

Longston Cross

Bovey Tracey

SITE PLAN
& SPECIFICATION






















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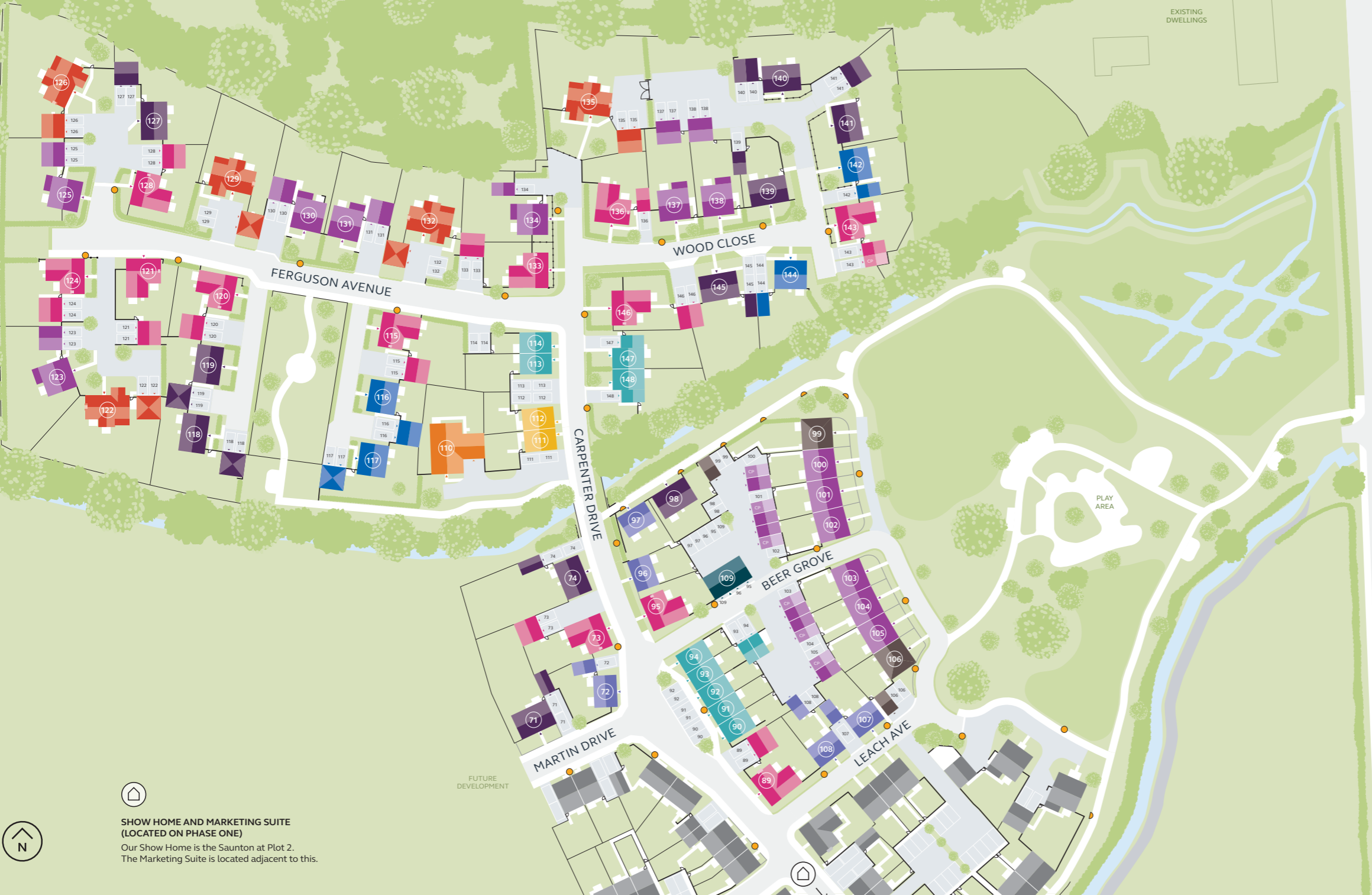
SITE PLAN PHASES TWO & THREE

HOUSE TYPES

 BOW 109	2	
 BICKLEIGH 72 96 97 107 108	3	
 HARTLAND 90 91 92 93 94 113 114 147 148	3	
 MARWOOD 99 106	4	
 MODBURY 73 89 95 115 120 121 124 128 133 136 143 146	4	
 SANDERSON 116 117 142 144	4	
 SAUNTON 71 74 98 118 119 127 139 140 141 145	4	
 ARLINGTON 100 101 102 103 104 105 123 125 130 131 134 137 138	5	
 SILVERTON 122 126 129 132 135	5	
 HOUSING ASSOCIATION 110		
 SHARED OWNERSHIP 111 112		

PLEASE NOTE
This is a diagrammatic representation of the planned layout, and for reasons of clarity some landscaping detail has been omitted. Purchasers should satisfy themselves of the exact landscaping detail by consulting the Sales Executive on site.

-  STREET LIGHTING
-  BOLLARD LIGHTING
-  CAR PORT



A382 MONKS WAY


**SHOW HOME AND MARKETING SUITE
(LOCATED ON PHASE ONE)**
Our Show Home is the Saunton at Plot 2.
The Marketing Suite is located adjacent to this.

FUTURE DEVELOPMENT

EXISTING DWELLINGS

PLAY AREA

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SPECIFICATION

Kitchen

- Fitted kitchen with comprehensive choice of ranges*
- Choice of post formed 40mm worktops with matching 150mm upstands*
- Stainless steel inset one & half bowl sink with mixer taps*
- Stainless steel inset single bowl sink with mixer taps*
- Tiled splashback to cooker hood
- Selection of ceramic floor tiles*
- Selection of vinyl to floor*
- Single electric oven, ceramic hob and recirculation hood*
- Double electric oven, ceramic hob and recirculation hood*
- Fully integrated 70/30 fridge freezer*
- Plumbing and electrics for washing machine/washer dryer*

Utility

- Choice of post formed 40mm worktops with matching 150mm upstands
- Fully integrated Lamona washing machine*
- Fully integrated Lamona tumble dryer*
- Stainless steel single sink with mixer taps*

Cloakroom

- White Duravit D Code sanitaryware with chrome Vado or Hansgrohe fittings*
- Half height wall tiling over basin*

Family Bathroom

- White Duravit D Code sanitaryware with chrome Vado or Hansgrohe fittings*
- Half height wall tiling over basin*
- Thermostatic bath/shower mixer valve over bath with screen
- Choice of full height tiling around bath*
- Shaver socket

En-suite

- White Duravit D Code sanitaryware with chrome Vado or Hansgrohe fittings*
- Shower cubicle with Vado Velo 2 way shower, low profile tray†
- Full height tiles within shower cubicle*
- Half height wall tiling over basin*
- Shaver socket

Electrical

- Sky point to lounge and master bedroom
- TV socket to lounge, all bedrooms & kitchen/diner
- BT socket to smart meter cupboard
- Socket with USB charging point
- Recirculating fan with cooker hood to kitchen
- Mains operated smoke detectors with battery back up
- Positive Input Ventilation (PIV) system*

- Recessed LED downlighters to kitchen, bathroom and en-suite areas*
- Tracked downlighters to kitchen*
- Pendant light to cloakroom and bathroom*
- Electric door bell push & chime
- External lighting to front door
- Carbon monoxide alarm

Decoration

- Internal walls emulsioned white
- All ceilings smooth finish – emulsioned white
- Internal woodwork coated with long life acrylic white gloss
- Stairs: 32mm square balustrades painted white with oak handrail

Heating

- Vaillant combi boiler
- Smart control unit
- Underfloor heating to ground floor with radiators to first floor*

Wardrobes

- Fitted wardrobes to master bedroom to include hanging rail and blanket shelf*

Doors

- Front: Insulated fibre glass door, 3 point locking, chrome ironmongery
- Rear: Insulated fibre glass part glazed effect with 3 point locking, chrome finish*

- Patio: Pair of UPVc double glazed French doors with Pilkington K glass*
- Bifolding French doors with Pilkington K glass*
- Internal: Oak effect doors with chrome fittings*
- Internal: White 5 panel door with chrome fittings*

Windows

- UPVc double glazed white windows with Pilkington K glass

Fascia

- UPVc Square fascia & barge (white)

Skirting

- Pencil round contemporary skirting & architrave

External

- Turf to front where applicable*
- Turf to rear where applicable*
- 1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)*
- Buff slabs to patio, entrance & paths

* Specification will vary between house types. Choices are subject to build stage. Please ask your Sales Executive for details.

† 9.5kW electric shower to second en-suite where applicable.

Devonshire Homes endeavours to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished houses. However, during the process of construction, alterations may become necessary and various changes and improvements can occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture and customers should satisfy themselves of the actual dimensions of the property they are purchasing. Elevations, materials, style and position of windows and porches can all differ in the same house type from plot to plot. Purchasers should ensure that they are aware of the detail and finish provided in a specific plot before committing to a purchase.

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