



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.

When you have finished with this leaflet please recycle it.

Vistry Devon South West region
Clyst House, Winslade Park, Manor Drive, Clyst St. Mary, Exeter, EX5 1GB T: 01392 344 700

Produced by the Vistry Group Design Studio. 140-NORTi DS15683 / 02.26

lindenhomes.co.uk

Linden
HOMES

Bay View

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

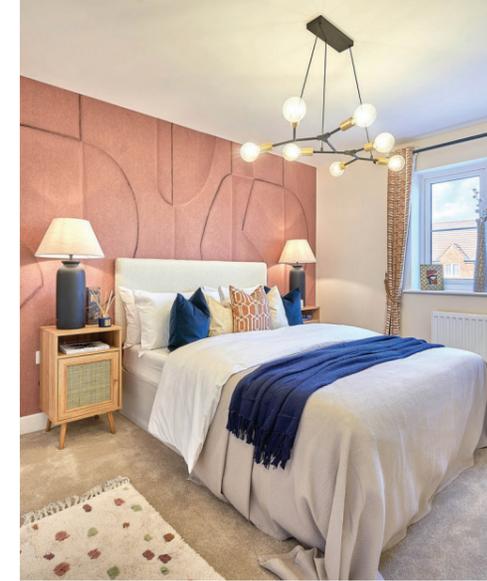
lindenhomes.co.uk

Linden
HOMES

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.



Kitchen

2 bedroom
The Harcourt
The Hardwick

3 bedroom
The Emmett
The Eveleigh
The Mountford

4 bedroom
The Mlyne

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	■	■	■	■	■

Doors and Windows

2 bedroom
The Harcourt
The Hardwick

3 bedroom
The Emmett
The Eveleigh
The Mountford

4 bedroom
The Mlyne

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	■	■	■	■	■

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

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.



Bay View

Northam

Specification



built
by



Bay View

Northam

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



Kitchen

2 bedroom

Homes 380, 381, 398 & 399
Homes 420 & 421

3 bedroom

Homes 376, 377, 394, 395, 446 & 447
Homes 365, 368, 378, 379, 392, 393, 396, 397, 409, 412, 414-419, 422-427, 448, 449, 454 & 455

4 bedroom

Homes 364, 369, 408 & 413
Homes 366, 367, 410, 411 & 450-453

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

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	■	■	■	■

2 bedroom

Homes 380, 381, 398 & 399
Homes 420 & 421

3 bedroom

Homes 376, 377, 394, 395, 446 & 447
Homes 365, 368, 378, 379, 392, 393, 396, 397, 409, 412, 414-419, 422-427, 448, 449, 454 & 455

Homes 364, 369, 408 & 413

4 bedroom

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

The specification shown is correct at the time of production. Sage 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 Sage Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

Produced by the Vistry Group Design Studio.

DS04435 / 06.24

