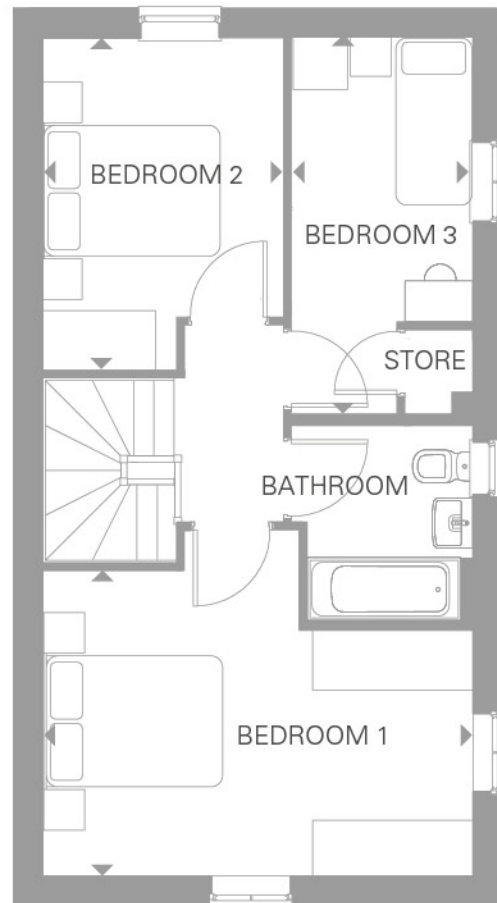


Three Bedroom House

Plot No 93



GROUND FLOOR



FIRST FLOOR

Key

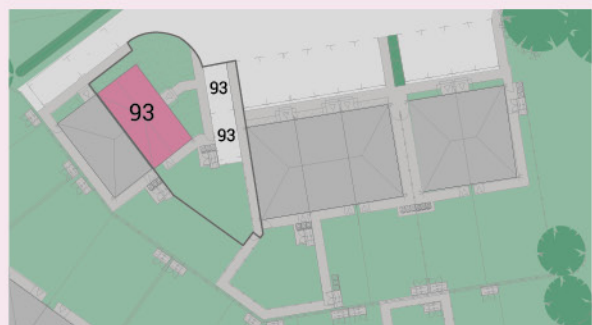
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Dimensions TOTAL AREA: 88.9 SQ M 957 SQ FT

	Length	Width	Length	Width
Living Room	4.79m	x 3.35m	15' 9"	x 11' 0"
Kitchen / Dining Room	4.79m	x 3.70m	15' 9"	x 12' 2"
Bedroom 1	4.79m	x 3.40m	15' 9"	x 11' 2"
Bedroom 2	3.70m	x 2.69m	12' 2"	x 8' 10"
Bedroom 3	4.18m	x 2.04m	13' 9"	x 6' 8"



Specification



Kitchen

- Contemporary kitchen with chrome handles, soft close cupboards and pelmet lighting
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Stainless steel multi-function oven, gas hob and stainless steel chimney hood
- Integrated fridge/freezer
- Space for washing machine
- Removable base unit and plumbing for future installation of dishwasher

Cloakroom

- Contemporary white close coupled toilet and basin with chrome mixer tap
- Splashback tiling to basin

Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap.
- Glass shower screen to bath
- Thermostatic shower over bath
- Wall tiling to bath and splashback tiling to basin area
- Chrome heated towel rail

Flooring

- Amtico flooring to ground floor and bathroom
- Carpet to stairs, landing and bedrooms

General

- White PVCu double glazed windows
- Architraves, skirtings and stairs painted in white satin wood
- Walls and ceilings painted in 'Almond White' matt emulsion
- White panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12 year build warranty

Electrical

- Track light to kitchen
- Light fitting to cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room
- Telephone point to hall and lounge
- Smoke and carbon monoxide detectors
- Extractor fan to cloakroom and bathroom
- Shaver socket to bathroom

External

- Two parking bays per property
- Paved patio area
- Turf to rear garden
- 1.8m high timber fencing to rear garden
- Light to front and rear elevations
- Shed

How to find us



The Berries

The Berries

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Call to book an appointment

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 landgah.com/the-berries

