



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.

If you are making a lifestyle move, the locality offers plenty for those wanting to enjoy outdoor pursuits. You're spoilt for choice with local golf courses, nearby gyms and nature's bounty for those who enjoy walking, cycling or sea-sports. For the spectators among us, there are two local horse racing venues and of course unrivalled rugby to enjoy at Sandy Park for Exeter Chiefs supporters.

For families with children there are a number of good-quality local educational facilities for different ages. There are well-rated primary and secondary schools nearby, and for private tuition Stover is less than 15 minutes drive away.



TRAIN LINKS



YOUR DOORSTEP

LOCAL AMENITIES

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

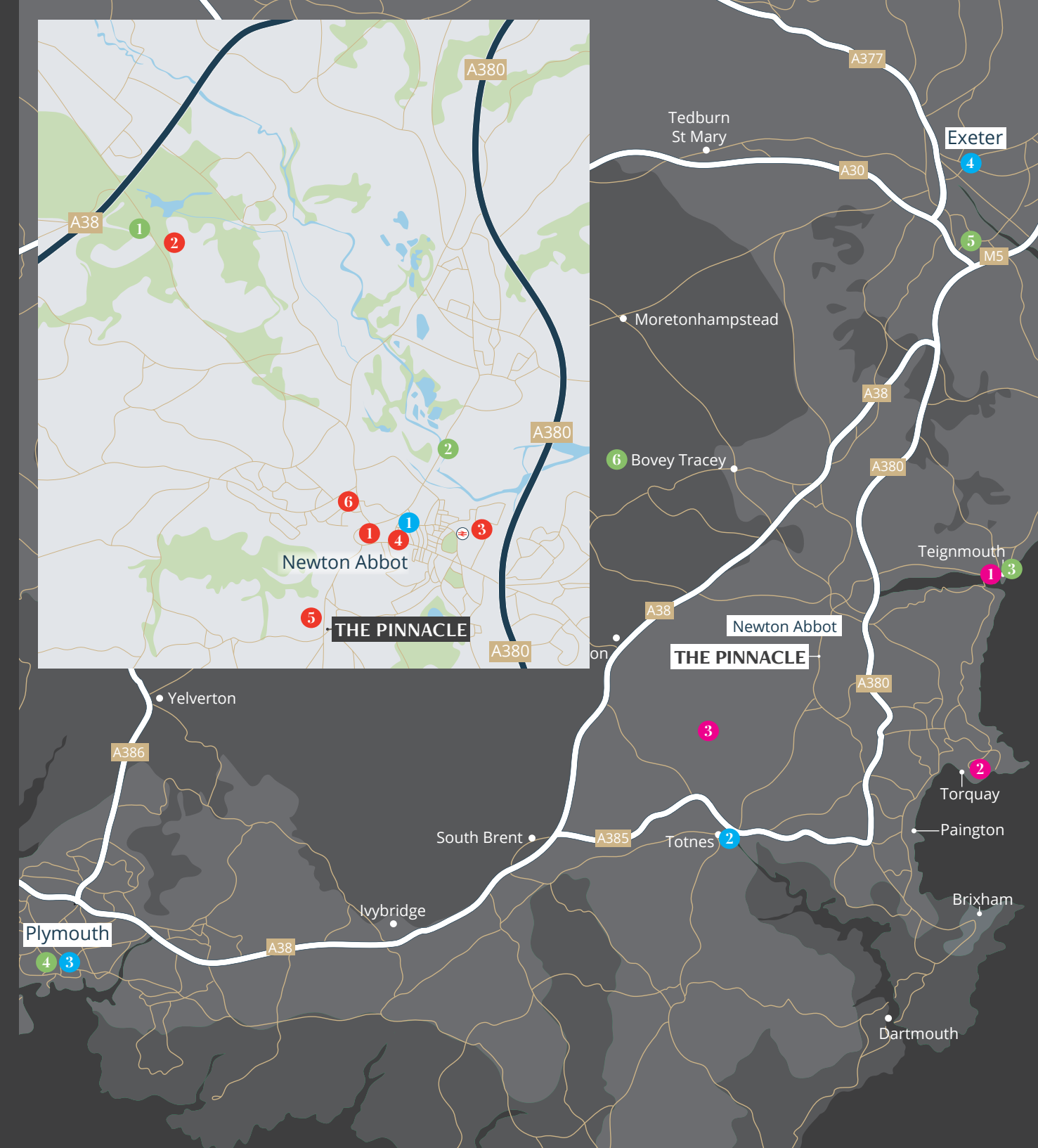
1 Newton Abbot town centre	3 mins
2 Totnes town centre	14 mins
3 Drakes Circus Plymouth	40 mins
4 Princesshay Exeter	30 mins

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



- **Elgin**
Plots: 1, 16, 17 & 18
Four bedroom home
- **Beaumont**
Plots: 2, 3 & 15
Four bedroom home
- **Cadogan**
Plot: 5
Four bedroom home
- **Cavendish**
Plot: 8
Five bedroom home
- **Devonshire**
Plots: 4, 6, 7 & 14
Five bedroom home
- **Montagu**
Plot: 12
Three/four bedroom home
- **Pembroke**
Plots: 9 & 10
Three/four bedroom home
- **Portman**
Plots: 11 & 13
Three/four bedroom home

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is the developers intention to build in accordance with this layout, however, there may be some occasions when the property designs, boundaries and landscaping positions of roads and footpaths change, as the development progresses. Please check details of your chosen property with your Sales Advisor prior to reservation. Information is correct at the time of going to print. The developer has a policy of continued improvement and reserves the right to change the site plans at any time.

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 Pevensley chrome towel radiators
- Porcelanosa fully tiled bathrooms (walls and floors)
- LED recessed spotlights

KITCHEN & UTILITY

- Fully fitted kitchen from System Six Kitchens
- Solid quartz worktops
- 'Soft close' to cupboards and drawers
- Blanco sinks and taps
- 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
- Integrated wireless two zone amplifier and speaker system in kitchen and living room (Airplay and Bluetooth compatible)
- Chrome flush-mounted sockets and switches
- CAT6 ethernet sockets to selected rooms including study
- TV point to selected rooms
- Carbon monoxide and smoke detectors

EXTERNAL

- Hit & miss timber boundary fencing
- Black estate railing to external boundary*
- Quality seeded lawns to front and rear (where applicable)*
- Architectural landscaping to selected rear gardens*
- Kastrup 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 charger 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.



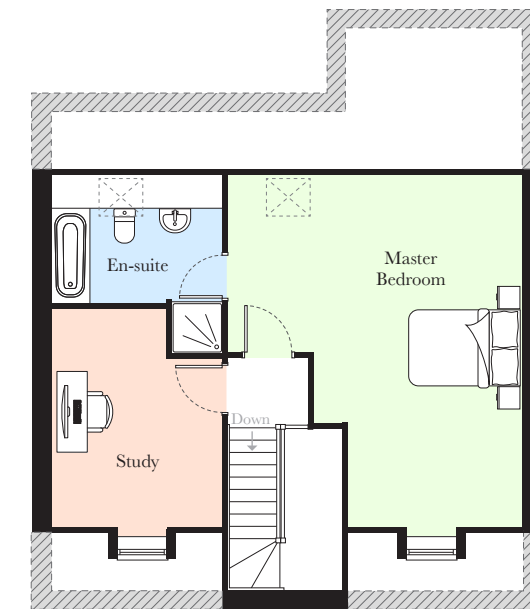
All attempts has been made to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished properties. However, during the process of construction alterations to the specification may become necessary and improvements or changes may occur. Dimensions 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 the specification available at this development.



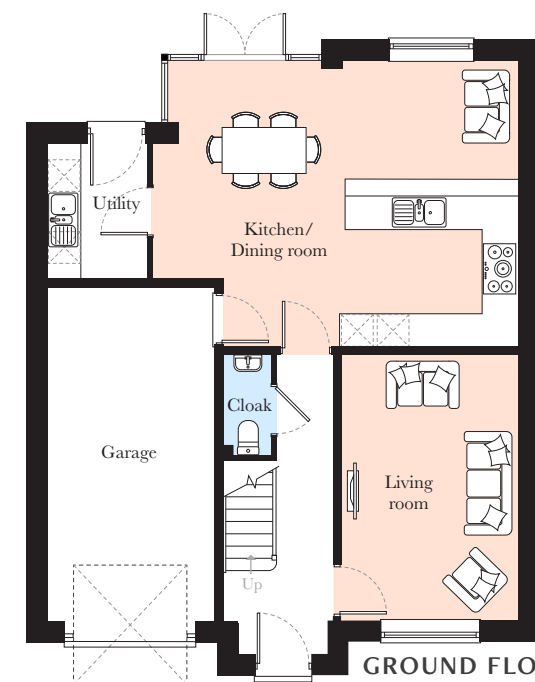
CAVENDISH

PLOT: 8

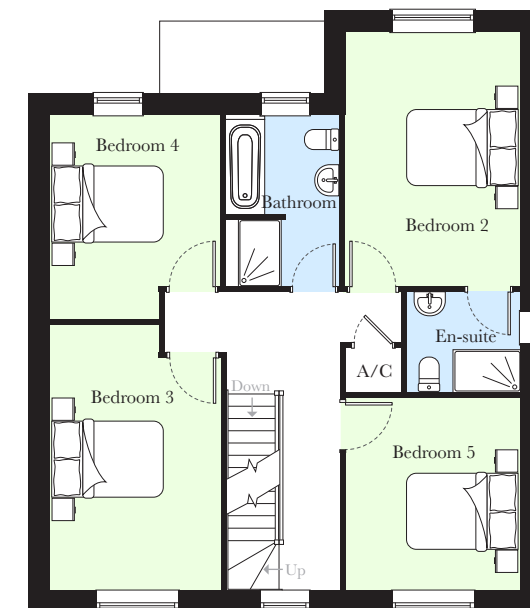
A luxurious five bedroom family home which has been elegantly designed to maximise space throughout whilst offering a versatile layout to meet a variety of today's modern lifestyles. This home features over 2,300 square feet of living space across three floors, featuring five generous bedrooms, including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



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	M	FT
Kitchen/Dining Room	5.13 x 6.56	16' 10" x 21' 6"
Living Room	3.18 x 4.77	10' 5" x 15' 8"
Utility	1.80 x 2.40	5' 11" x 7' 10"
Cloakroom	0.85 x 1.80	2' 9" x 5' 11"
Garage	3.02 x 6.00	9' 11" x 19' 8"

FIRST FLOOR	M	FT
Bedroom 2	3.15 x 4.59	10' 4" x 15' 1"
En-suite	1.79 x 2.07	5' 10" x 6' 9"
Bedroom 3	3.07 x 4.78	10' 1" x 15' 8"
Bedroom 4	3.05 x 3.67	10' 0" x 12' 0"
Bathroom	2.04 x 3.07	6' 8" x 10' 1"

SECOND FLOOR	M	FT
Master Bedroom	5.28 x 6.35	17' 4" x 20' 10"
En-suite	3.07 x 2.31	7' 7" x 10' 1"
Study	3.07 x 3.94	10' 1" x 12' 11"
Overall	218.4 SqMt	2351 SqFt

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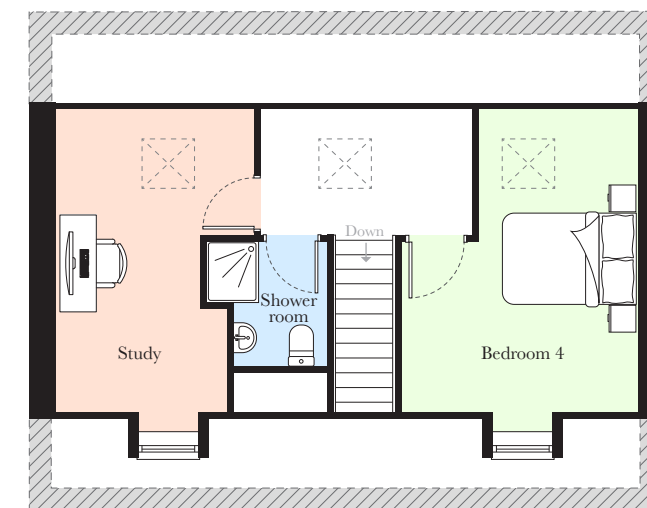


BEAUMONT

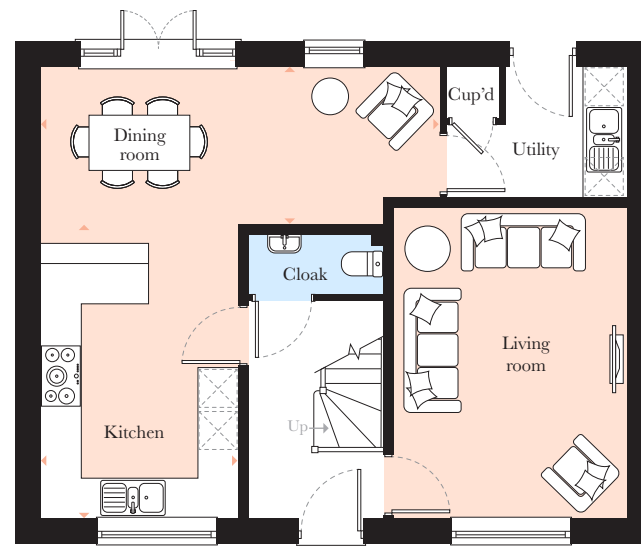
PLOTS: 2, 3 & 15

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.

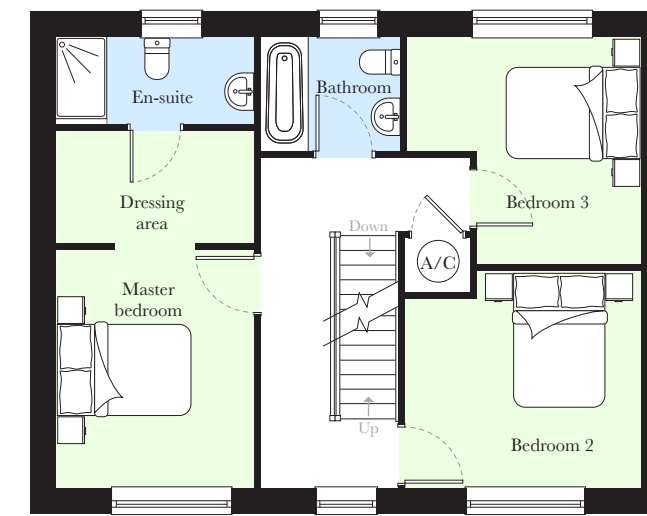
With over 1,700 square feet of living space spanning three floors, there is plenty of space to make this home truly yours.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	M	FT
Kitchen	2.95 x 4.40	9' 8" x 14' 5"
Dining Room	2.35 x 5.96	7' 9" x 19' 7"
Living Room	3.49 x 4.65	11' 5" x 15' 3"
Utility	1.95 x 2.69	6' 5" x 8' 10"
Cloakroom	0.9 x 2.01	2' 11" x 6' 7"

FIRST FLOOR	M	FT
Master Bedroom	2.96 x 3.57	9' 9" x 11' 9"
Dressing area	1.68 x 2.96	5' 6" x 9' 9"
En-suite	1.30 x 2.96	4' 3" x 9' 9"
Bedroom 2	3.26 x 3.54	10' 8" x 11' 7"
Bedroom 3	3.40 x 3.50	11' 2" x 11' 6"
Bathroom	1.70 x 2.10	5' 7" x 6' 11"

SECOND FLOOR	M	FT
Bedroom 4	3.54 x 4.54	11' 7" x 14' 11"
Study	4.54 x 3.02	9' 11" x 14' 11"
Shower room	1.79 x 1.87	5' 10" x 6' 2"
Overall	159.7 SqMt	1719 SqFt

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.

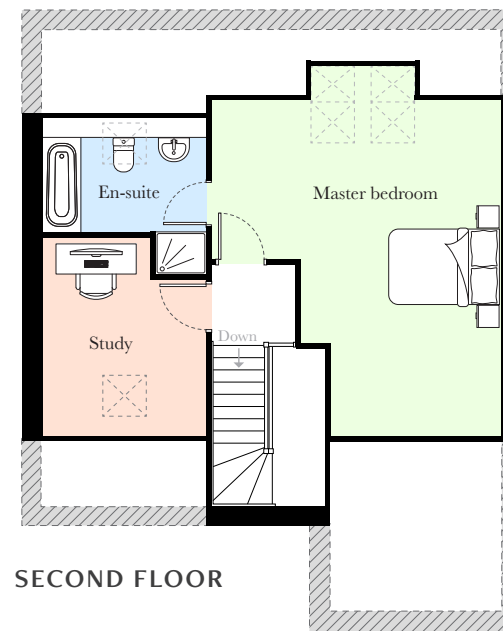
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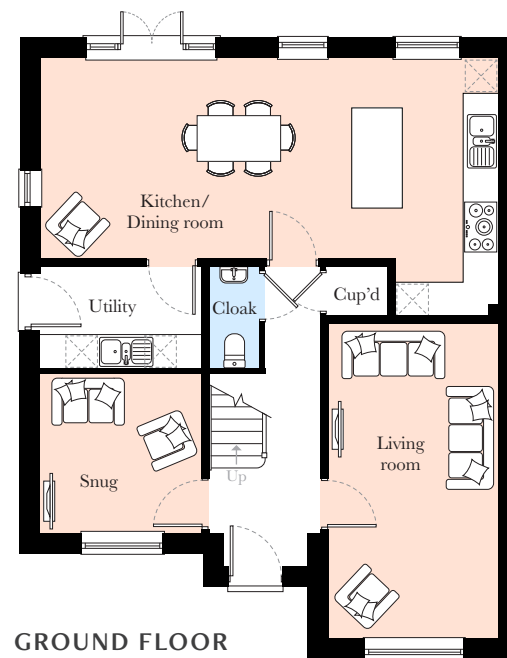
DEVONSHIRE

PLOTS: 4, 6, 7 & 14

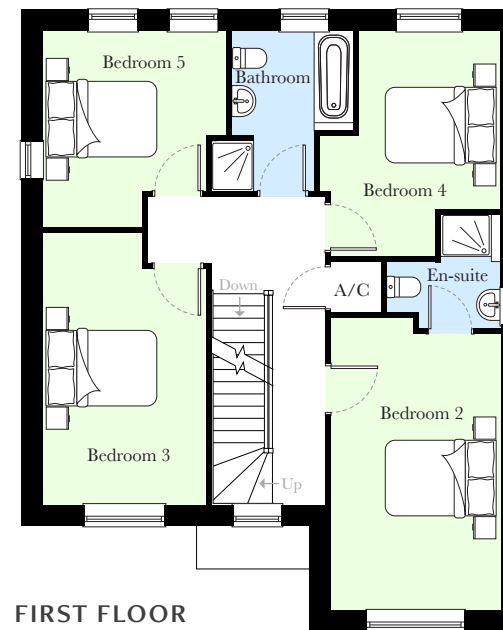
The Devonshire offers over 2,200 square feet of living space over three floors, featuring five generous double bedrooms including a master bedroom situated on the second floor with a luxury en-suite bathroom. This superior family home is abundant with light and space throughout featuring an open plan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



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	M	FT
Kitchen/ Dining Room	4.69 x 8.27	15' 3" x 27' 2"
Living room	3.07 x 5.68	18' 8" x 10' 1"
Snug	2.87 x 2.90	9' 5" x 9' 6"
Utility	1.84 x 2.90	6' 0" x 9' 6"
Cloakroom	0.90 x 1.84	2' 11" x 6' 0"

FIRST FLOOR	M	FT
Bedroom 2	3.07 x 4.50	10' 1" x 16' 4"
En-suite	2.04 x 2.07	6' 8" x 6' 9"
Bedroom 3	2.95 x 4.92	9' 8" x 16' 2"
Bedroom 4	3.29 x 4.09	10' 10" x 13' 5"
Bedroom 5	3.32 x 3.55	10' 11" x 11' 8"
Bathroom	2.20 x 2.90	7' 3" x 9' 6"

SECOND FLOOR	M	FT
Master Bedroom	5.22 x 6.69	17' 2" x 21' 11"
En-suite	2.05 x 2.95	6' 9" x 9' 8"
Study	2.95 x 3.59	11' 9" x 9' 8"
Overall	210 SqMt	2260 SqFt

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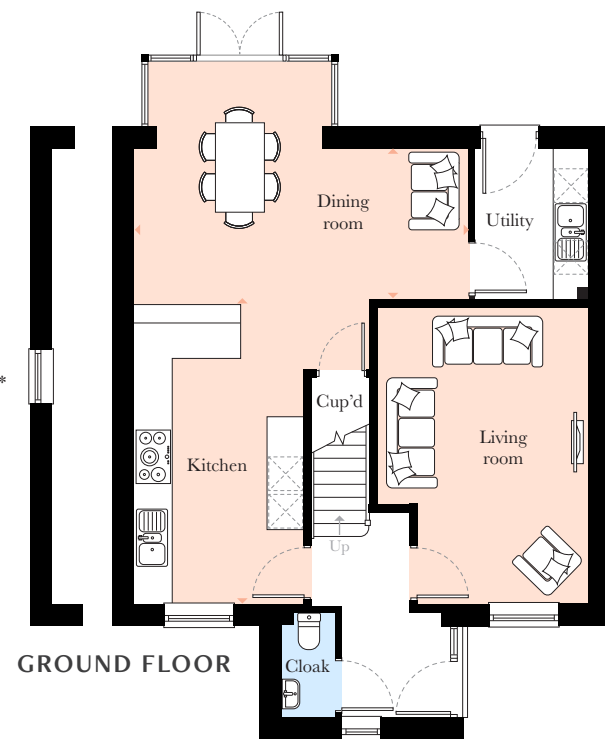
Plot 14 has a mirrored layout to the one shown



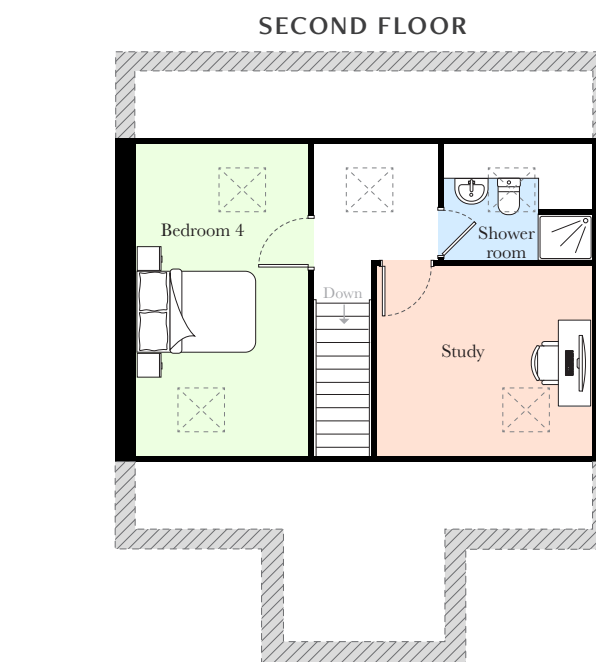
ELGIN

PLOTS: 1, 16, 17 & 18

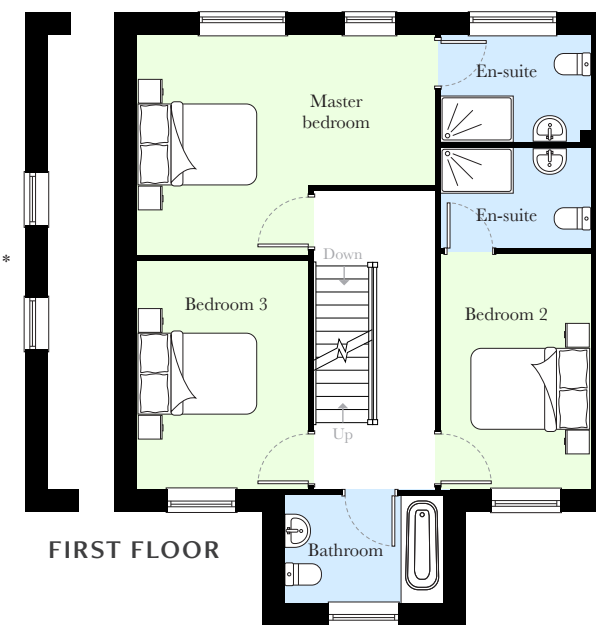
Built to a superior specification this linked-detached, family home offers a variety of luxury features such as underfloor heating to the ground floor, Siemens integrated kitchen appliances, oak internal doors and more. This spacious home comprises a spacious open-plan kitchen and dining area, separate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



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR	M	FT
Kitchen	3.95 x 5.13	13' 0" x 16' 1"
Dining room	4.1 x 5.65	13' 5" x 18' 6"
Living room	3.58 x 4.98	11' 8" x 16' 4"
Utility	1.93 x 2.54	6' 4" x 8' 4"
Cloakroom	0.9 x 1.75	2' 11" x 5' 9"

FIRST FLOOR	M	FT
Master bedroom	3.71 x 5.02	12' 2" x 16' 6"
En-suite	1.81 x 2.54	5' 11" x 8' 4"
Bedroom 2	2.54 x 3.98	8' 4" x 13' 0"
En-suite	1.69 x 2.54	5' 7" x 8' 4"
Bedroom 3	2.9 x 3.86	9' 6" x 12' 8"
Bathroom	1.8 x 2.68	5' 11" x 8' 9"

SECOND FLOOR	M	FT
Bedroom 4	2.9 x 5.26	9' 6" x 17' 3"
Study	3.2 x 3.61	10' 6" x 11' 10"
Shower Room	2.49 x 1.96	6' 5" x 8' 2"
Overall	174.8 SqMt	1882 SqFt

- * Plots 1 & 16 have additional windows to the kitchen, master bedroom and bedroom 3.
- ▲ 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.

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PEMBROKE

PLOTS: 9 & 10

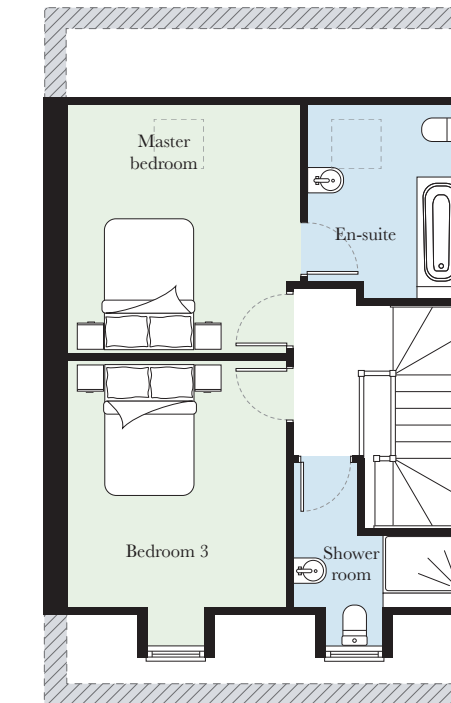
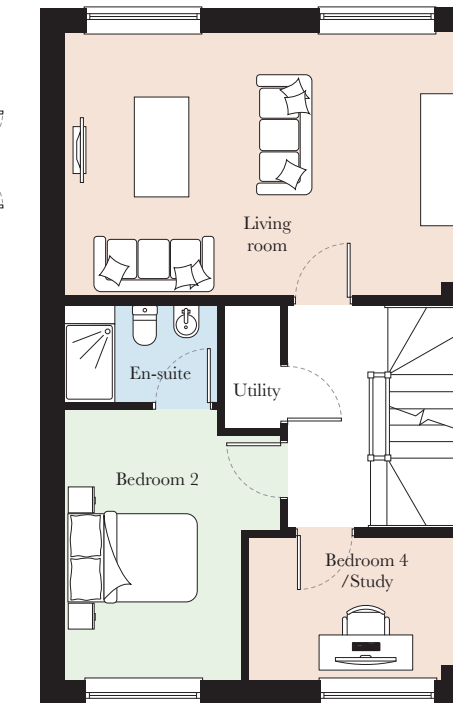
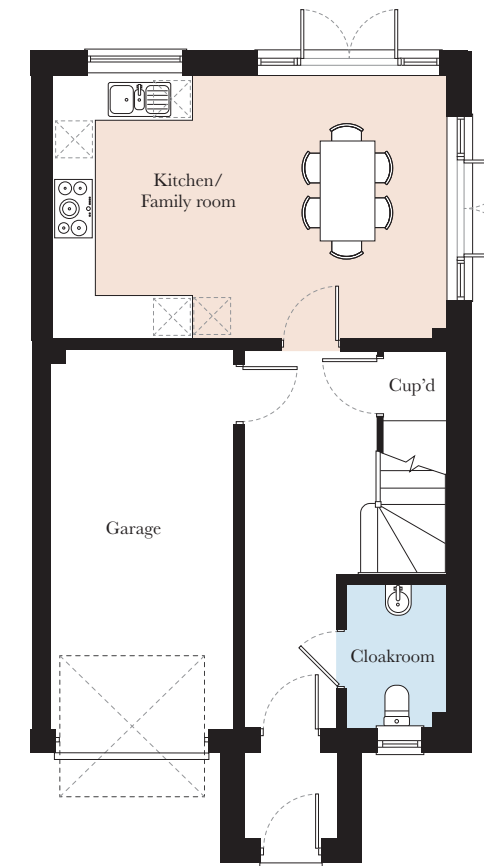
This impressive semi-detached home spans over 1,800 square feet of living space over three floors, featuring; an open plan kitchen and dining area, lounge, home office and three generously sized bedrooms. The luxury master bedroom on the second floor also benefits from an en-suite shower room. This modern 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	4.02 x 6.04	13' 2" x 19' 10"
Cloakroom	1.55 x 2.20	5' 1" x 7' 3"
Garage	2.80 x 5.98	9' 2" x 19' 7"

FIRST FLOOR	M	FT
Living room	4.06 x 6.04	13' 4" x 19' 10"
Utility	0.87 x 1.89	2' 10" x 6' 2"
Bedroom 2	3.34 x 4.17	10' 11" x 13' 8"
En-suite	1.50 x 2.37	4' 11" x 7' 9"
Bedroom 4/Study	2.20 x 3.20	7' 3" x 10' 6"

SECOND FLOOR	M	FT
Master bedroom	3.56 x 3.82	11' 8" x 12' 6"
En-suite	2.37 x 2.98	7' 9" x 9' 9"
Bedroom 3	3.35 x 4.40	11' 0" x 14' 5"
Shower room	2.58 x 2.82	8' 6" x 9' 3"

Overall	173.9 SqMt	1872 SqFt
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* Plot 10 shown, Plot 9 has a mirrored layout

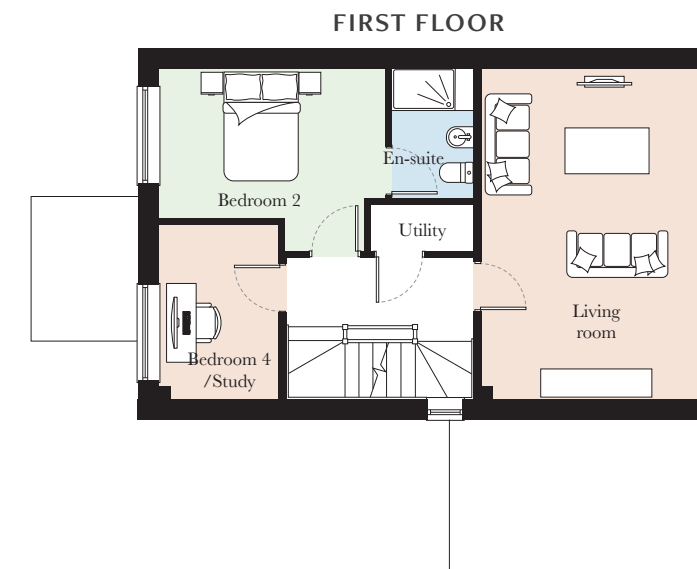
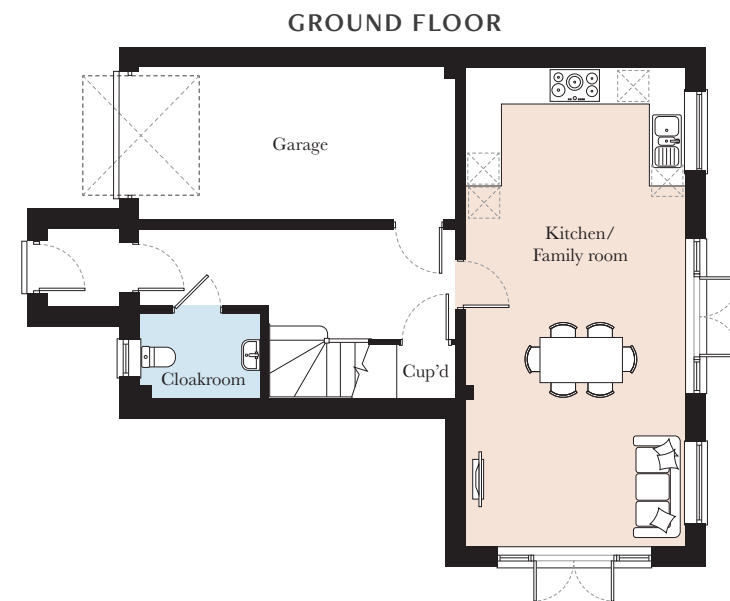
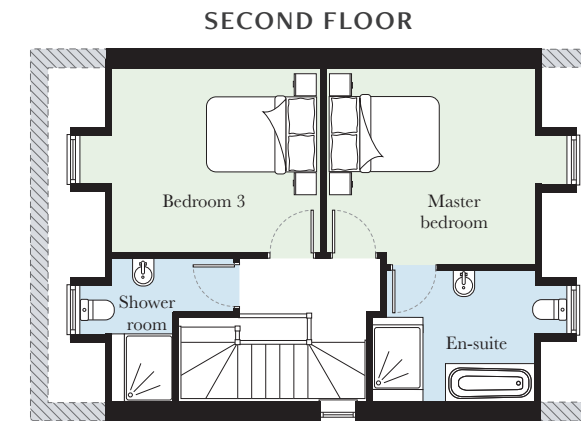
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MONTAGU

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	4.02 x 8.76	13'2" x 28' 9"
Cloakroom	1.55 x 2.20	5' 1" x 7' 3"
Garage	2.80 x 5.98	9' 2" x 19' 7"

FIRST FLOOR	M	FT
Living room	4.06 x 6.04	13'4" x 19'10"
Utility	0.87 x 1.89	2' 10" x 6' 2"
Bedroom 2	3.34 x 4.17	10' 11" x 13' 8"
En-suite	1.50 x 2.37	4' 11" x 7' 9"
Bedroom 4/Study	2.20 x 3.20	7' 3" x 10' 6"

SECOND FLOOR	M	FT
Master bedroom	3.56 x 4.42	11' 8" x 14' 6"
En-suite	2.37 x 3.57	7' 9" x 12' 0"
Bedroom 3	3.35 x 4.40	11' 0" x 14' 5"
Shower room	2.58 x 2.82	8' 6" x 9' 3"

Overall	184.9 SqMt	1990 SqFt
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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



GROUND FLOOR	M	FT
Kitchen/Family room	4.02 x 6.04	13' 2" x 19' 10"
Cloakroom	1.55 x 2.20	5' 1" x 7' 3"
Garage	2.80 x 5.98	9' 2" x 19' 7"

FIRST FLOOR	M	FT
Living room	4.06 x 6.04	13' 4" x 19' 10"
Utility	0.87 x 1.89	2' 10" x 6' 2"
Bedroom 2	3.34 x 4.17	10' 11" x 13' 8"
En-suite	1.50 x 2.37	4' 11" x 7' 9"
Bedroom 4/Study	2.20 x 3.20	7' 3" x 10' 6"

SECOND FLOOR	M	FT
Master bedroom	3.56 x 4.42	11' 8" x 14' 6"
En-suite	2.37 x 3.57	7' 9" x 12' 0"
Bedroom 3	3.35 x 4.40	11' 0" x 14' 5"
Shower room	2.58 x 2.82	8' 6" x 9' 3"

Overall	173.9 SqMt	1872 SqFt
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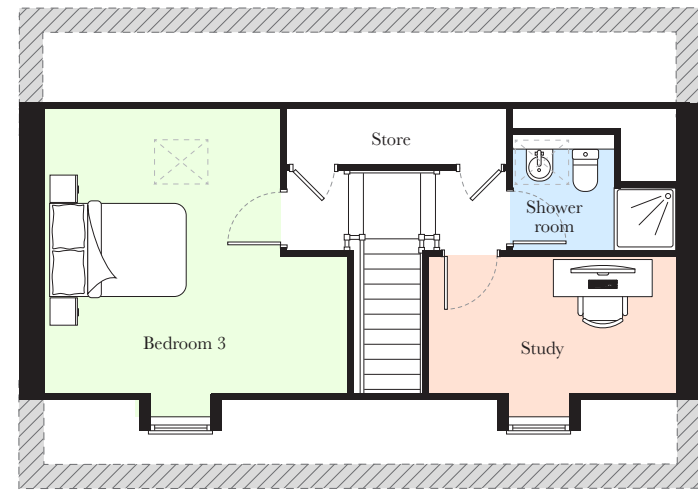
CADOGAN

PLOT: 5

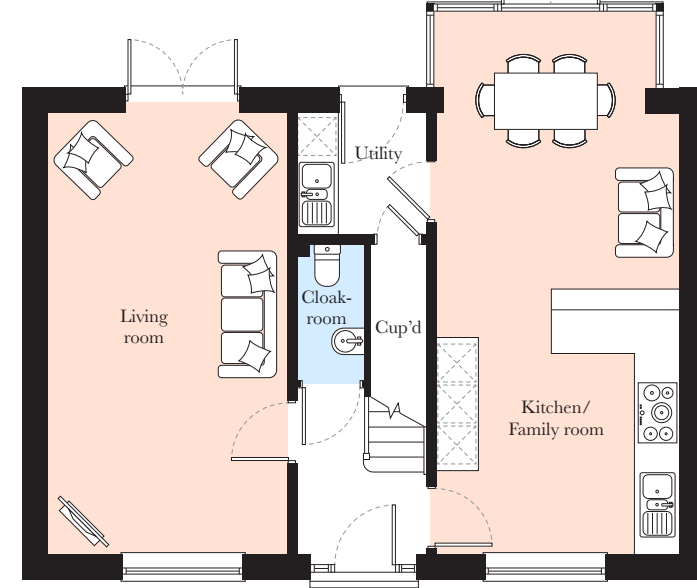
This impressive, detached four bedroom family home is truly unique, being the only one of its kind. Spanning over 1,700 square feet, this sizeable family home features an open plan kitchen and dining area, separate utility, lounge, home office and four generously sized bedrooms. The luxury master bedroom 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.



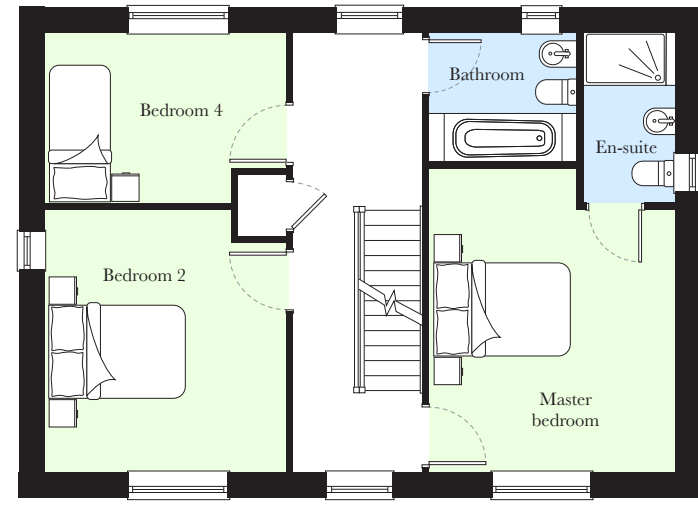
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR	M	FT
Kitchen/ Family room	3.56 x 7.95	11' 8" x 26' 1"
Living room	3.50 x 6.45	11' 6" x 21' 2"
Utility	1.77 x 1.91	5' 10" x 6' 3"
Cloakroom	0.98 x 2.00	3' 3" x 6' 7"

FIRST FLOOR	M	FT
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"
Bathroom	1.91 x 2.17	6' 3" x 7' 1"

SECOND FLOOR	M	FT
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"
Overall	163.5 SqMt	1760 SqFt

Sketch plan and CGIs are for illustrative purposes only. All measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally. They are approximate only and cannot be regarded as being a representation either by the Seller or their Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. Kitchen and bathroom layouts are indicative only and may vary from plot to plot.



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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:

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