

# Monument View

Wellington



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## Around the local neighbourhood

- |   |  |   |
|---|--|---|
| <b>1</b> Wellington Town Centre<br>TA21 8LT   | <b>4</b> Court Fields School<br>TA1 5AU            | <b>7</b> Wellington School<br>TA21 8NT        |
| <b>2</b> Wellington Park<br>BS8 2UW           | <b>5</b> Wellington Medical Centre<br>TA21 8BD     | <b>8</b> Westpark Business Centre<br>TA21 9FF |
| <b>3</b> Wellington Sports Centre<br>TA21 8LL | <b>6</b> Wellington Community Hospital<br>TA21 8HN | <b>9</b> Cothay Manor and Gardens<br>TA21 0JR |

## Monument View Wellington

A stunning collection of 3 and 4 bedroom homes in the pretty Somerset market town of Wellington.

Monument View is on the edge of historic Wellington and close to the Blackdown Hills Area of Outstanding Natural Beauty.

There's an array of shops, supermarkets, pubs, restaurants, sports and leisure facilities in and around this vibrant market town including the picturesque Wellington Park.

The town has its own community hospital, medical centre and primary and senior schools, including the independent Wellington School.

The A38 links Wellington to Taunton, 8 miles away, from where trains run to Exeter, London Paddington and Bristol and junction 26 of the M5 is just 3 miles. A superfast, daily coach service also runs between Wellington and London.

So, if you're looking for a quality new home in a sought-after Somerset location, your search ends here!



# Monument View

## Wellington

### Development layout



#### 4 bedroom home

- The Leverton
- The Pembroke
- The Knightley

#### 3 bedroom home

- The Elmslie
- The Becket

○ Affordable housing

SS substation

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

The planning permission for this development requires a percentage of the dwellings to be affordable dwellings. The tenure of the non-affordable dwellings is flexible, and we reserve the right to sell these to any third party whether that be an owner-occupier or an owner-investor whether that be an individual renting out the property to an occupier or a corporate investor which may include a housing association.



## Specification

We give you so much more

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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Linden Homes, South West region  
Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. T: 01392 344 700

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# Monument View

## Wellington

### We give you so much more

Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.



|   |   |   | 3 bedroom | The Elmslie | The Becket | 4 bedroom | The Leverton | The Pembroke | The Knightley |
|---|---|---|-----------|-------------|------------|-----------|--------------|--------------|---------------|
| Kitchen   |   |   |           |             |            |           |              |              |               |
| Symphony kitchen with laminate worktop  | ■ | ■ |           |             |            |           | ■            | ■            | ■             |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap  | ■ | ■ |           |             |            |           | ■            | ■            | ■             |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility   |   | ■ |           |             |            |           | ■            | ■            | ■             |
| Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood    | ■ | ■ |           |             |            |           |              |              |               |
| Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood |   |   |           |             |            |           | ■            | ■            | ■             |
| Fridge / freezer space  | ■ | ■ |           |             |            |           | ■            | ■            | ■             |
| Space for integrated dishwasher with plumbing and electrics   | ■ | ■ |           |             |            |           | ■            | ■            | ■             |
| Space for washing machine with plumbing and electrics in utility  |   | ■ |           |             |            |           | ■            | ■            | ■             |
| Space for washing machine with plumbing and electrics in kitchen  | ■ |   |           |             |            |           |              |              |               |
| Bathrooms and en suite(s)   |   |   |           |             |            |           |              |              |               |
| Ideal Standard contemporary white sanitary ware suite   | ■ | ■ |           |             |            |           | ■            | ■            | ■             |
| Ideal Standard close coupled WC to cloakroom  | ■ | ■ |           |             |            |           | ■            | ■            | ■             |
| Ideal Standard shower tray with glass enclosure in en suite   | ■ | ■ |           |             |            |           | ■            | ■            | ■             |
| Handheld hair wash attachment in bathroom   | ■ | ■ |           |             |            |           | ■            | ■            | ■             |
| Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*        | ■ | ■ |           |             |            |           | ■            | ■            | ■             |
| White batten light holder   | ■ | ■ |           |             |            |           | ■            | ■            | ■             |
| Bedrooms  |   |   |           |             |            |           |              |              |               |
| Dressing area to bedroom 1  |   |   |           |             |            |           |              |              | ■             |

■ Fitted as standard - included in the property  
\* Subject to stage of construction

|   |   |   | 3 bedroom<br>The Elmslie<br>The Becket | 4 bedroom<br>The Leverton<br>The Pembroke<br>The Knightley |   |
|---|---|---|--|--|---|
| Doors and Windows   |   |   |  |  |   |
| Front door with multi-point security locking system and security chain                              | ■ | ■ | ■                                      | ■  | ■ |
| PVCu double glazing to windows  | ■ | ■ | ■                                      | ■  | ■ |
| Double glazed PVCu French doors   | ■ | ■ | ■                                      | ■  | ■ |
| White pre-primed internal doors with brass satin finish handles                                     | ■ | ■ | ■                                      | ■  | ■ |
| Paving outside French / bi-fold door and path to garage personnel door (where applicable)           | ■ | ■ | ■                                      | ■  | ■ |
| General   |   |   |  |  |   |
| White painted walls and smooth white ceilings   | ■ | ■ | ■                                      | ■  | ■ |
| Multi-media point in living room  | ■ | ■ | ■                                      | ■  | ■ |
| TV point to lounge and family room (where applicable)   | ■ | ■ | ■                                      | ■  | ■ |
| Master telephone socket (plus to study where shown)   | ■ | ■ | ■                                      | ■  | ■ |
| Ideal combi-boiler with honeywell heating control and room thermostat(s)                            | ■ | ■ | ■                                      | ■  | ■ |
| Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control) | ■ | ■ | ■                                      | ■  | ■ |
| Contemporary lantern to front door and wiring only to the rear door                                 | ■ | ■ | ■                                      | ■  | ■ |
| Mains wired smoke detectors with battery back-up  | ■ | ■ | ■                                      | ■  | ■ |
| Battery powered Carbon Monoxide detector (wall mounted) to be provided on ground floor              | ■ | ■ | ■                                      | ■  | ■ |
| Power and lighting to garage (where in curtilage of the plot)                                       | ■ | ■ | ■                                      | ■  | ■ |
| Enclosed fenced rear garden, and garden gate (where applicable)                                     | ■ | ■ | ■                                      | ■  | ■ |
| NHBC Buildmark cover  | ■ | ■ | ■                                      | ■  | ■ |
| First two years' customer service support from Linden Homes   | ■ | ■ | ■                                      | ■  | ■ |





# The Becket

3 bedroom home

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# The Elmslie

3 bedroom home

## Monument View

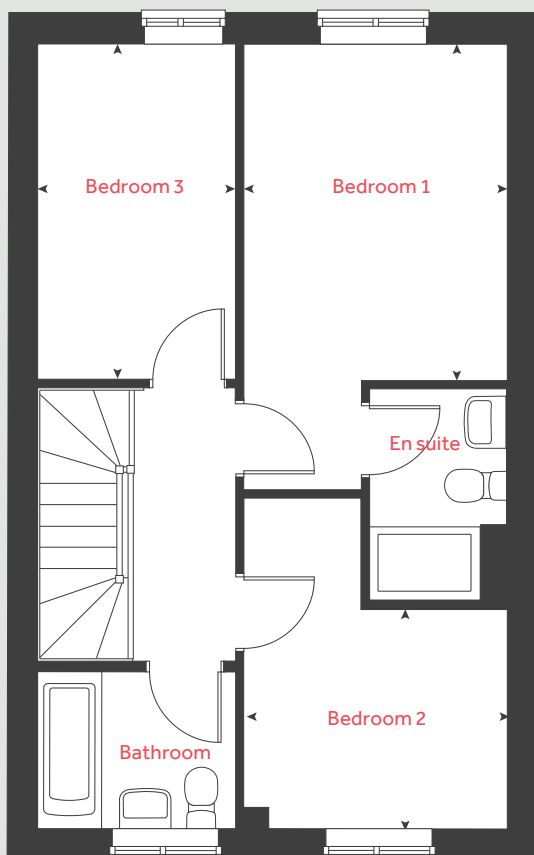
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## First floor



# The Elmslie

## 3 bedroom home

### Ground floor

#### Kitchen / dining area

4.76m x 2.91m 16' 6" x 9' 6"

#### Living room

5.09m x 3.63m 16' 8" x 11' 11"

### First floor

#### Bedroom 1

3.67m x 2.85m 12' 0" x 9' 4"

#### Bedroom 2

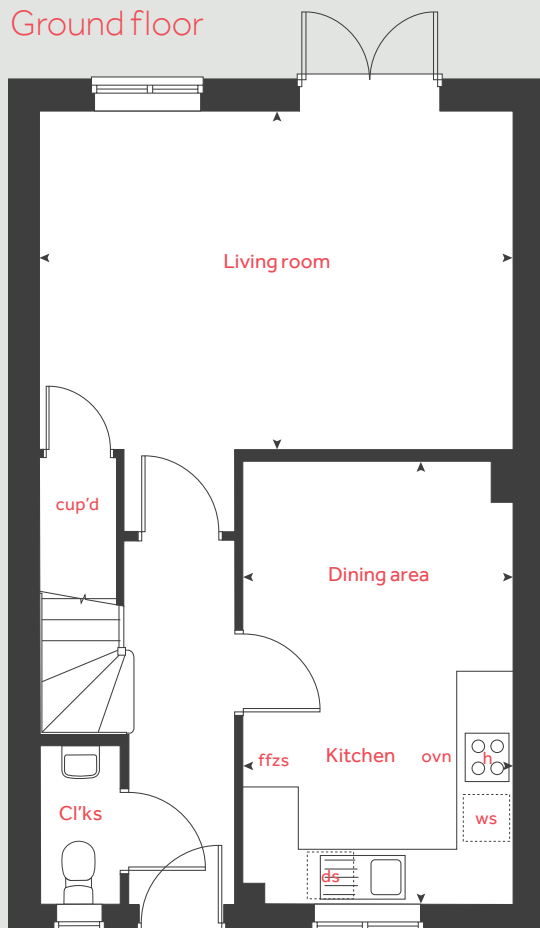
2.87m x 2.37m 9' 5" x 7' 9"

#### Bedroom 3

3.64m x 2.15m 11' 11" x 7' 1"

|      |                       |       |                  |
|------|-----------------------|-------|------------------|
| h    | hob                   | ds    | dishwasher space |
| ovn  | oven                  | cup'd | cupboard         |
| ffzs | fridge freezer space  | ◀ ▶   | measuring points |
| ws   | washing machine space |       |                  |

## Ground floor



The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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# The Knightley

4 bedroom home

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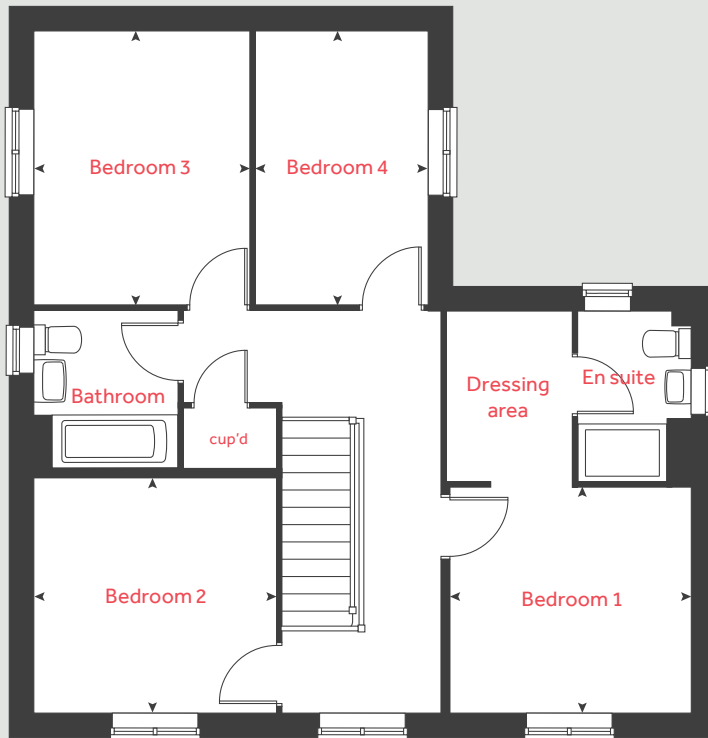
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# The Knightley

4 bedroom home

## First floor



### Ground floor

#### Kitchen / dining area

5.25m x 3.80m 17' 3" x 12' 6"

#### Living room

5.37m x 3.23m 17' 7" x 10' 7"

#### Family room

3.94m x 3.23m 12' 11" x 10' 7"

### First floor

#### Bedroom 1

3.20m x 3.00m 10' 6" x 9' 10"

#### Bedroom 2

3.85m x 3.21m 12' 8" x 10' 6"

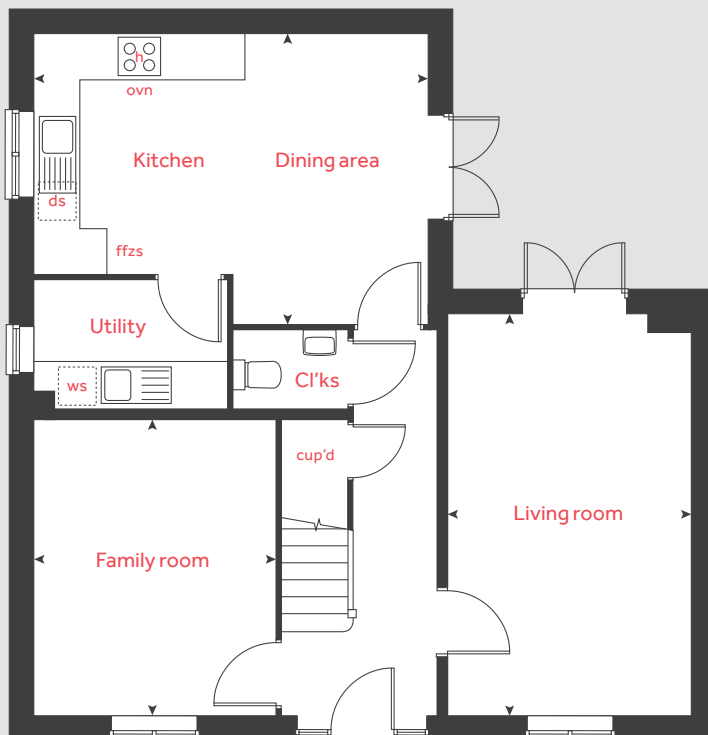
#### Bedroom 3

3.52m x 3.00m 11' 7" x 9' 11"

#### Bedroom 4

3.52m x 2.15m 11' 7" x 7' 1"

## Ground floor



|      |                      |       |                       |
|------|----------------------|-------|-----------------------|
| h    | hob                  | ws    | washing machine space |
| ovn  | oven                 | cup'd | cupboard              |
| ffzs | fridge freezer space | ◀ ▶   | measuring points      |
| ds   | dishwasher space     |       |                       |

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# The Leverton

4 bedroom home

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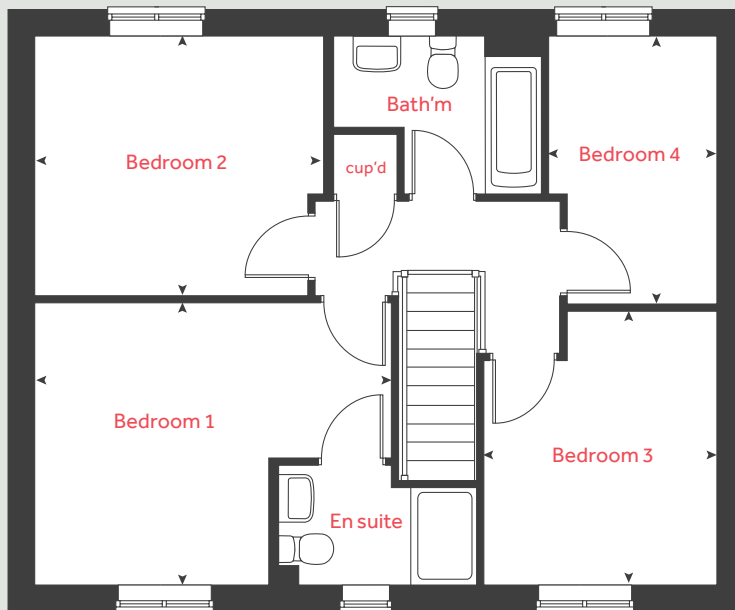
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# The Leverton

## 4 bedroom home

### First floor



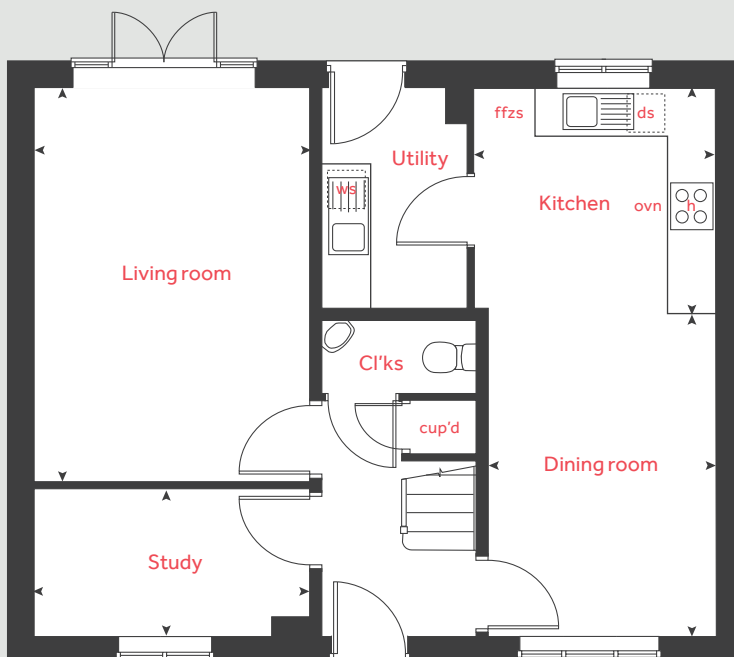
### Ground floor

|                    |               |                  |
|--------------------|---------------|------------------|
| <b>Kitchen</b>     | 2.99m x 2.80m | 9' 9" x 8' 11"   |
| <b>Dining area</b> | 3.93m x 2.80m | 13' 2" x 9' 3"   |
| <b>Living room</b> | 4.81m x 3.39m | 15' 10" x 11' 2" |
| <b>Study</b>       | 3.39m x 1.82m | 11' 2" x 6' 0"   |

### First floor

|                  |               |                  |
|------------------|---------------|------------------|
| <b>Bedroom 1</b> | 3.47m x 2.88m | 11' 5" x 9' 6"   |
| <b>Bedroom 2</b> | 3.55m x 3.19m | 11' 8" x 10' 6"  |
| <b>Bedroom 3</b> | 3.37m x 2.87m | 11' 1" x 9' 5"   |
| <b>Bedroom 4</b> | 3.30m x 2.07m | 10' 10" x 6' 10" |

### Ground floor



|             |                      |                  |                       |
|-------------|----------------------|------------------|-----------------------|
| <b>h</b>    | hob                  | <b>ws</b>        | washing machine space |
| <b>ovn</b>  | oven                 | <b>cup'd</b>     | cupboard              |
| <b>ffzs</b> | fridge freezer space | <b>&lt; &gt;</b> | measuring points      |
| <b>ds</b>   | dishwasher space     |                  |                       |

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# The Pembroke

4 bedroom home

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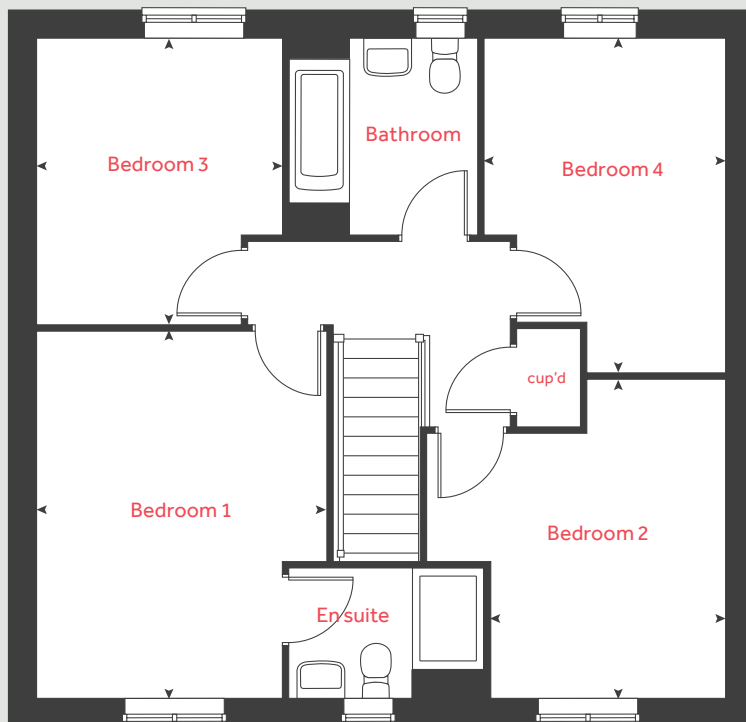
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# The Pembroke

## 4 bedroom home

### First floor



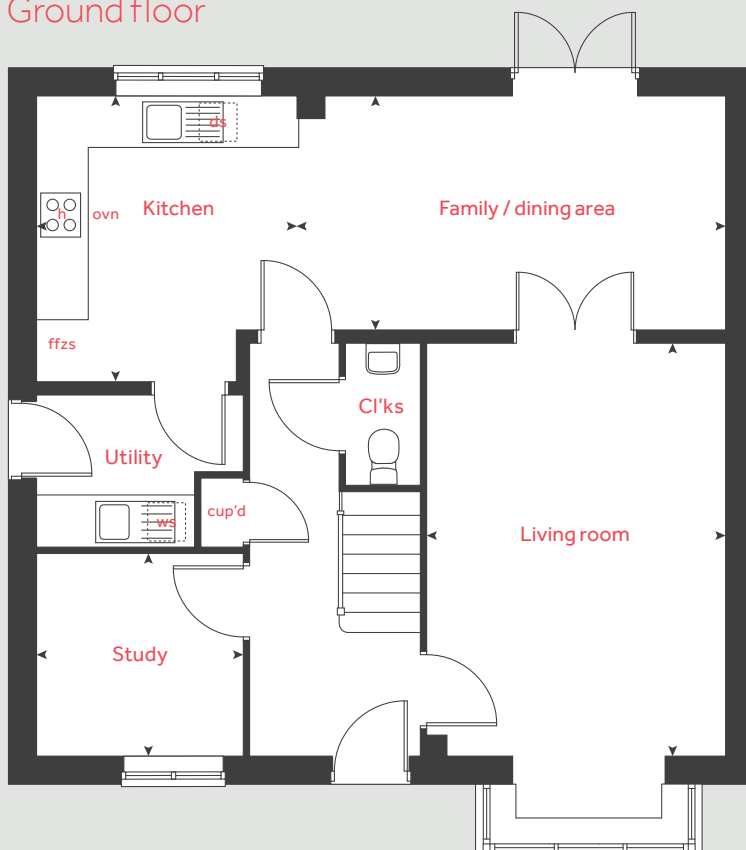
### Ground floor

|                             |               |                  |
|-----------------------------|---------------|------------------|
| <b>Kitchen</b>              | 3.35m x 3.05m | 11' 0" x 10' 0"  |
| <b>Living room</b>          | 4.83m x 3.50m | 15' 10" x 11' 6" |
| <b>Family / dining area</b> | 5.02m x 2.75m | 16' 6" x 9' 0"   |
| <b>Study</b>                | 2.42m x 2.37m | 7' 11" x 7' 9"   |

### First floor

|                  |               |                 |
|------------------|---------------|-----------------|
| <b>Bedroom 1</b> | 4.30m x 3.40m | 14' 1" x 11' 2" |
| <b>Bedroom 2</b> | 3.71m x 2.73m | 12' 2" x 8' 11" |
| <b>Bedroom 3</b> | 3.35m x 2.87m | 11' 0" x 9' 5"  |
| <b>Bedroom 4</b> | 3.92m x 2.82m | 12' 11" x 9' 3" |

### Ground floor



|             |                      |              |                       |
|-------------|----------------------|--------------|-----------------------|
| <b>h</b>    | hob                  | <b>ws</b>    | washing machine space |
| <b>ovn</b>  | oven                 | <b>cup'd</b> | cupboard              |
| <b>ffzs</b> | fridge freezer space | ◀ ▶          | measuring points      |
| <b>ds</b>   | dishwasher space     |              |                       |

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