

Bay View

Northam



Linden
HOMES



Bay View Northam

A collection of 2, 3 and 4 bedroom homes in a picturesque coastal town of Northam

Set in an elevated position on top of a hill, Bay View offers far reaching views out towards the beautiful Barnstaple bay. Residents at Bay View can enjoy the best that the region has to offer with local amenities on their doorstep. The nearby town centre offers a range of independent shops, pubs, restaurants and cafes, many with enviable sea views.

Sandy beaches can be enjoyed at scenic Appledore and Westward Ho! just a short car journey away. Ideal for families, Bay View is certainly the perfect location to enjoy the outdoor lifestyle. The famous Tarka Trail is only minutes away too, where you can discover miles of unspoilt coastline and countryside on foot or by bicycle.

Bay View

Bay View Road, Northam, Bideford EX39 1BJ | 01237 260095

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Bay View Northam

Development layout



4 bedroom home

The Myline

Sage Home

3 bedroom homes

The Emmett

The Eveleigh

The Mountford

Sage Home

2 bedroom homes

The Harcourt

Sage Home

Pre-sold homes

1 bedroom homes

2 bedrom homes

3 bedroom homes

4 bedroom homes

Sage Homes

built by Linden Homes

ss

sub station

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 house type with the sales consultant. Development layout plan correct at time of production.



Around the local neighbourhood

1

St Margaret's C of E
Aided Junior School
EX39 1EL

2

Northam Community Centre
EX39 1AW

3

Torrige Leisure Centre
EX39 1UY

4

St Georges V A
Infants School
EX39 1HT

5

Ocean Escape,
Roslyn Gardens
EX39 1AA

6

Kingsley Indoor
Bowling Club
EX39 1XW

7

Kenwith Castle Gardens
EX39 5BE

8

Pebble Ridge Adventure
Golf and Go Karts
EX39 1LL

9

Westward Ho! Beach
EX39 1LQ

10

The Royal North
Devon Golf Club
EX39 1HD

11

Londis/Ho! Village Store
and Post Office
EX39 1LQ

12

Tesco Express
EX39 1LH



The Harcourt

2 bedroom home

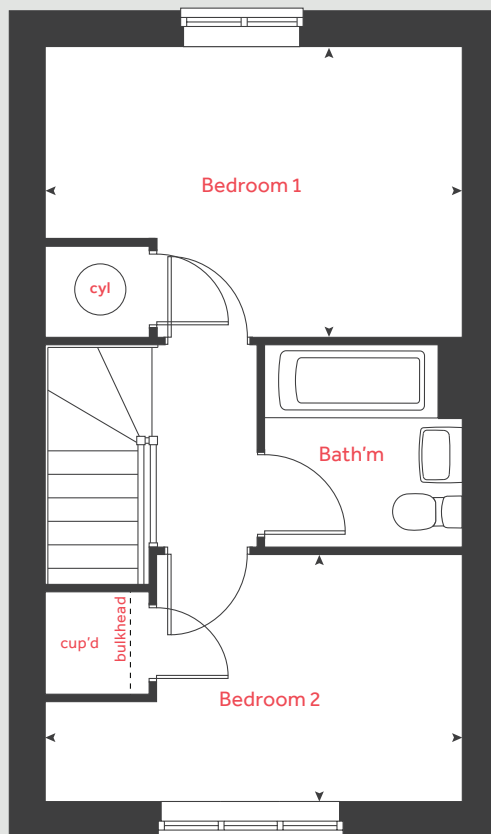
Bay View

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First floor



The Harcourt

2 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.96 x 2.01	9' 9" x 6' 7"
Dining area	2.01 x 1.59	6' 7" x 5' 3"
Living room	4.08 x 2.74	13' 5" x 9' 0"

First floor	metres	feet / inches
Bedroom 1	4.08 x 2.83	13' 5" x 9' 3"
Bedroom 2	4.08 x 2.40	13' 5" x 7' 11"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ds	dishwasher space	◀ ▶	measuring points

The Harcourt | Bay View, Northam |

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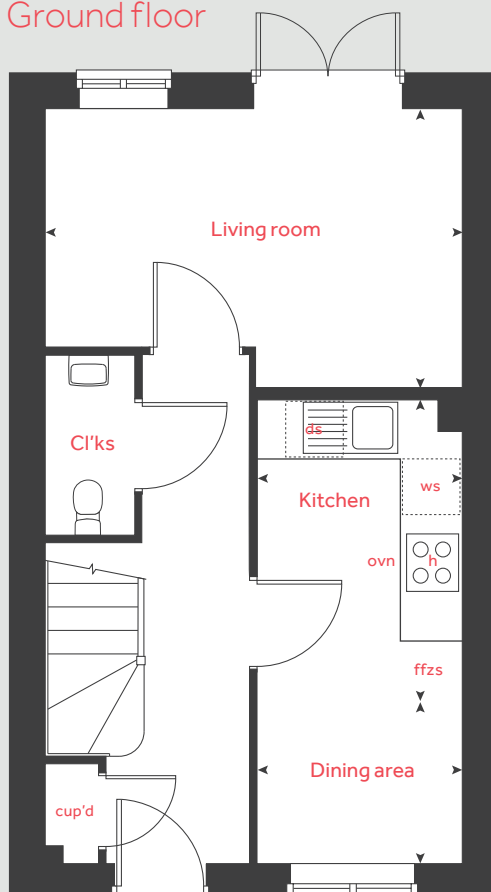
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Ground floor



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The Emmett

3 bedroom home

Bay View

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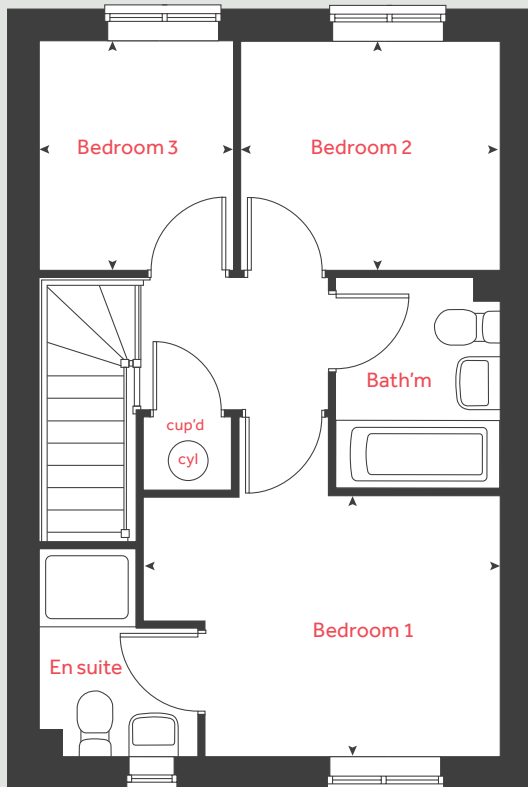
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The Emmett

3 bedroom home

First floor

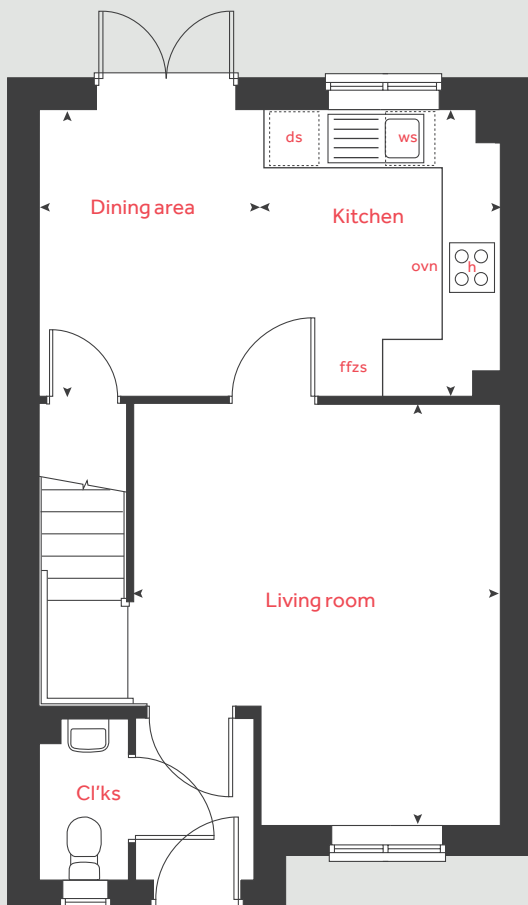


Ground floor	metres	feet / inches
Kitchen	2.96 x 2.44	9' 9" x 8' 0"
Dining area	2.96 x 2.31	9' 9" x 7' 7"
Living room	4.34 x 3.77	14' 2" x 12' 4"

First floor	metres	feet / inches
Bedroom 1	3.67 x 2.68	12' 1" x 8' 9"
Bedroom 2	2.67 x 2.35	8' 9" x 7' 9"
Bedroom 3	2.35 x 1.99	7' 9" x 6' 7"

h	hob	ws	washing machine space
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points

Ground floor



The Emmett | Bay View, Northam |

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The Eveleigh

3 bedroom home

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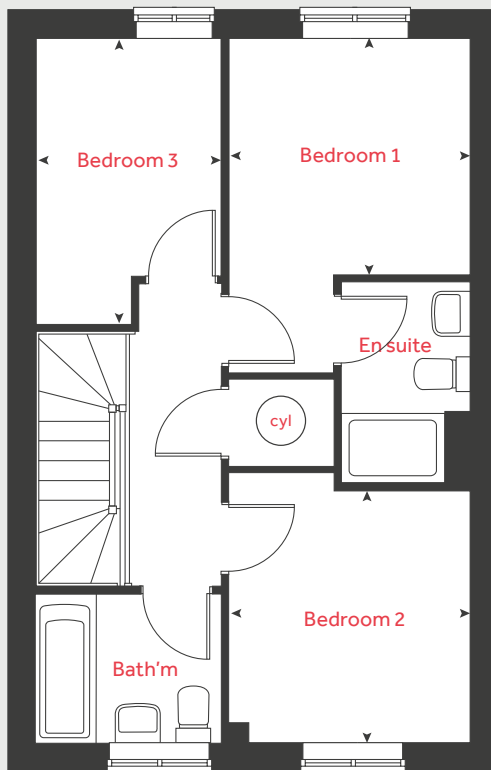
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The Eveleigh

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 8" x 9' 2"
Living room	4.98 x 3.19	16' 4" x 10' 6"

First floor	metres	feet / inches
Bedroom 1	2.77 x 2.71	9' 1" x 8' 11"
Bedroom 2	2.89 x 2.77	9' 6" x 9' 1"
Bedroom 3	3.19 x 2.12	10' 6" x 7' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ds	dishwasher space	◀ ▶	measuring points

The Eveleigh | Bay View, Northam |

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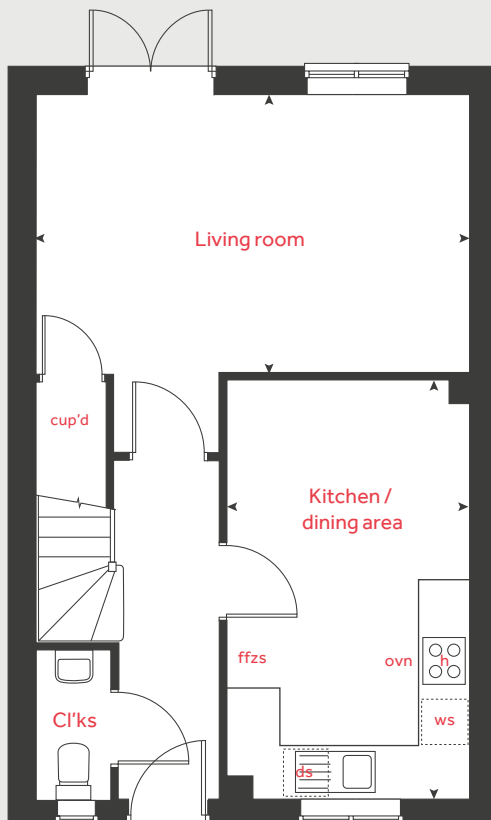
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Ground floor



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The Mountford

3 bedroom home

Bay View

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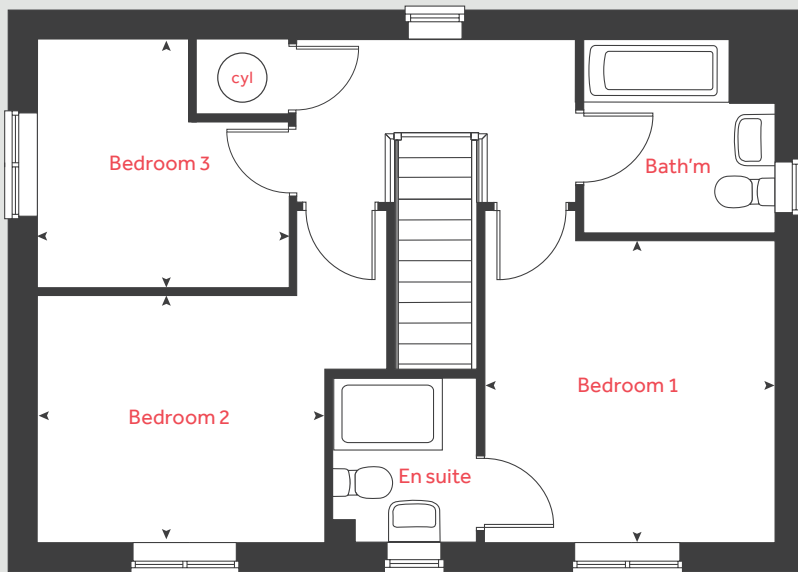
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The Mountford

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	2.95 x 2.70	9' 8" x 8' 10"
Dining area	2.70 x 2.64	8' 10" x 8' 8"
Living room	5.59 x 3.11	18' 4" x 10' 3"

First floor	metres	feet / inches
Bedroom 1	3.35 x 3.18	11' 0" x 10' 5"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	cyl	hot water cylinder
ds	dishwasher space	◀ ▶	measuring points

The Mountford | Bay View, Northam |

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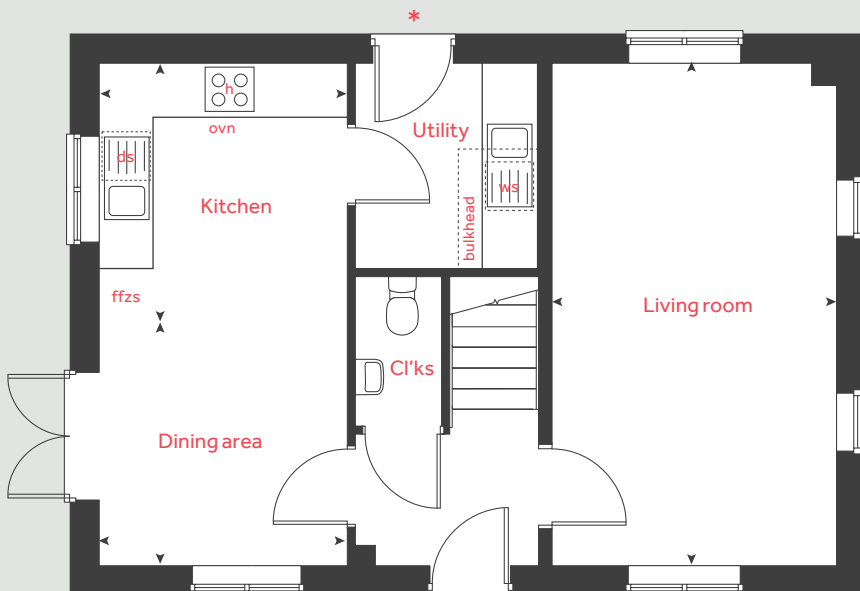
* Utility door applies to selected plots only. Please see sales consultant for further details.

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Ground floor



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The Mylne

4 bedroom home

Bay View

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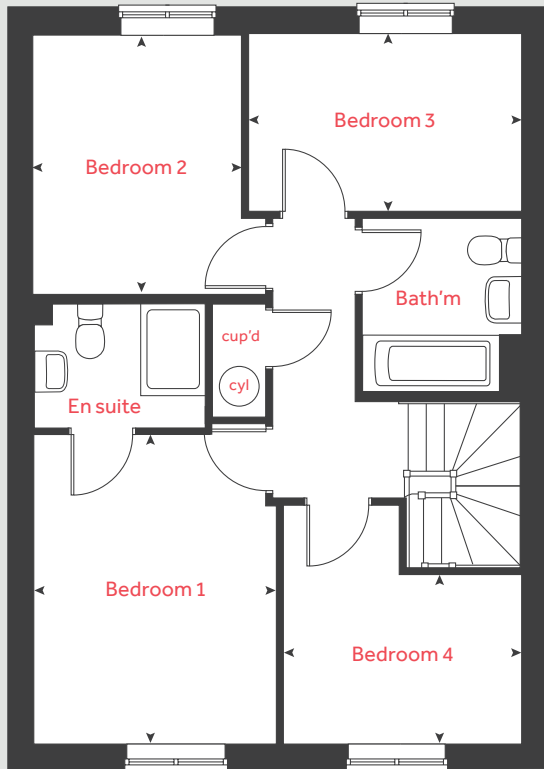
lindenhomes.co.uk

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The Mylne

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	4.37 x 3.06	14' 4" x 10' 1"
Dining / family area	3.75 x 2.94	12' 4" x 9' 9"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.76 x 2.95	12' 4" x 9' 8"
Bedroom 2	3.20 x 2.51	10' 6" x 8' 3"
Bedroom 3	3.43 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.00 x 2.08	9' 10" x 6' 10"

h	hob	ds	dishwasher space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

The Mylne | Bay View, Northam |

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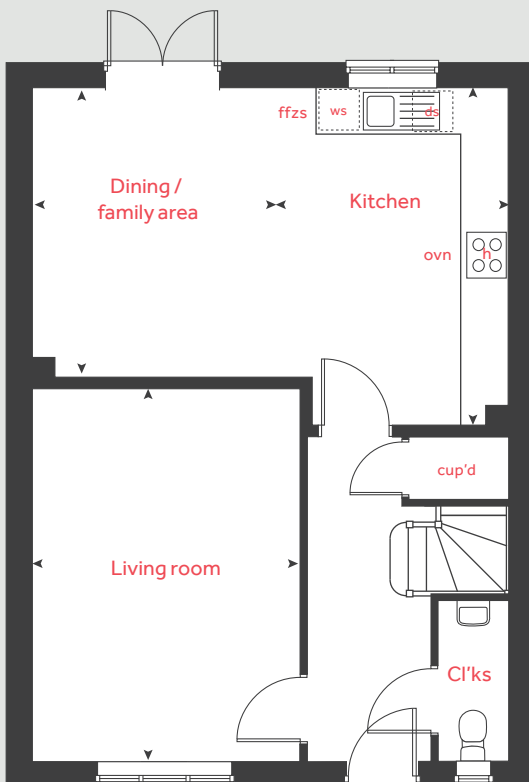
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Ground floor



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2 bedroom Sage Home

Homes 420 & 421



Sage
Homes

built
by

Linden
HOMES

2 bedroom Sage Home

Homes 420 & 421

Ground floor	metres	feet / inches
Kitchen	2.96 x 2.01	9' 9" x 6' 7"
Dining area	2.01 x 1.59	6' 7" x 5' 3"
Living room	4.08 x 2.74	13' 5" x 9' 0"

First floor	metres	feet / inches
Bedroom 1	4.08 x 2.83	13' 5" x 9' 3"
Bedroom 2	4.08 x 2.40	13' 5" x 7' 11"

ovn	oven	ffzs	fridge freezer space
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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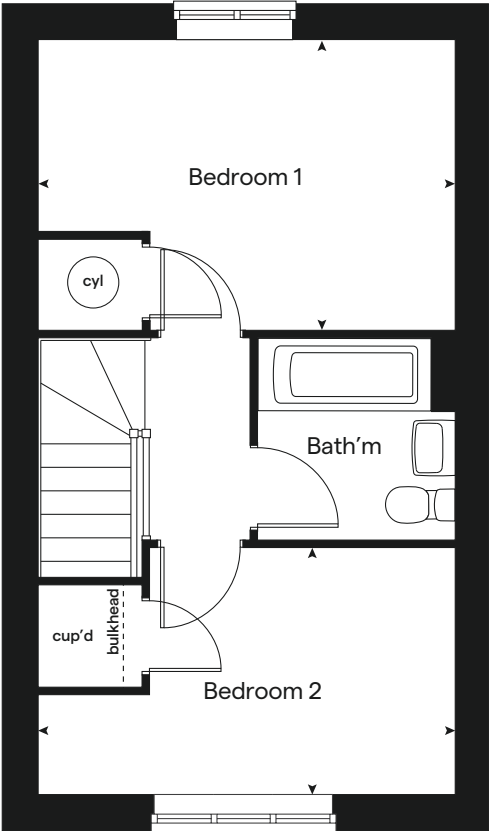
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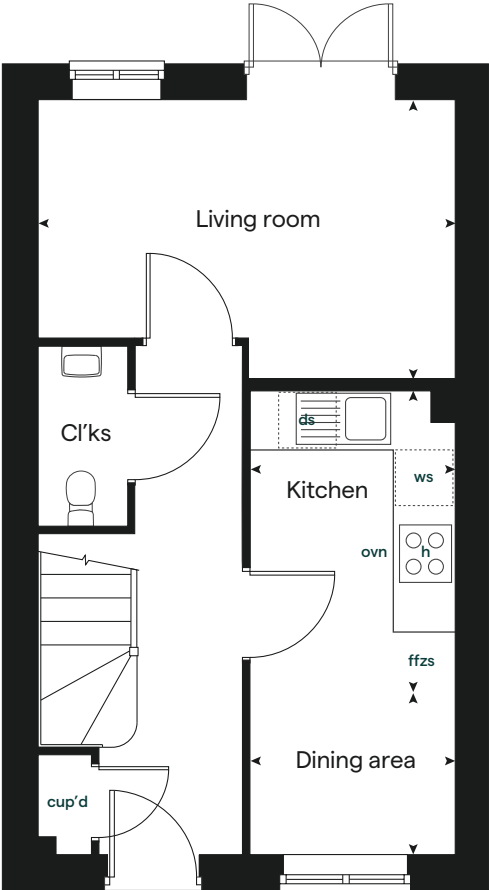


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First floor



Ground floor





2 bedroom Sage Home

Homes 380, 381, 398 & 399



Sage
Homes

built
by

Linden
HOMES

2 bedroom Sage Home

Homes 380, 381,
398 & 399

Ground floor	metres	feet / inches
Kitchen / dining area	4.08 x 3.15	13' 5" x 10' 4"
Living room	4.08 x 3.70	13' 5" x 12' 2"

First floor	metres	feet / inches
Bedroom 1	3.15 x 2.99	10' 4" x 9' 10"
Bedroom 2	4.08 x 2.69	13' 5" x 9' 8"

ovn	oven	w	wardrobe
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzs	fridge freezer space		

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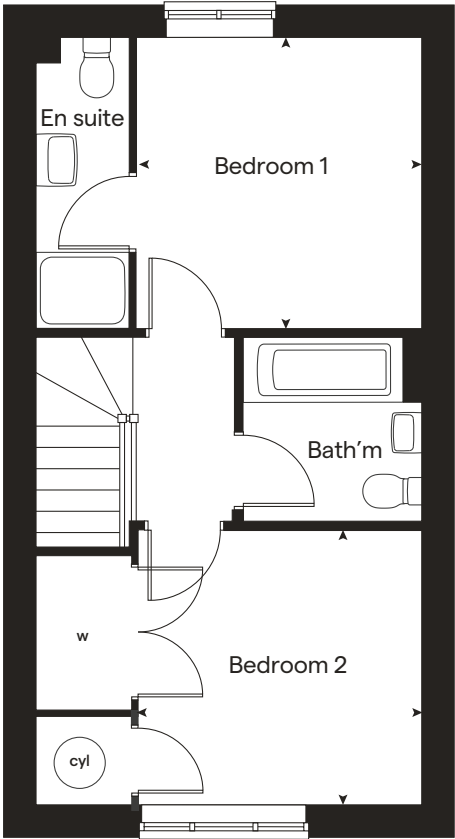
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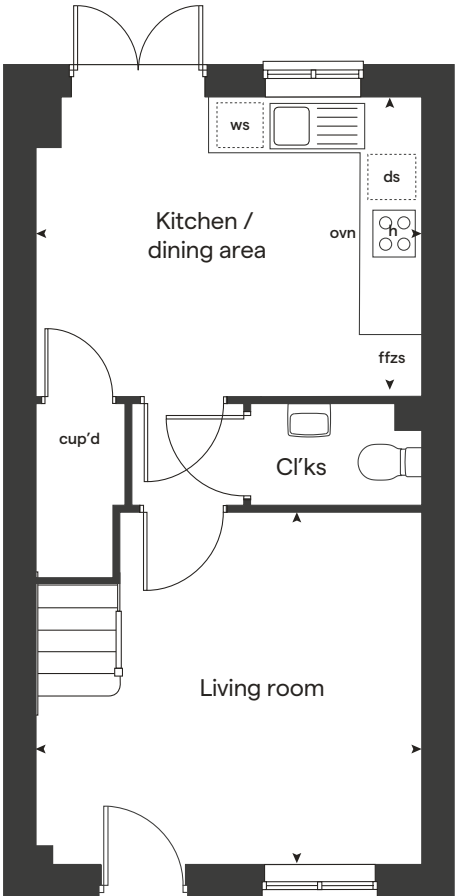
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First floor



Ground floor





3 bedroom Sage Home

Homes 376, 377, 394, 395, 446 & 447



Sage
Homes

built
by

Linden
HOMES

3 bedroom Sage Home

Homes 376, 377,
394, 395, 446
& 447

Ground floor	metres	feet / inches
Kitchen	2.96 x 2.44	9' 9" x 8' 0"
Dining area	2.96 x 2.31	9' 9" x 7' 7"
Living room	4.34 x 3.77	14' 2" x 12' 4"

First floor		
Bedroom 1	3.67 x 2.68	12' 1" x 8' 9"
Bedroom 2	2.67 x 2.35	8' 9" x 7' 9"
Bedroom 3	2.35 x 1.99	7' 9" x 6' 7"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

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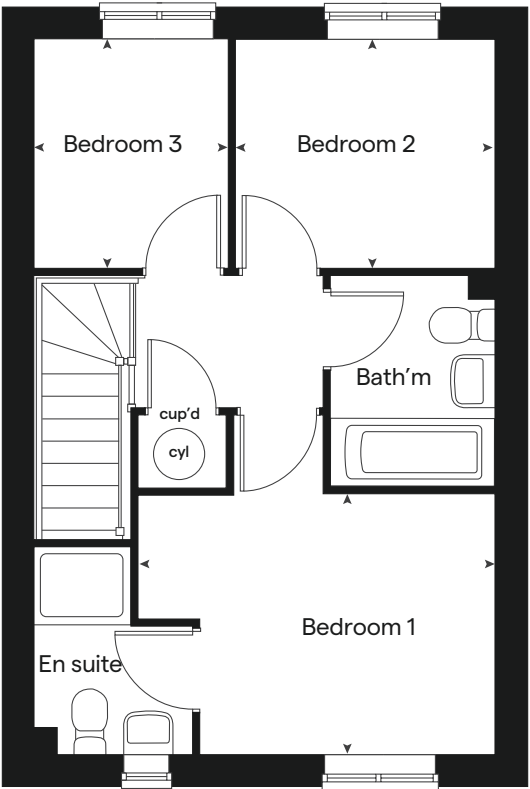
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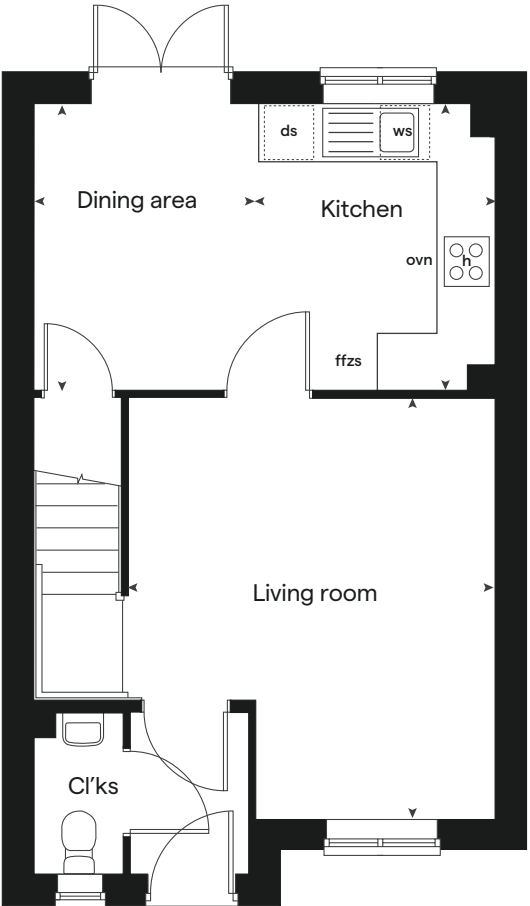


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HOMES

First floor



Ground floor





3 bedroom Sage Home

Homes 365, 368, 378, 379, 392, 393, 396, 397, 409, 412, 414-419, 422-427, 448, 449, 454 & 455



Sage
Homes

built
by

Linden
HOMES

3 bedroom Sage Home

Homes 365, 368,
378, 379, 392,
393, 396, 397,
409, 412, 414-419,
422-427, 448,
449, 454 & 455

Ground floor	metres	feet / inches
Kitchen / dining area	4.82 x 2.80	15' 9" x 9' 2"
Living room	4.98 x 3.19	16' 4" x 10' 6"

First floor		
Bedroom 1	2.77 x 2.71	9' 1" x 8' 11"
Bedroom 2	2.89 x 2.77	9' 6" x 9' 1"
Bedroom 3	3.19 x 2.12	10' 6" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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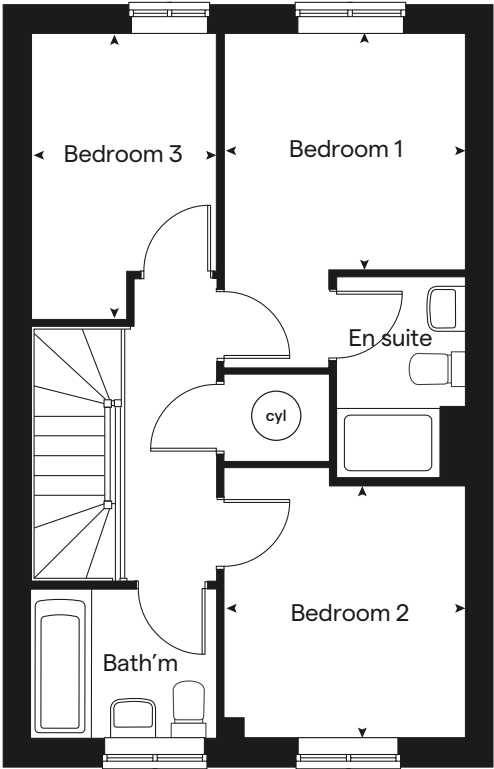
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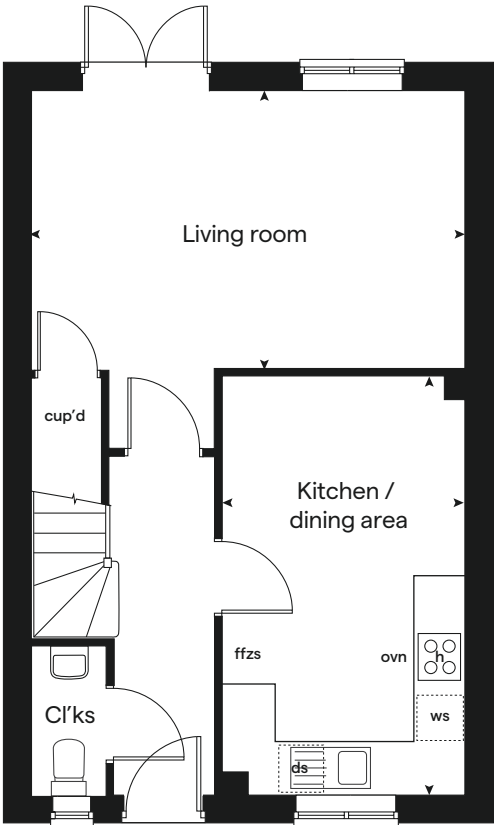
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HOMES

First floor



Ground floor





3 bedroom Sage Home

Homes 364, 369, 408 & 413



Sage
Homes

built
by

Linden
HOMES

3 bedroom Sage Home

Homes 364, 369,
408 & 413

Ground floor	metres	feet / inches
Kitchen	2.95 x 2.70	9' 8" x 8' 10"
Dining area	2.70 x 2.64	8' 10" x 8' 8"
Living room	5.59 x 3.11	18' 4" x 10' 3"

First floor	metres	feet / inches
Bedroom 1	3.35 x 3.18	11' 0" x 10' 5"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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Please see sales consultant for further details.

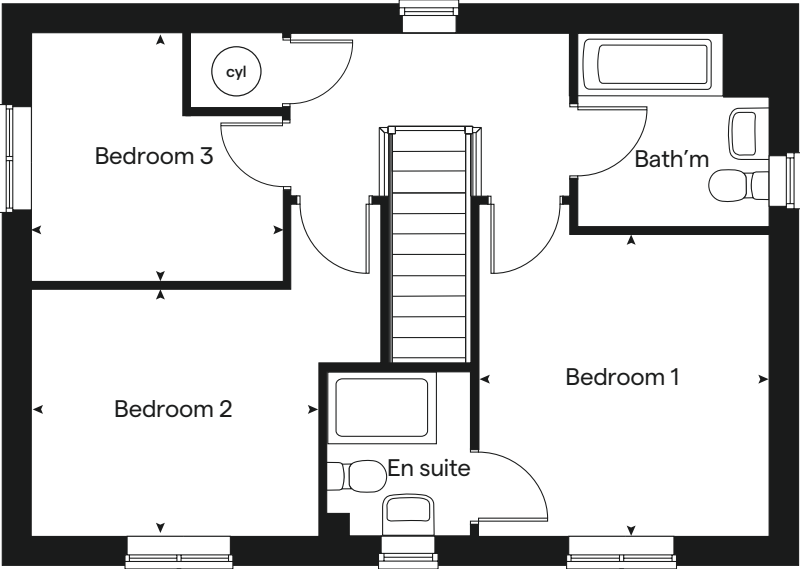
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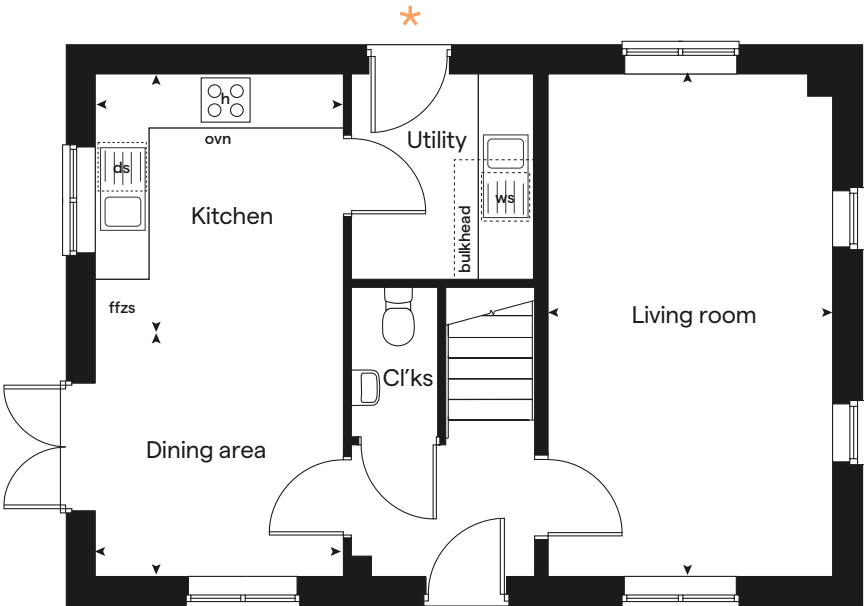
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First floor



Ground floor





4 bedroom Sage Home

Homes 366, 367, 410, 411 & 450-453



built
by

Linden
HOMES

4 bedroom Sage Home

Homes 366, 367,
410, 411 & 450-453

Ground floor	metres	feet / inches
Kitchen	4.37 x 3.06	14' 4" x 10' 1"
Dining / family area	3.75 x 2.94	12' 4" x 9' 9"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor		
Bedroom 1	3.76 x 2.95	12' 4" x 9' 8"
Bedroom 2	3.20 x 2.51	10' 6" x 8' 3"
Bedroom 3	3.43 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.00 x 2.08	9' 10" x 6' 10"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

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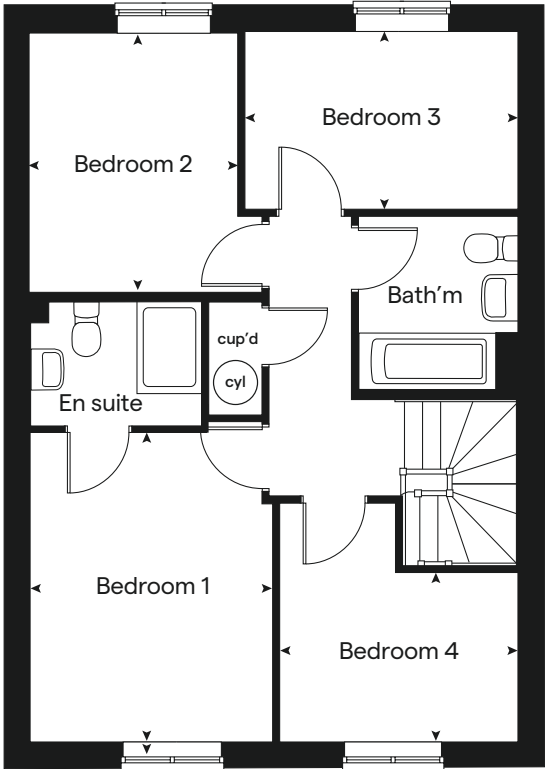
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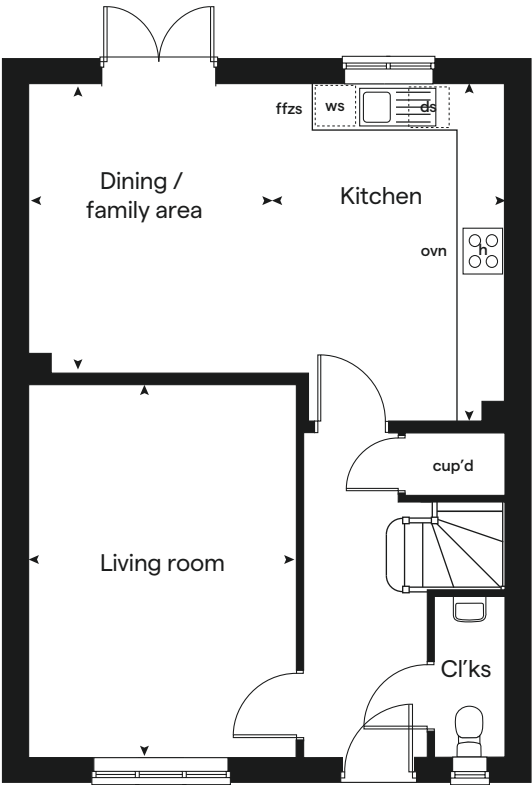
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Linden
HOMES

First floor



Ground floor





Specification

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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HOMES

Bay View

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Bay View

Northam

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

	2 bedroom	The Harcourt	The Hardwick	3 bedroom	The Emmett	The Eveleigh	The Mountford	4 bedroom	The Mlyne
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 (60 cm) 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 kitchen	■	■			■	■			■
Space for washing machine with plumbing and electrics in utility							■		
Bathrooms and en suite(s)									
Ideal Standard contemporary white sanitaryware suite	■	■			■	■	■		■
Ideal Standard close coupled WC to cloakroom	■	■			■	■	■		■
Ideal Standard low profile shower tray with glass enclosure in en suite			■		■	■	■		■
Handheld hair wash attachment in bathroom			■		■	■	■		■
Shower over the bath	■								
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■			■	■	■		■
Doors and Windows									
Front door with multi-point security locking system and security chain	■	■			■	■	■		■
PVCu double glazing to windows	■	■			■	■	■		■

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



	2 bedroom The Harcourt The Hardwick	3 bedroom The Emmett The Eveleigh The Mountford	4 bedroom The Mlyne
Doors and Windows			
Double glazed PVCu French doors	■	■	■
Internal doors to be ladder door style pre-primed 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	■	■	■
TV point to lounge and family room (where applicable)	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■
Air Source Heat Pump heating and hot water	■	■	■
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	■	■	■
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	■	■	■



Bay View

Northam

Specification



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Bay View

Northam

Use this guide to see what features are included in your new home.

	2 bedroom	3 bedroom	4 bedroom
	Homes 380, 381, 398 & 399	Homes 376, 377, 394, 395, 446 & 447	Homes 366, 367, 410, 411 & 450-453
	Homes 420 & 421	Homes 365, 368, 378, 379, 392, 393, 396, 397, 409, 412, 414-419, 422-427, 448, 449, 454 & 455	Homes 364, 369, 408 & 413

Kitchen

Symphony Konzept range 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 (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood				■
White pendant light holder	■	■	■	■
Fridge / freezer space	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■		■
Space for washing machine with plumbing and electrics in utility			■	

Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite		■	■	■
Handheld hair wash attachment in bathroom		■	■	■
Shower over the bath	■			
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■	■
White batten light holder	■	■	■	■
Water waste heat recovery system	■	■	■	■

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



	2 bedroom	3 bedroom	4 bedroom
	Homes 380, 381, 398 & 399	Homes 376, 377, 394, 395, 446 & 447	Homes 366, 367, 410, 411 & 450-453
	Homes 420 & 421	Homes 365, 368, 378, 379, 392, 393, 396, 397, 409, 412, 414-419, 422-427, 448, 449, 454 & 455	Homes 364, 369, 408 & 413

Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors	■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■

General

PV solar panels	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■
Combi boiler to air source heat pump heating and hot water	■	■	■	■
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 for each 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	■	■	■	■

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