



# THE PINNACLE



## WELCOME TO THE PINNACLE

*Your new life starts here*

The Pinnacle is a beautiful collection of just 18 bespoke luxury homes consisting of three, four and five bedrooms. Privately gated, The Pinnacle commands exclusivity nestled within a sought after address in Newton Abbot. Could this be Newton Abbot's most desired postcode? Well we think it is and we are sure you'll be inclined to agree.

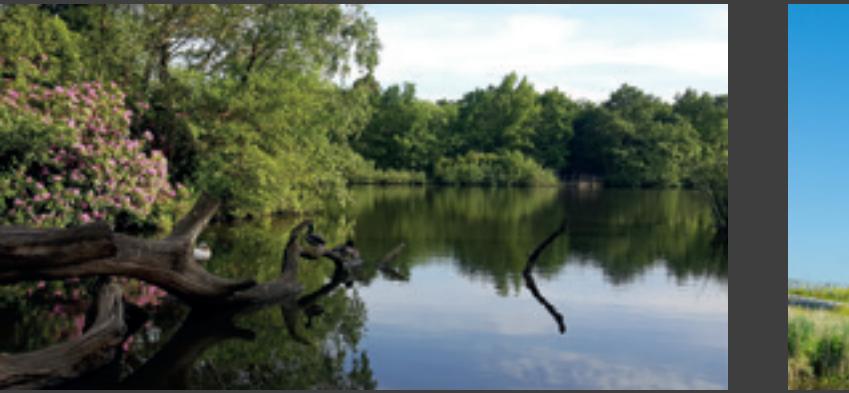
We know modern families require space that meets a variety of lifestyles. With that in mind, each home has been designed to accommodate flexible living so you can alter the spaces to fit your needs as your family grows.

# LOCATION

## Explore your new local area

After moving into your home at The Pinnacle, you probably won't want to leave. But when you do there is so much on offer within the local surrounding area, whether you want to relax and fine dine in one of the many great local restaurants or go for an adventure along the South Coast or Dartmoor - both just a short drive away.

A traditional market town, Newton Abbot has plenty of independent shops such as Austin's department store as well as the top supermarket chains for the family shop. The high street is a hive of activity and often features many stalls bringing fresh produce from the local area. There are many cafés to choose from – great for meeting up with friends for a coffee and a slice of cake.



### TRAIN LINKS

NEWTON ABBOT	
LONDON PADDINGTON	2hr 36mins
BRISTOL	1hr 20mins
EXETER	20mins
TEIGNMOUTH	6mins
TOTNES	12mins
PLYMOUTH	35mins
PENZANCE	3hrs 25mins



# YOUR DOORSTEP

## LOCAL AMENITIES

DRIVE TIME	
1 Supermarket	3 mins
2 Stover School	10 mins
3 Newton Abbot Train Station	5 mins
4 Doctors Surgery	3 mins
5 Primary School	1 min
6 Secondary School	4 mins

## SHOPPING

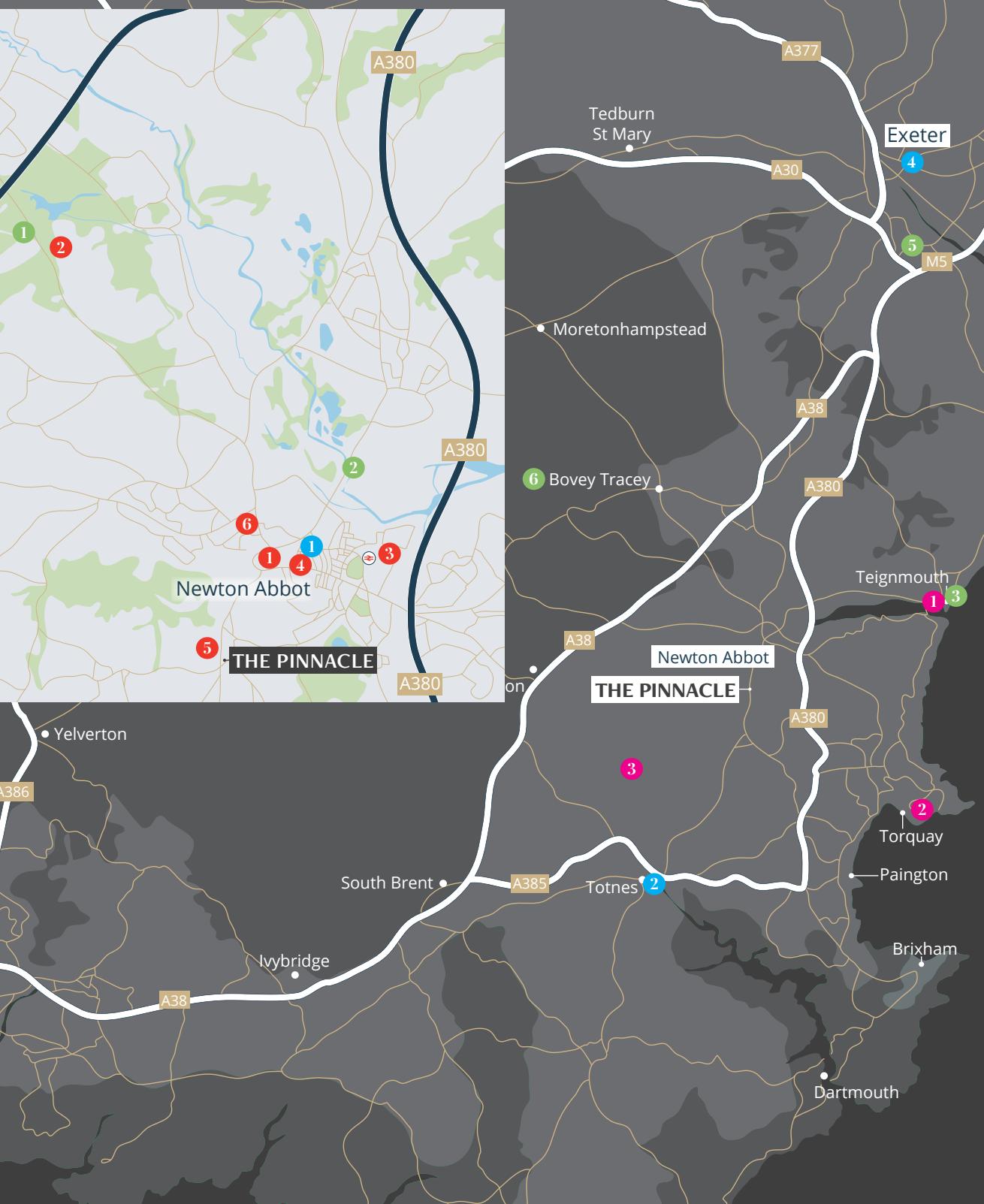
1 Newton Abbot town centre	3 mins
2 Totnes town centre	14 mins
3 Drakes Circus Plymouth	40 mins
4 Princesshay Exeter	30 mins

## RESTAURANTS

1 Crab Shack Teignmouth	19 mins
2 The Elephant	23 mins
3 Coppa Dolla	12 mins

## OUT AND ABOUT

1 Stover Golf Club	9 mins
2 Newton Abbot Race Course	7 mins
3 Teignmouth Beach	20 mins
4 Theatre Royal Plymouth	42 mins
5 Sandy Park Stadium	25 mins
6 Hay Tor, Bovey Tracey	22 mins



# NEARBY

*Explore your new local area*

## TEIGNMOUTH | 7.2 MILES

The coastal town and working port of Teignmouth has a great deal to offer, including its superb sandy beaches, and restaurants. Water sport activities are well catered for with two sailing clubs, deep water moorings and a diving school. This picturesque town has a Victorian Pier, a new Theatre and a wide selection of bars and shops.

## TOTNES | 7.4 MILES

Located on the banks of the River Dart, Totnes is a historic market town well known for its arts scene, unique independent shops and alternative therapies. If you're ever struggling to find a gift for friends or family, you're guaranteed to find something they will love in one of the local galleries and shops full of hand-crafted products. The picturesque town offers some restaurants ranging from pub grub for the family or fine dining for those special occasions.

## EXETER | 18 MILES

The vibrant cosmopolitan city of Exeter is full of shops, bars, restaurants and cafés to enjoy and explore. Not only can you find designer brands, there are a range of great independent boutique stores nestled away down the infamous Gandy street. Bursting with life this city puts on some great music, arts and food events every year including Exeter Food Festival where you can sample some of the best culinary skills the area has to offer and take home some great local produce. A short walk from the city centre is Exeter's Quayside, here you can find more dining options and some great pubs serving refreshments from local breweries.



# YOUR NEIGHBOURHOOD



# SPECIFICATION

Our design experts have carefully crafted and styled each home to a superior specification, factoring in every aspect of iconic modern living. Not only is each home finished to the highest luxury including underfloor heating and integrated appliances, you will also benefit from open plan layouts allowing for flexible living.

## BATHROOMS & EN-SUITES

Duravit Durastyle white sanitaryware  
Duravit Durastyle basins with vanity units  
Duravit Me by Starck and L-Cube basin and vanity unit to master en-suite  
Duravit D-Code baths  
Hansgrohe taps

Hansgrohe PowderRain overhead showers to master en-suite in select properties\*  
Vado thermostatic showers  
Sussex Range Pevensey chrome towel radiators  
Porcelanosa fully tiled bathrooms (walls and floors)  
LED recessed spotlights

## KITCHEN & UTILITY

Fully fitted kitchen from System Six Kitchens  
Integrated wireless two zone amplifier and speaker system in kitchen and living room (Airplay and Bluetooth compatible)  
Solid quartz worktops  
'Soft close' to cupboards and drawers  
Chrome flush-mounted sockets and switches  
Blanco sinks and taps  
CAT6 ethernet sockets to selected rooms including study  
CDA boiling tap in selected properties\*  
(Also available to purchase as an optional extra\*\*)  
Siemens induction hob  
Siemens integrated oven  
Siemens integrated compact microwave/oven  
Siemens integrated fridge freezer 70/30  
Caple integrated wine cooler  
Siemens integrated dishwasher  
CDA canopy extractor  
Siemens integrated washing machine to utility  
Caple integrated tumble dryer to utility  
LED recessed spotlights to kitchen and utility

## CENTRAL HEATING

Worcester Bosch condenser boiler  
Underfloor heating throughout ground floor  
Pressed steel radiators to first and second floors  
Chrome heated towel rails

## INTERNAL

Smooth finish painted ceilings throughout  
Painted walls, architraves and skirting throughout  
Amtico tiled flooring to ground floor  
Carpet to first and second floors with Porcelanosa floor tiles to bathrooms  
Fitted wardrobes in selected properties†  
Oak doors with chrome ironmongery  
Oak staircase handrail

## EXTERNAL

Hit & miss timber boundary fencing  
Black steel railing to external boundary\*  
Quality seeded lawns to front and rear (where applicable)\*  
Architectural landscaping to selected rear gardens\*  
Kastal powder-coated aluminium and timber double glazed windows  
RK Door Systems front door with chrome furniture  
External lights  
External tap  
Power and lighting to garage where applicable\*  
Electric car charge to garage where applicable\*  
Automated sectional garage doors  
Automated gates to main access with GSM video intercom (separate entrance with automated gate to plot 1)

## WARRANTY

10 year LABC Warranty

\* Please speak with the Sales Advisor for plot specific treatments. Specification is correct at the time of print however, this is subject to change and can vary.

\*\* Subject to stage of construction - ask for details.

† Please refer to technical drawings for the position of wardrobes where included.

PORCELANOSA

DURAVIT

SIEMENS

VADO

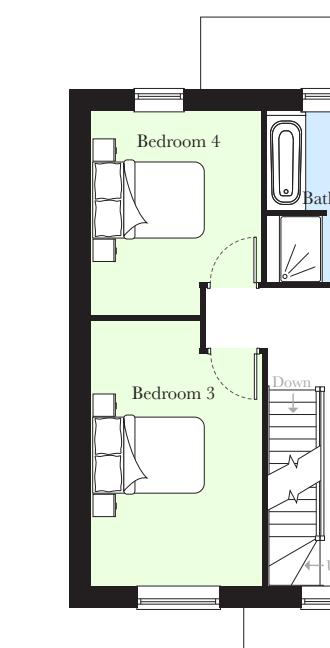
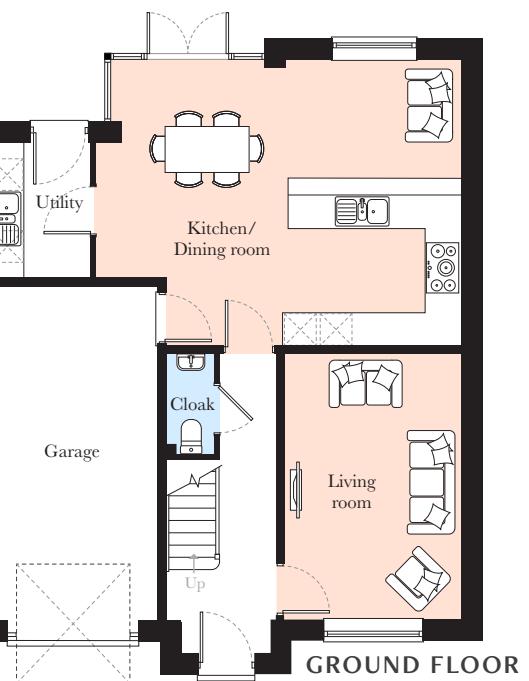
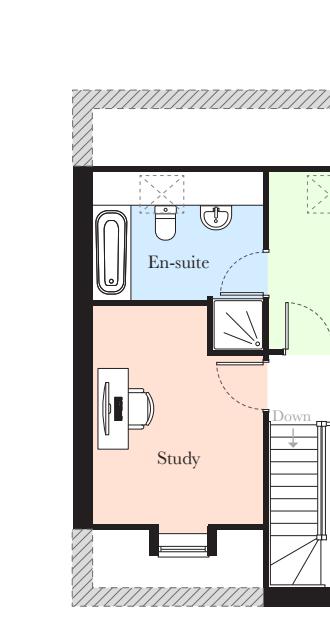
All attempts have been made to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished properties. However, during the process of construction alterations to the specification may become necessary and improvements or changes may occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture. Elevations, materials, style and position of the windows and porches can all differ in the same house type from plot to plot. Customers should make themselves aware with the detail and the finish provided in their specific plot before purchasing. Photos may contain upgrades - please speak to your sales consultant to clarify specification available at this development.



# CAVENDISH

## PLOT: 8

A luxurious five bedroom family home which has been elegantly designed to maximise space throughout whilst offering a versatile layout to meet a variety of today's modern lifestyles. This home features over 2,300 square feet of living space across three floors, featuring five generous bedrooms, including a luxurious master bedroom with an en-suite and separate study on the second floor.



	M	FT
Kitchen/Dining Room	5.3 x 6.6	16' 10" x 21'6"
Living Room	3.8 x 4.7	12' 5" x 15'8"
Utility	1.8 x 2.0	5' 11" x 7'0"
Cloakroom	0.8 x 1.0	2' 9" x 5'1"
Garage	3.0 x 6.0	9' 1" x 19'8"

	M	FT
Bedroom 2	3.5 x 4.9	10' 4" x 15'1"
En-suite	1.9 x 2.0	5' 10" x 6'9"
Bedroom 3	3.0 x 4.8	10' 1" x 15'8"
Bedroom 4	3.0 x 3.6	10' 0" x 12'0"
Bathroom	2.4 x 3.0	6' 8" x 10'1"

	M	FT
Master Bedroom	5.8 x 6.5	17' 4" x 20'1"
En-suite	3.0 x 2.3	9' 7" x 7'1"

	M	FT
Overall	13.4 Sq M	351 Sq Ft

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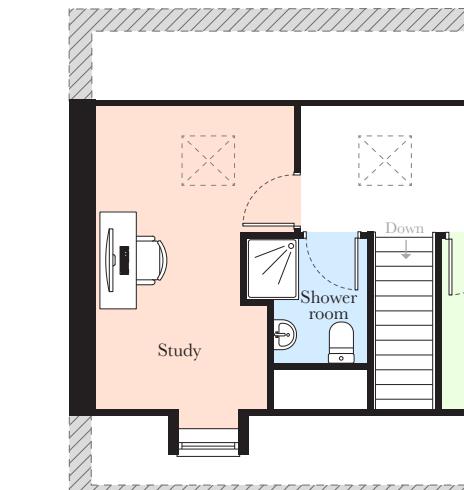


# BEAUMONT

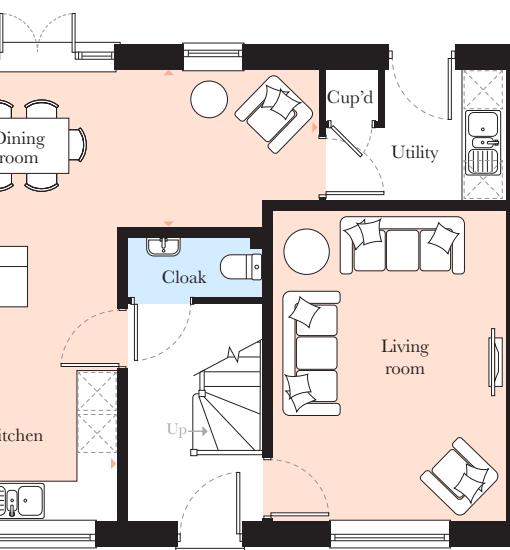
## PLOTS: 2, 3 & 15

This exquisite four bedroom detached home with a single garage and separate utility provides ample living accommodation over three floors. This spacious home has been designed with comfort in mind, offering three double bedrooms as well as a luxurious master bedroom complete with a dressing area and en-suite, separate study/home office and a sizeable open-plan kitchen, dining and family area.

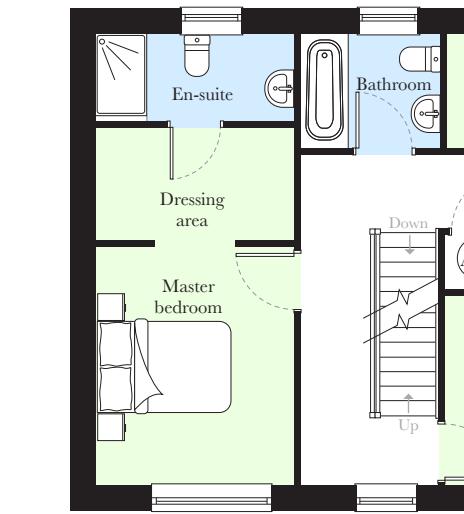
With over 1,700 square feet of living space spanning three floors, there is plenty of space to make this home truly yours.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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GROUND FLOOR	M	FT
Kitchen	2.9 x 4.4	9' 8" x 14' 1"
Dining Room	2.3 x 5.6	7' 9" x 17'
Living Room	3.9 x 4.6	12' 5" x 15'
Utility	1.9 x 2.6	6' 5" x 8' 1"
Cloakroom	0.9 x 2.0	2' 11" x 6' 7"

FIRST FLOOR	M	FT
Master Bedroom	2.6 x 3.7	9' 9" x 11' 9"
Dressing area	1.6 x 2.6	5' 6" x 9' 9"
En-suite	1.3 x 2.6	4' 3" x 9'
Bedroom 2	3.2 x 3.4	10' 8" x 11' 7"
Bedroom 3	3.4 x 3.0	10' 2" x 11' 6"
Bathroom	1.7 x 2.0	5' 7" x 6' 1"

SECOND FLOOR	M	FT
Bedroom 4	3.4 x 4.4	11' 7" x 14' 1"
Study	4.4 x 3.2	14' 1" x 14' 1"
Shower room	1.9 x 3.7	5' 10" x 6' 2"
Overall	51.7 Sq M	171 Sq Ft

Plot 15 has a mirrored layout to the one shown

▲ Arrows indicate where the measurements were taken for the kitchen and dining room, all other measurements were taken at the widest points in each room.

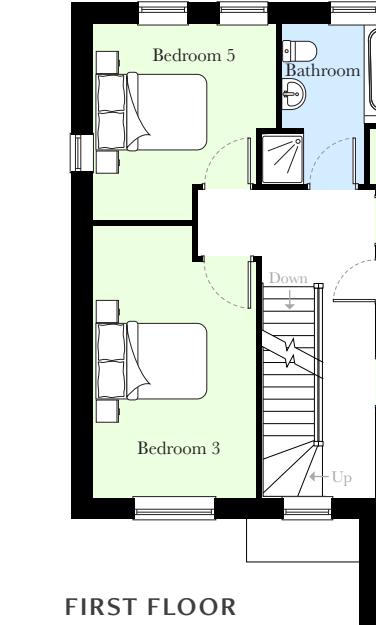
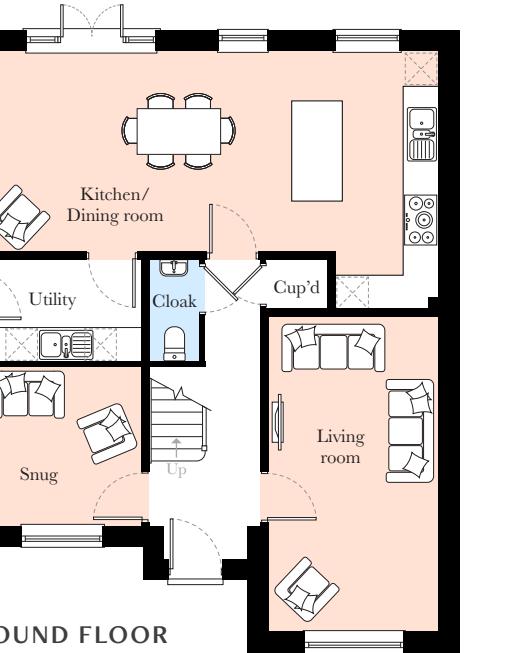
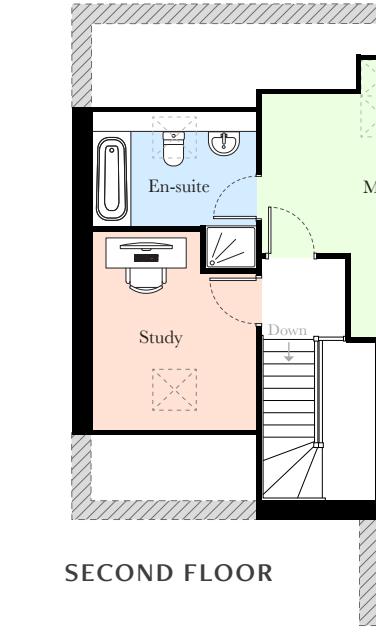




# DEVONSHIRE

## PLOTS: 4, 6, 7 & 14

The Devonshire offers over 2,200 square feet of living space over three floors, featuring five generous double bedrooms including a master bedroom situated on the second floor with a luxury en-suite bathroom. This superior family home is abundant with light and space throughout featuring an open plan kitchen and dining area, separate living room, snug and a separate home office - there truly is space for the entire family to enjoy.



### GROUND FLOOR

	M	FT
Kitchen/ Dining Room	4.9 x 3.7	15'3" x 22'7"
Living room	3.7 x 5.8	12'8" x 19'1"
Snug	2.8 x 2.0	9'5" x 6'6"
Utility	1.8 x 2.0	6'0" x 6'6"
Cloakroom	0.9 x 3.4	2'11" x 6'0"

### FIRST FLOOR

Bedroom 2	3.7 x 4.0	10'1" x 13'4"
En-suite	2.4 x 2.7	6'8" x 9'0"
Bedroom 3	2.9 x 4.2	9'8" x 14'2"
Bedroom 4	3.9 x 4.0	10'10" x 13'3"
Bedroom 5	3.3 x 3.5	10'1" x 11'8"
Bathroom	2.0 x 2.0	7'3" x 6'0"

### SECOND FLOOR

Master Bedroom	5.2 x 6.9	17'2" x 21'11"
En-suite	2.5 x 2.5	6'9" x 8'9"
Study	2.9 x 3.9	11'9" x 8'9"
Overall	21 Sq M	2260 Sq ft

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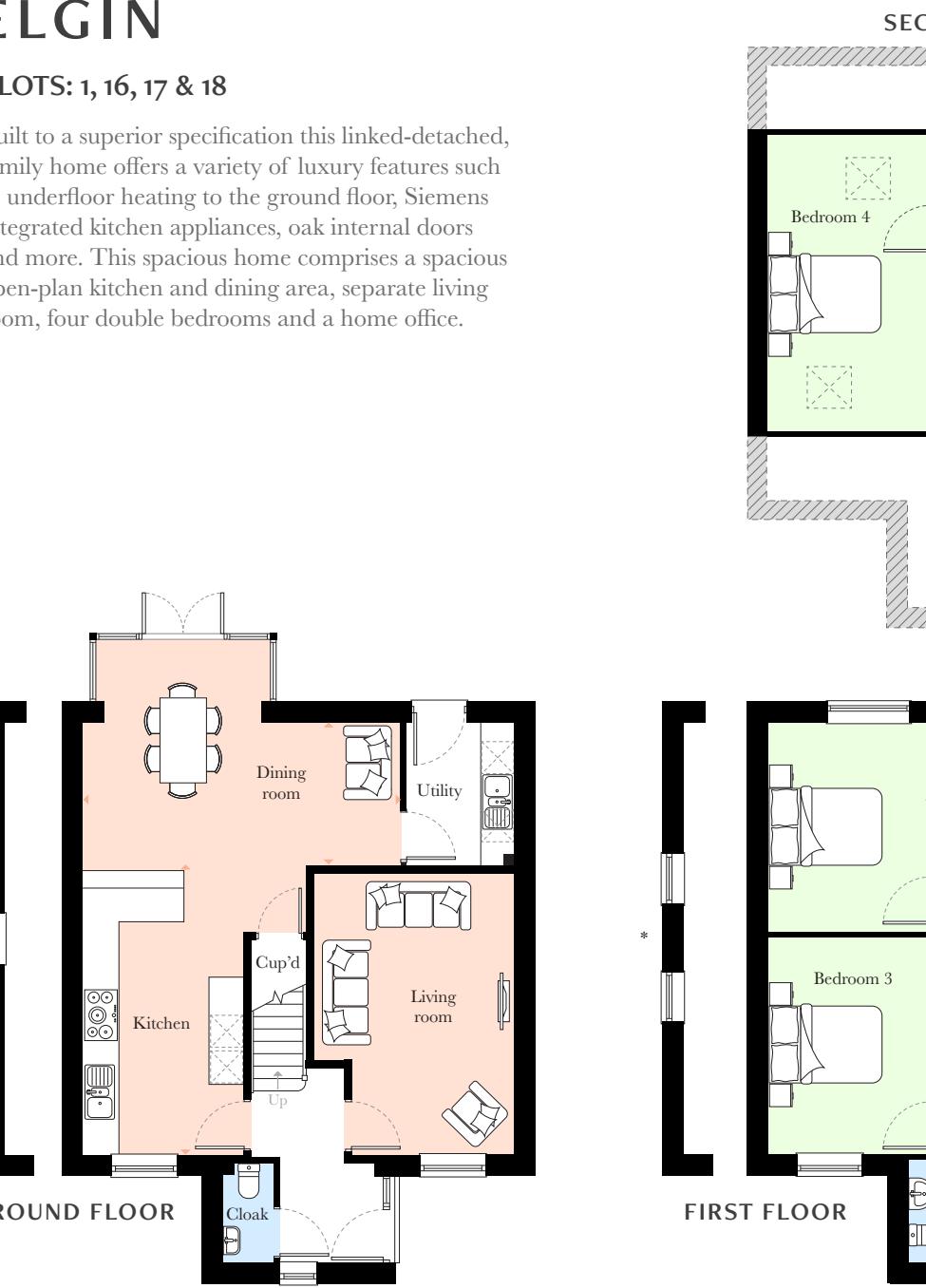
Plot 14 has a mirrored layout to the one shown.



# ELGIN

## PLOTS: 1, 16, 17 & 18

Built to a superior specification this linked-detached, family home offers a variety of luxury features such as underfloor heating to the ground floor, Siemens integrated kitchen appliances, oak internal doors and more. This spacious home comprises a spacious open-plan kitchen and dining area, separate living room, four double bedrooms and a home office.



SECOND FLOOR		
PLOTS: 1, 16, 17 & 18		
GROUND FLOOR	M	FT
Kitchen	3.5 x 1.3	11' 0" x 11' 1"
Dining room	4.1 x 5.6	13' 5" x 18' 0"
Living room	3.8 x 4.8	12' 8" x 16' 0"
Utility	1.9 x 2.4	6' 4" x 8' 0"
Cloakroom	0.9 x 1.5	2' 1" x 5' 9"
FIRST FLOOR		
Master bedroom	3.1 x 5.2	10' 2" x 16' 0"
En-suite	1.8 x 2.4	5' 11" x 8' 0"
Bedroom 2	2.4 x 3.8	8' 0" x 12' 0"
En-suite	1.6 x 2.4	5' 7" x 8' 0"
Bedroom 3	2.9 x 3.6	9' 6" x 12' 0"
Bathroom	1.8 x 2.6	5' 11" x 8' 9"
SECOND FLOOR		
Bedroom 4	2.9 x 5.2	9' 6" x 17' 0"
Study	3.2 x 3.6	10' 6" x 11' 10"
Shower Room	2.4 x 9.6	8' 0" x 32' 0"
Overall	17.4 Sq M	183 Sq ft

\* Plots 1 & 16 have additional rooms to the kitchen, master bedroom and bedroom 3.

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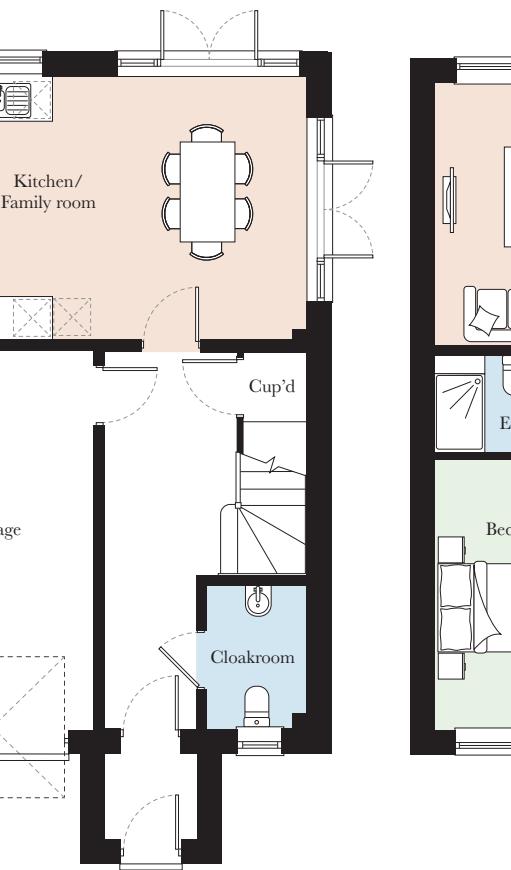


# PEMBROKE

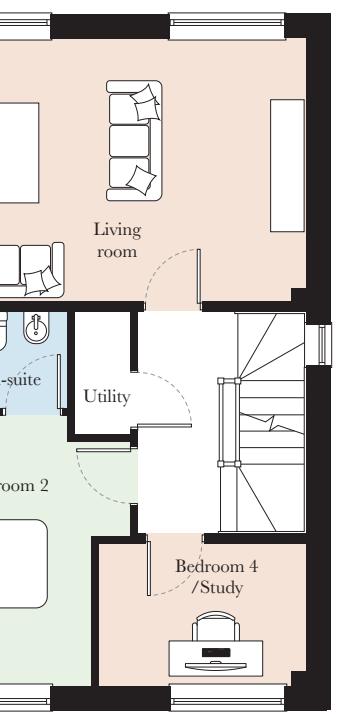
## PLOTS: 9 & 10

This impressive semi-detached home spans over 1,800 square feet of living space over three floors, featuring; an open plan kitchen and dining area, lounge, home office and three generously sized bedrooms. The luxury master bedroom on the second floor also benefits from an en-suite shower room. This modern home features an internal single garage, fitted with an electric car charging port, plus additional off road parking.

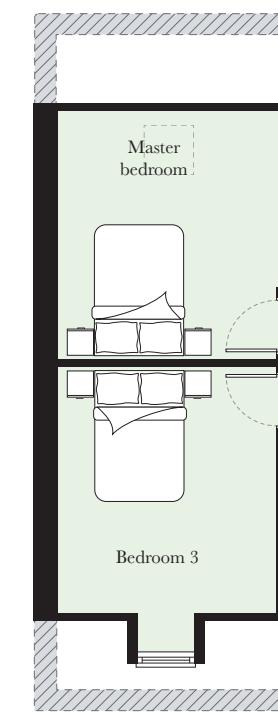
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR



GROUND FLOOR	M	FT
Kitchen/ Family room	4.20 x 6.04	13'2" x 19'1"
Cloakroom	1.5 x 2.0	5'1" x 7'3"
Garage	3.80 x 5.98	9'2" x 19'7"

### FIRST FLOOR

Living room	4.60 x 6.04	13'3" x 19'1"
Utility	0.87 x 3.9	2'10" x 6'2"
Bedroom 2	3.34 x 4.77	10'1" x 13'8"
En-suite	1.50 x 2.77	4'11" x 7'9"
Bedroom 4/Study	2.20 x 3.0	7'3" x 10'6"

### SECOND FLOOR

Master bedroom	3.60 x 3.32	11'8" x 11'2"
En-suite	2.70 x 2.98	7'9" x 9'9"
Bedroom 3	3.35 x 4.60	11'0" x 14'1"
Shower room	2.80 x 2.22	8'6" x 7'9"

**Overall** 73.9 Sq M 312 Sq Ft

\* Plot 10 shown, Plot 9 is a mirror layout



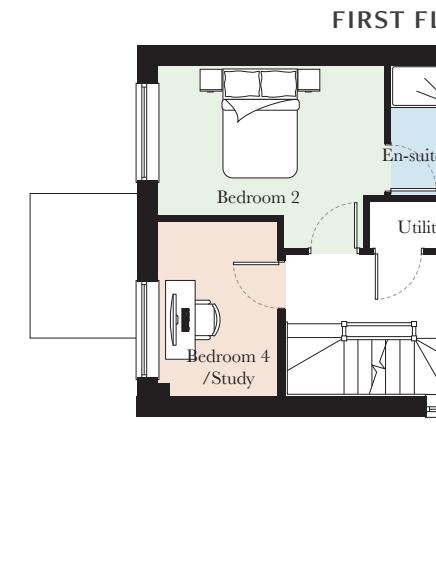
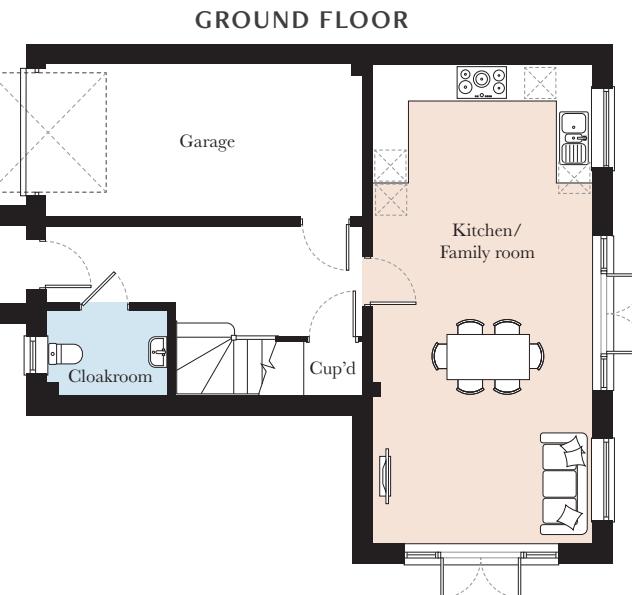
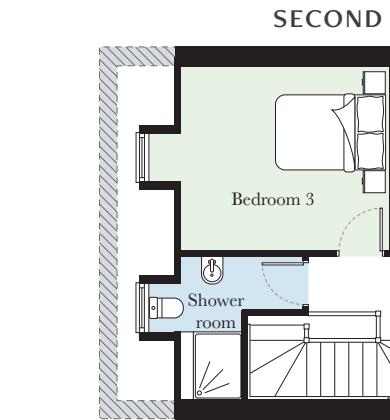
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# MONTAGU

## PLOT: 12

The Montagu is truly unique, being only one of its kind. This impressive family home offers flexible living accommodation over three floors featuring; an open plan kitchen and dining area, lounge, home office and three double bedrooms. This modern home also features an internal single garage, fitted with an electric car charging port.



GROUND FLOOR	M	FT
Kitchen/ Family room	4.2 x 8.6	13'2" x 28'9"
Cloakroom	1.5 x 2.0	5'1" x 7'3"
Garage	3.8 x 5.8	9'2" x 19'7"

FIRST FLOOR	M	FT
Living room	4.6 x 6.4	13'4" x 19'0"
Utility	0.8 x 3.9	2'10" x 6'2"
Bedroom 2	3.4 x 4.7	10'1" x 13'8"
En-suite	1.5 x 2.7	4'11" x 9'7"
Bedroom 4/Study	2.0 x 3.0	7'3" x 10'6"

SECOND FLOOR	M	FT
Master bedroom	3.6 x 4.2	11'8" x 14'6"
En-suite	2.7 x 3.7	7'9" x 12'0"
Bedroom 3	3.5 x 4.0	11'0" x 14'5"
Shower room	2.8 x 2.2	8'6" x 9'3"

Overall 84.9 sq M 9190 sq ft



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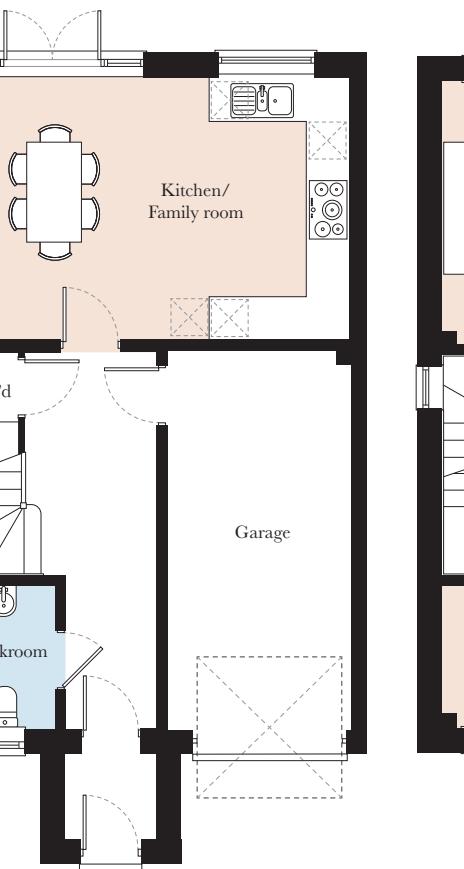


# PORTMAN

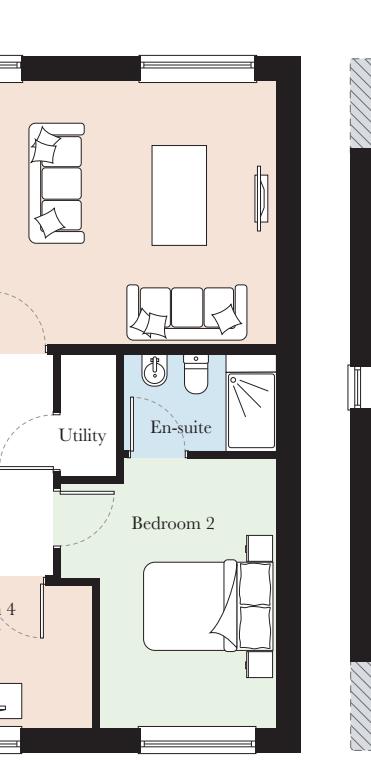
## PLOT: 11 & 13

The Portman is an impressive family home offering over 1,800 square feet of living space set over three floors, featuring an open plan kitchen and dining area, lounge, home office and three generously sized bedrooms. The luxury master bedroom on the second floor also benefits from an en-suite shower room. This modern home also features an internal single garage, fitted with an electric car charging port.

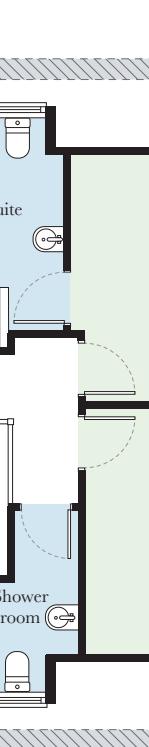
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR



	M	FT
Kitchen/ Family room	4.2 x 6.04	13' 2" x 19' 1"
Cloakroom	1.5 x 2.0	5' 1" x 7' 3"
Garage	2.8 x 5.98	9' 2" x 19' 7"
FIRST FLOOR		
Living room	4.6 x 6.04	13' 4" x 19' 1"
Utility	0.8 x 3.9	2' 10" x 6' 2"
Bedroom 2	3.4 x 4.7	10' 1" x 13' 8"
En-suite	1.5 x 2.37	4' 11" x 7' 9"
Bedroom 4/Study	2.0 x 3.20	7' 3" x 10' 6"
SECOND FLOOR		
Master bedroom	3.6 x 4.2	11' 8" x 14' 6"
En-suite	2.7 x 3.7	7' 9" x 12' 0"
Bedroom 3	3.5 x 4.0	11' 0" x 14' 5"
Shower room	2.8 x 2.2	8' 6" x 3' 9"
Overall	73.9 Sq M	3172 Sq ft

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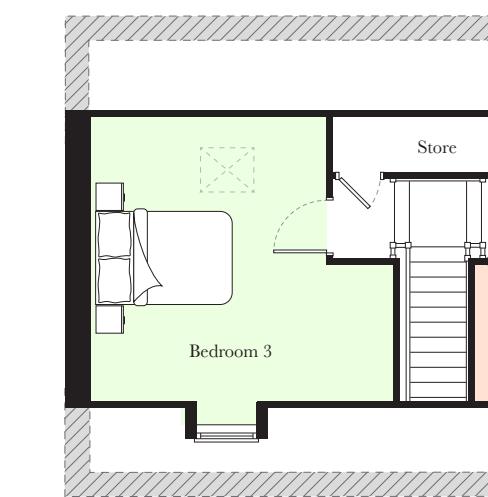




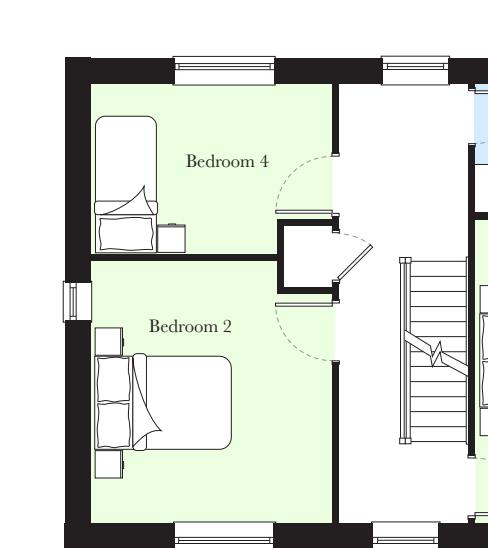
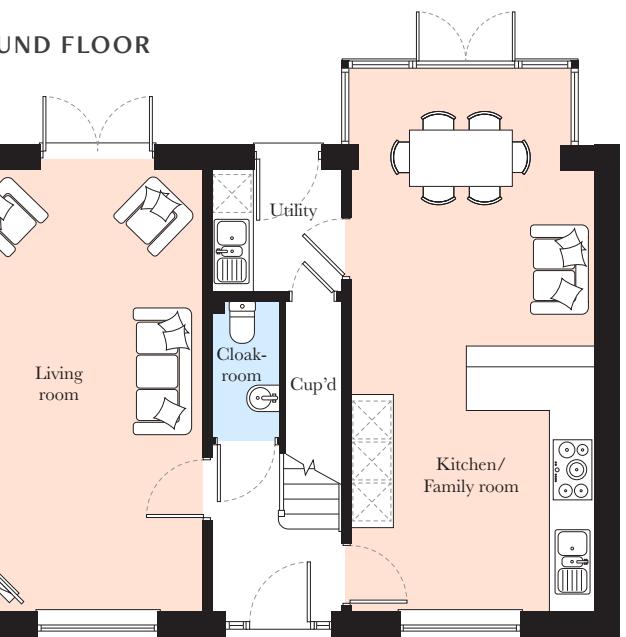
# CADOGAN

LOT: 5

This impressive, detached four bedroom family home is truly unique, being the only one of its kind. Spanning over 1,700 square feet, this sizeable family home features an open plan kitchen and dining area, separate utility, lounge, home office and four generously sized bedrooms. The luxury master bedroom on the first floor also benefits from an en-suite shower room. This modern home also features a single garage and additional off-road parking.



## UND FLOOR



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Bedroom 3	4.44 x 4.64	14' 7" x 15' 3"
Study	2.47 x 3.61 8'	1" x 11' 10"
Shower room	1.70 x 2.35	5' 7" x 7' 9"

<b>T FLOOR</b>	Master bedroom	3.61 x 4.45	11' 10" x 4' 7"
	En-suite	1.34 x 2.50	4' 5" x 8' 2"
	Bedroom 2	3.56 x 3.85	11' 8" x 12' 8"
	Bedroom 4	2.50 x 3.55	8' 2" x 11' 8"
En-suite	Bathroom	1.91 x 2.17	6' 3" x 7' 1"

## D FLOOR

These plans and CGIs are for illustrative purposes only. All measurements, sizes and locations of walls, doors, window fittings and appliances are approximate only and cannot be regarded as being a representation either by the Seller or their Agent. We hope that these plans will give an accurate impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. Kitchen and bathroom layouts are indicative only.



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# THE PINNACLE

Old Totnes Road, Ogwell, Newton Abbot, TQ12 6AA

For more information about The Pinnacle, please contact Complete Property  
who are acting as the sales agent for this development:

01626 362 246

[nh@completeproperty.co.uk](mailto:nh@completeproperty.co.uk)

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