Willowmere Place

Sherford, Plymouth

NEW HOMES QUALITY CODE

Linden HOMES



Development Plan

Willowmere Place

Sherford, Plymouth, Devon PL9 8FA | **01752 520 431**

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Willowmere Place

Plymouth

5 bedroom home

- The Collcutt
- The Peony

4 bedroom home

- The Dhalia
- The Lavender

3 bedroom home

- The Poppy
- The Sunflower
- The Tulip
- The Rose

2 bedroom home

- The Foxglove
- The Snowdrop
- The Sweet pea
- The Daisy
- The Blossom

2 bedroom apartments

- Primrose Rise
- Bluebell House

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

v visitor space

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Vistry Cornwall South West
1 Tiger Moth Road, Clyst Honiton, Exeter EX5 2FW. Telephone: 01392 880380

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The Snowdrop

2 bedroom home

Willowmere Place

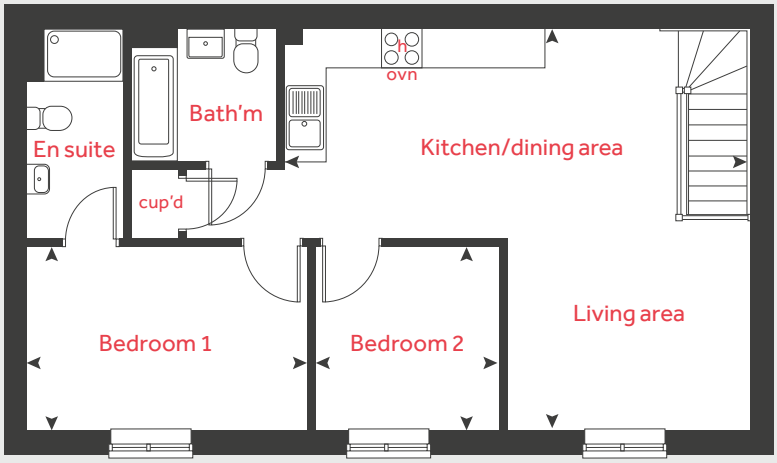
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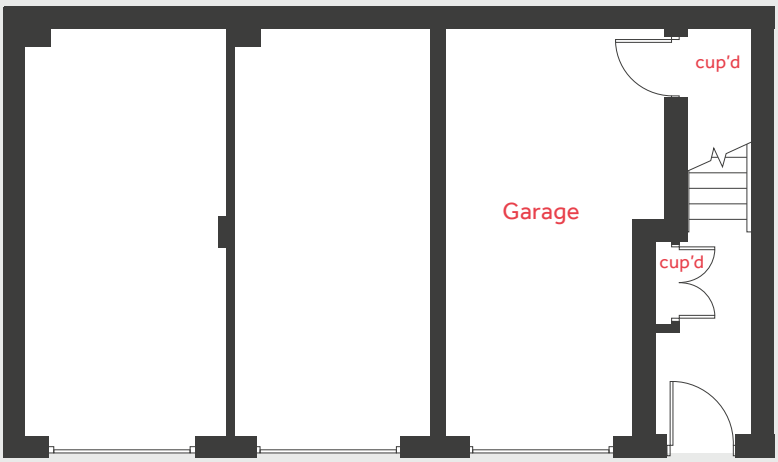
Linden HOMES

The Snowdrop

2 bedroom home



First floor



Ground floor

First floor	metres	feet / inches
Kitchen/living/dining area	6.90 x 5.99	22'7" x 19'8"
Bedroom 1	4.19 x 2.76	13'9" x 9'1"
Bedroom 2	2.76 x 2.73	9'1" x 8'11"

h	hob	cup'd	cupboard
ovn	oven	◄ ►	measuring points

The Snowdrop

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The Foxglove

2 bedroom home

Willowmere Place

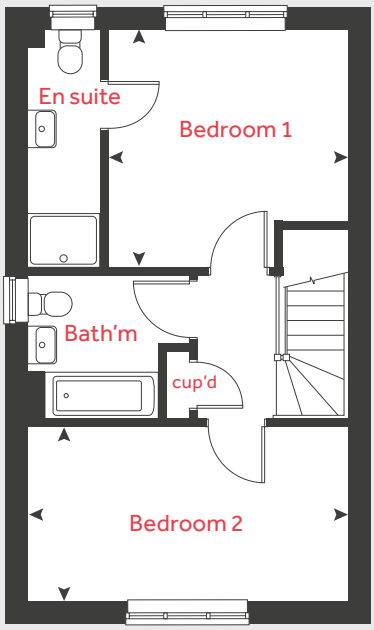
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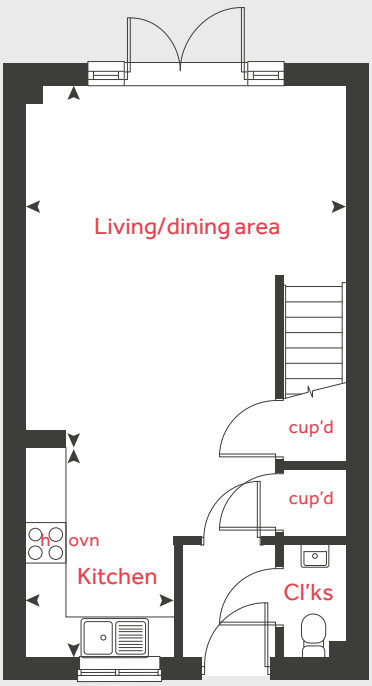
Linden HOMES

The Foxglove

2 bedroom home



First floor



Ground floor

Ground floor	metres	feet / inches
Kitchen	3.10 x 2.20	15'7" x 7'3"
Living/dining area	5.35 x 4.75	17'6" x 15'7"

First floor		
Bedroom 1	3.56 x 3.53	11'8" x 11'7"
Bedroom 2	4.75 x 2.60	15'7" x 8'6"

h	hob	cup'd	cupboard
ovn	oven	◄ ►	measuring points

The Foxglove

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The Sweetpea

2 bedroom home

Willowmere Place

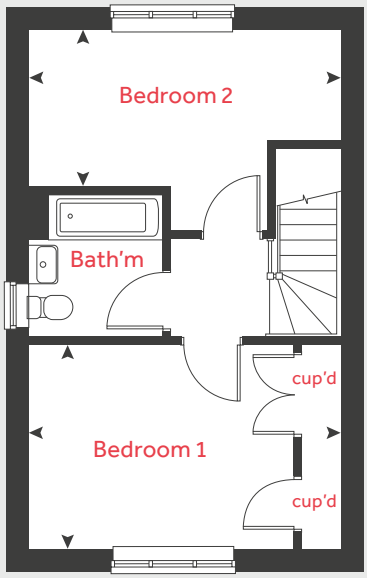
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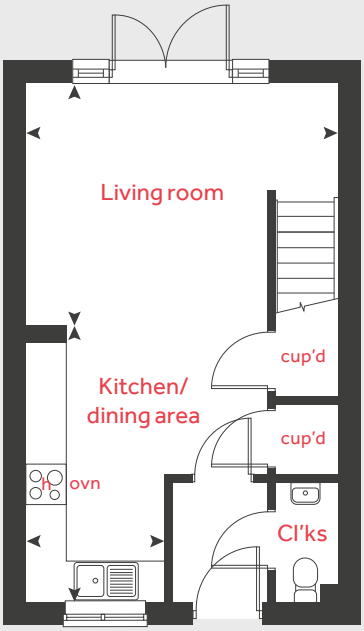
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The Sweetpea

2 bedroom home



First floor



Ground floor

Ground floor	metres	feet / inches
Living room	4.67 x 3.58	15'4" x 11'9"
Kitchen/dining area	4.13 x 2.11	15'4" x 13'7"

First floor		
Bedroom 1	4.67 x 3.06	15'4" x 10'1"
Bedroom 2	3.97 x 3.06	13'1" x 10'1"

h	hob	cup'd	cupboard
ovn	oven	◄ ►	measuring points

The Sweetpea

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The Blossom

2 bedroom home

Willowmere Place

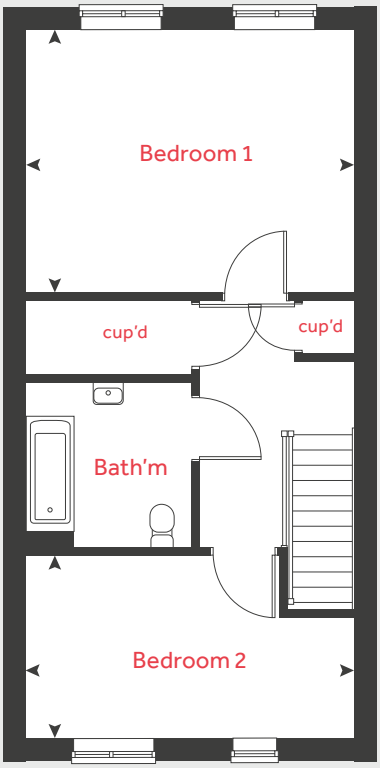
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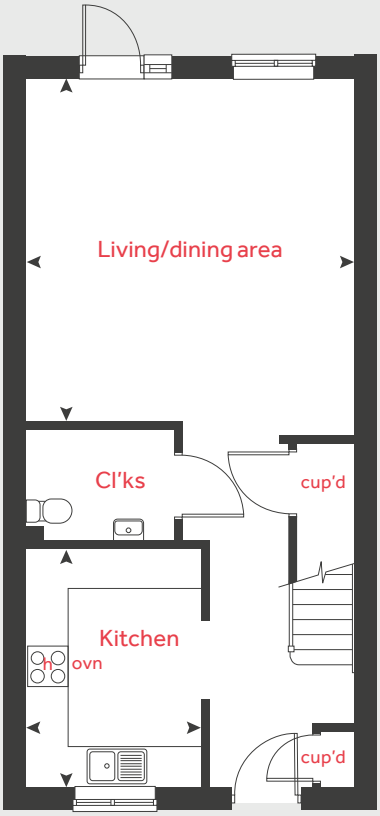
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The Blossom

2 bedroom home



First floor



Ground floor

Ground floor	metres	feet / inches
Living/dining area	5.14 x 4.90	16'10" x 16'1"
Kitchen	3.56 x 2.64	11'8" x 8'8"

First floor		
Bedroom 1	4.90 x 3.94	16'10" x 12'11"
Bedroom 2	4.90 x 2.76	16'10" x 9'1"

h	hob	cup'd	cupboard
ovn	oven	◄ ►	measuring points

The Blossom

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The Daisy

2 bedroom home

Willowmere Place

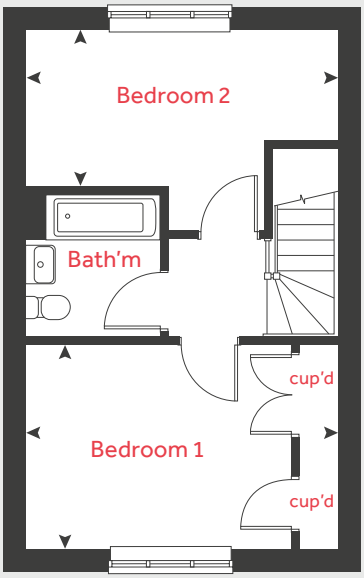
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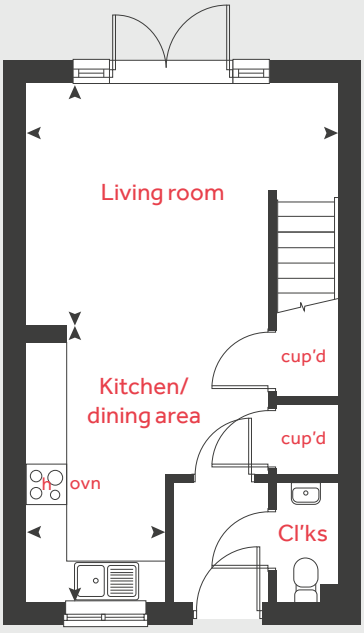
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The Daisy

2 bedroom home



First floor



Ground floor

Ground floor	metres	feet / inches
Living room	4.67 x 3.58	15'5" x 11'9"
Kitchen/dining area	4.08 x 2.07	13'5" x 6'10"

First floor		
Bedroom 1	4.67 x 3.06	15'4" x 10'1"
Bedroom 2	4.67 x 2.36	15'4" x 7'9"

h	hob	cup'd	cupboard
ovn	oven	◄ ►	measuring points

The Daisy

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The Poppy

3 bedroom home

Willowmere Place

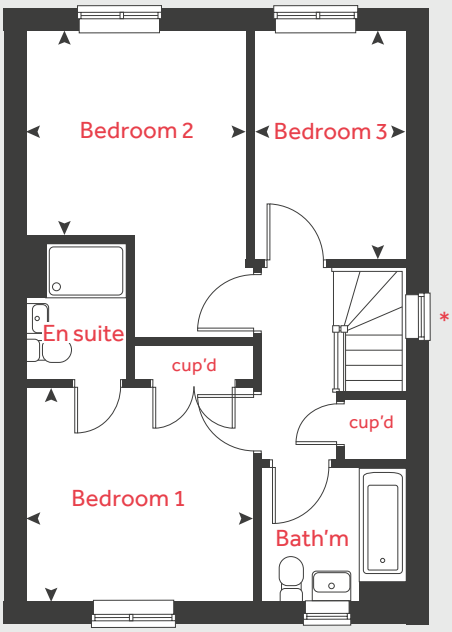
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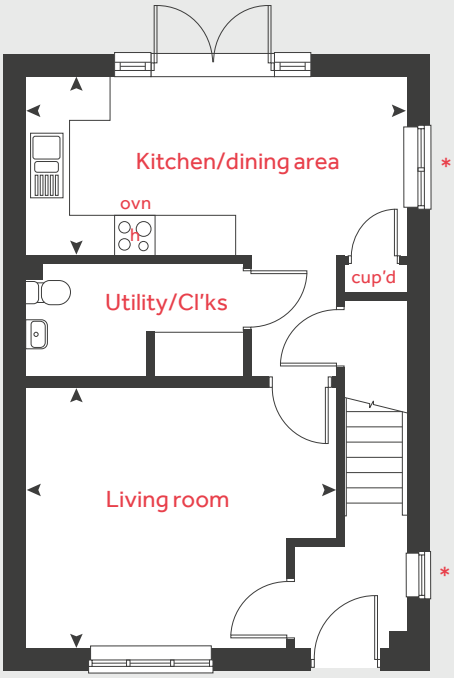
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The Poppy

3 bedroom home



First floor



Ground floor

Ground floor	metres	feet / inches
Living room	4.65 x 3.87	15'3" x 12'8"
Kitchen/dining area	5.64 x 2.65	18'6" x 8'0"

First floor		
Bedroom 1	3.39 x 3.19	11'1" x 10'5"
Bedroom 2	3.26 x 3.05	10'8" x 10'0"
Bedroom 3	3.41 x 2.29	11'2" x 7'6"

h	hob	cup'd	cupboard
ovn	oven	◄ ►	measuring points

* Window to plots 1139 & 1140

The Poppy

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The Rose

3 bedroom home

Willowmere Place

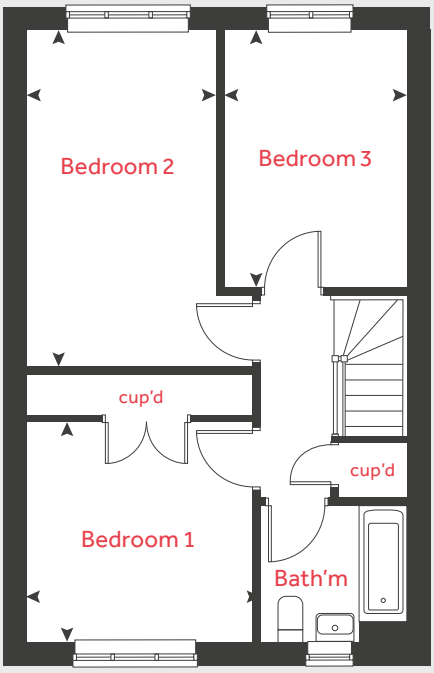
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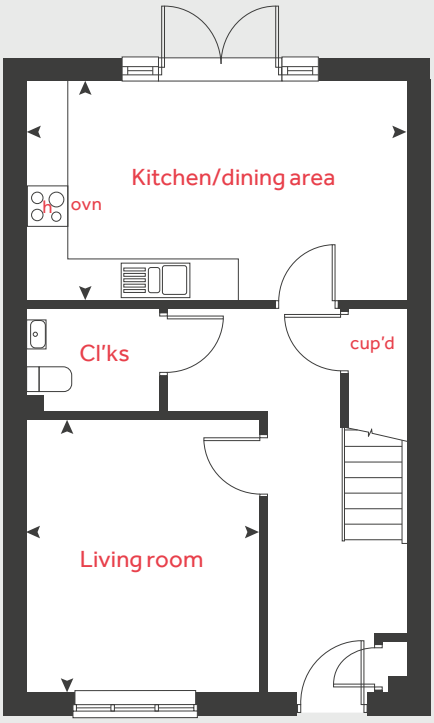
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The Rose

3 bedroom home



First floor



Ground floor

Ground floor	metres	feet / inches
Living room	4.04 x 3.44	13'3" x 11'3"
Kitchen/dining area	5.58 x 3.24	18'4" x 10'8"

First floor		
Bedroom 1	3.33 x 3.25	10'11" x 10'8"
Bedroom 2	4.95 x 2.80	16'3" x 9'2"
Bedroom 3	3.79 x 2.72	12'5" x 8'11"

h	hob	cup'd	cupboard
ovn	oven	◄ ►	measuring points

L6

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Linden HOMES



The Sunflower

3 bedroom home

Willowmere Place

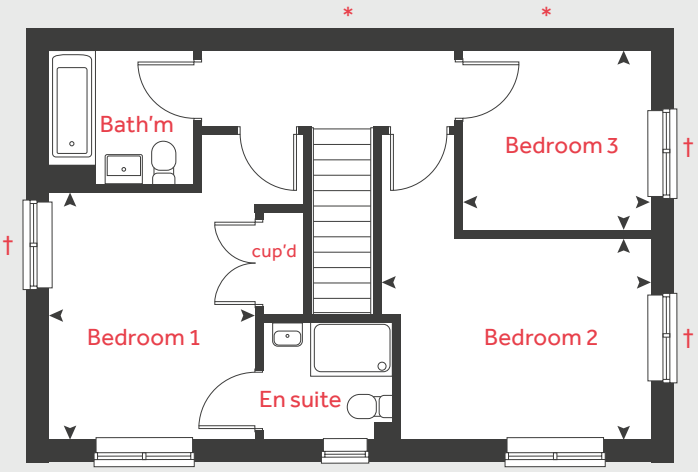
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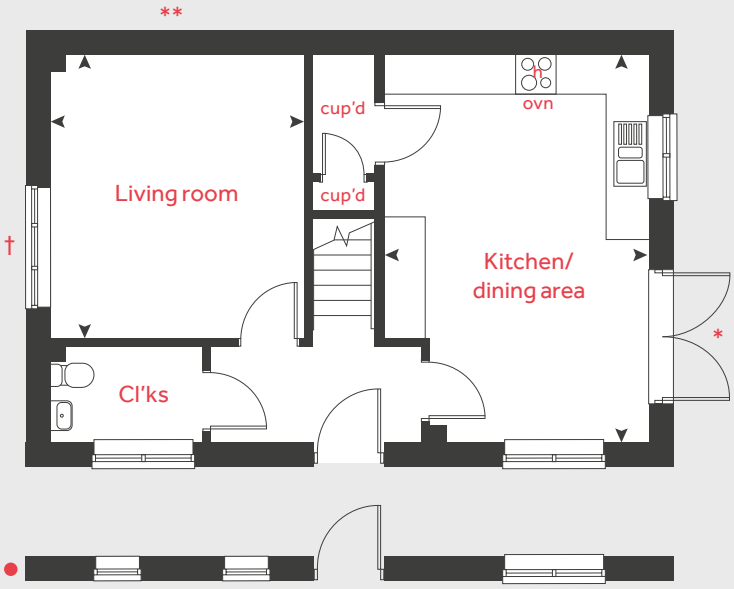
Linden HOMES

The Sunflower

3 bedroom home



First floor



Ground floor

Ground floor	metres	feet / inches
Living room	4.23m x 3.81m	13'11" x 12'6"
Kitchen/dining area	5.77m x 3.94m	18'11" x 12'11"

First floor		
Bedroom 1	3.68 x 3.06	12'1" x 12'1"
Bedroom 2	3.70 x 2.99	12'2" x 9'10"
Bedroom 3	2.79 x 2.69	9'2" x 8'10"

h	hob	cup'd	cupboard
ovn	oven	◄ ►	measuring points

* Window to plots 1146, 1147, 1148, 1149

** French doors to plots 1146, 1147, 1148, 1149

† No window to plots 1146, 1147, 1148, 1149

• Window variation to plot 1141

The Sunflower

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The Tulip

3 bedroom home

Willowmere Place

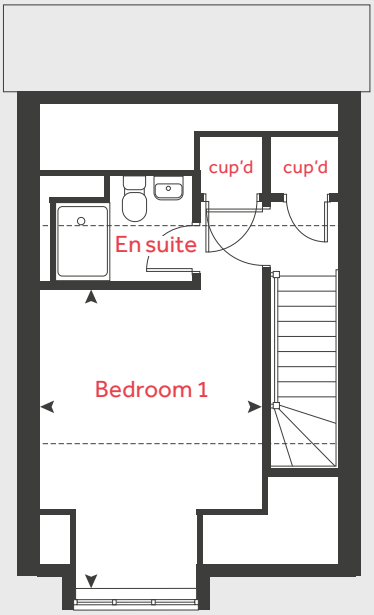
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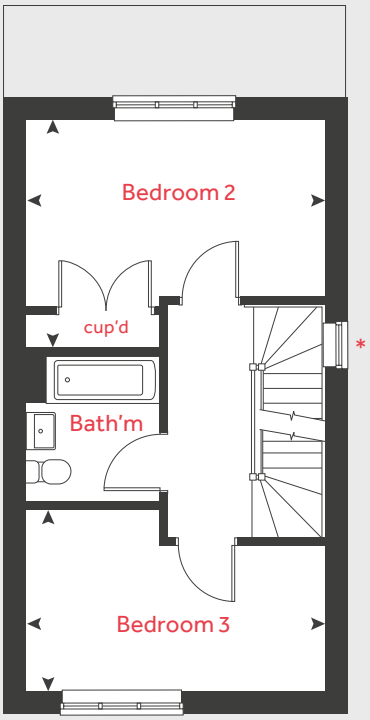
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The Tulip

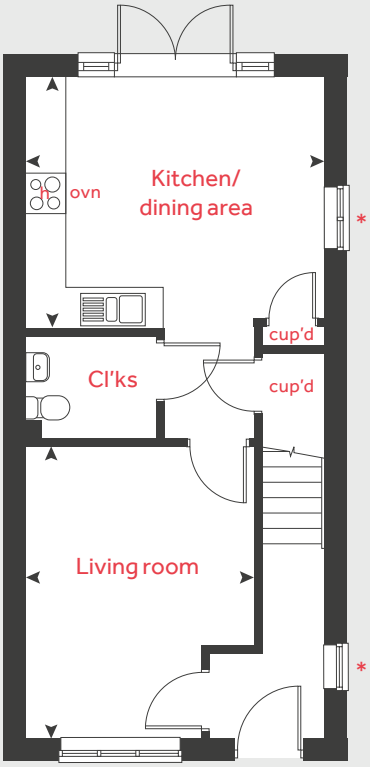
3 bedroom home



Second floor



First floor



Ground floor

Ground floor	metres	feet / inches
Living room	4.33 x 3.43	14'3" x 11'3"
Kitchen/dining area	3.73 x 4.41	12'3" x 14'6"

First floor		
Bedroom 2	4.41 x 3.42	14'6" x 11'3"
Bedroom 3	4.41 x 2.71	14'6" x 8'11"

Second floor		
Bedroom 1	4.45 x 3.32	14'7" x 10'11"

h	hob	cup'd	cupboard
ovn	oven	◄ ►	measuring points

* Window to plots 1203 & 1212

The Tulip

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The Dahlia

4 bedroom home

Willowmere Place

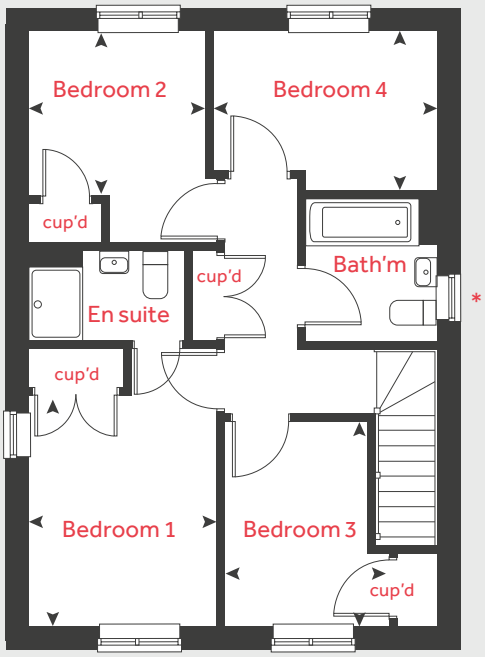
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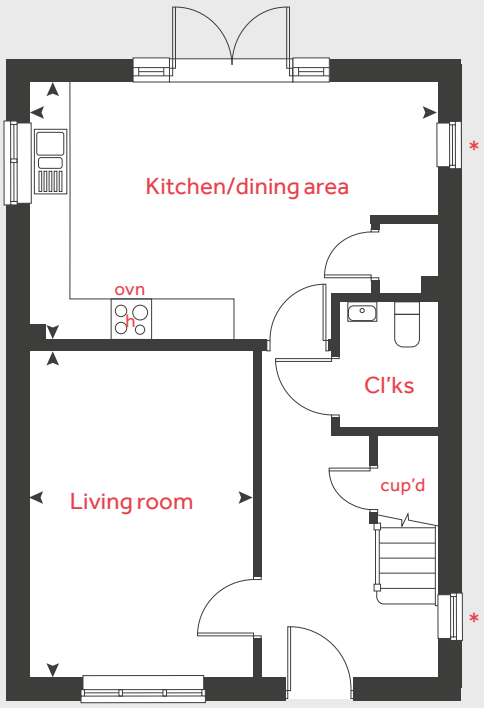
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The Dahlia

4 bedroom home



First floor



Ground floor

Ground floor	metres	feet / inches
Living room	4.84 x 3.33	15'11" x 10'11"
Kitchen/dining area	6.04 x 3.82	19'10" x 12'6"

First floor		
Bedroom 1	3.42 x 2.80	11'3" x 9'2"
Bedroom 2	2.63 x 2.45	8'8" x 8'1"
Bedroom 3	3.07 x 2.45	10'1" x 8'1"
Bedroom 4	3.32 x 2.38	10'11" x 7'10"

h	hob	cup'd	cupboard
ovn	oven	◄ ►	measuring points

* Window to plots 1137 & 1342

The Dahlia

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The Lavender

4 bedroom home

Willowmere Place

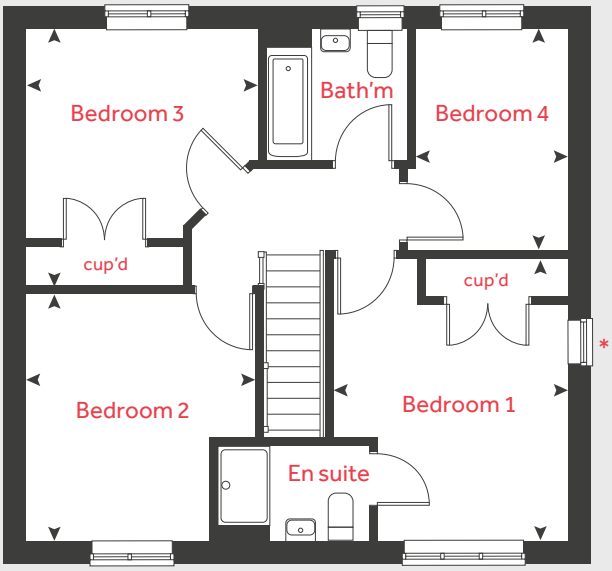
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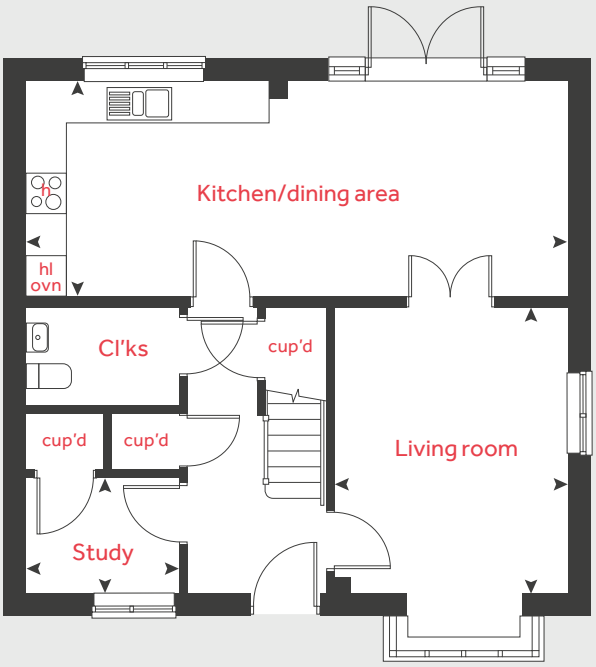
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The Lavender

4 bedroom home



First floor



Ground floor

Ground floor	metres	feet / inches
Living room	4.23 x 3.18	13'11" x 10'5"
Kitchen/dining area	8.10 x 3.18	26'7" x 10'5"

First floor		
Bedroom 1	4.17 x 3.50	13'8" x 11'6"
Bedroom 2	3.79 x 3.67	12'5" x 12'1"
Bedroom 3	3.79 x 3.44	12'7" x 11'5"
Bedroom 4	3.26 x 2.24	10'10" x 7'6"

h	hob	cup'd	cupboard
hl ovn	high-level oven	◄ ►	measuring points

* Window to plot 1338 only

The Lavender

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Linden HOMES



The Peony

5 bedroom home

Willowmere Place

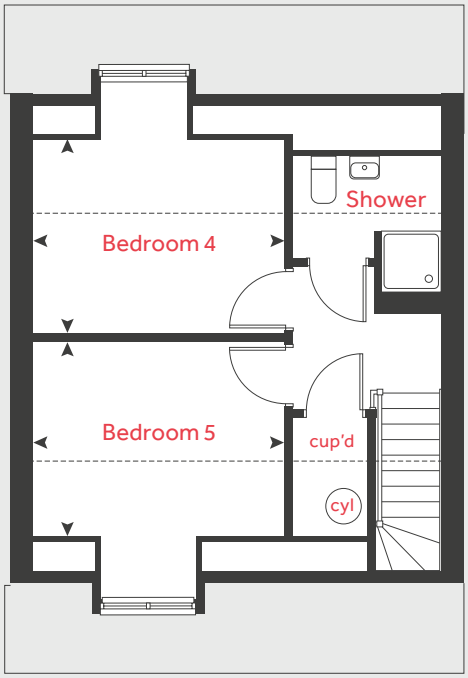
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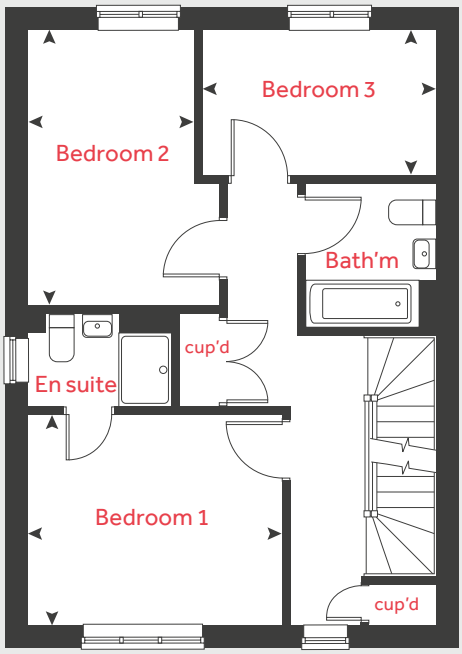
Linden HOMES

The Peony

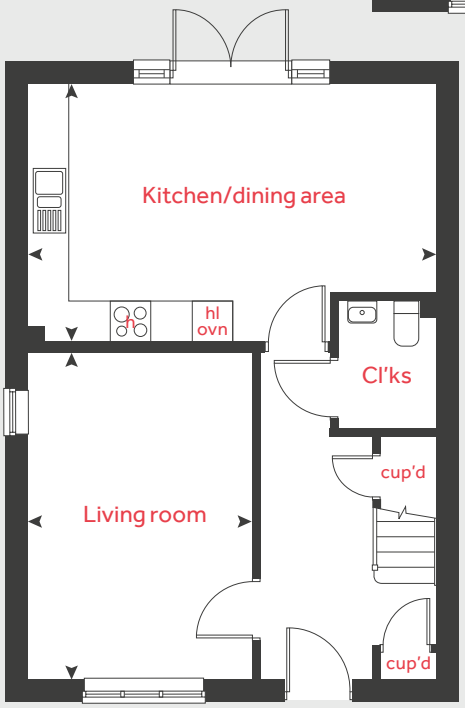
5 bedroom home



Second floor



First floor



Ground floor

Ground floor	metres	feet / inches
Living room	4.84 x 3.33	15'11" x 10'11"
Kitchen/dining area	6.04 x 3.82	19'10" x 12'6"

First floor		
Bedroom 1	3.77 x 3.14	12'4" x 10'4"
Bedroom 2	4.08 x 2.46	13'5" x 8'1"
Bedroom 3	3.49 x 2.15	11'5" x 7'1"

Second floor		
Bedroom 4	3.75 x 2.89	12'4" x 9'6"
Bedroom 5	3.75 x 2.89	12'4" x 9'6"

h		hob	cup'd	cupboard
hl ovn	high-level oven	◄ ►		measuring points

The Peony

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 Collcutt

5 bedroom home

Willowmere Place

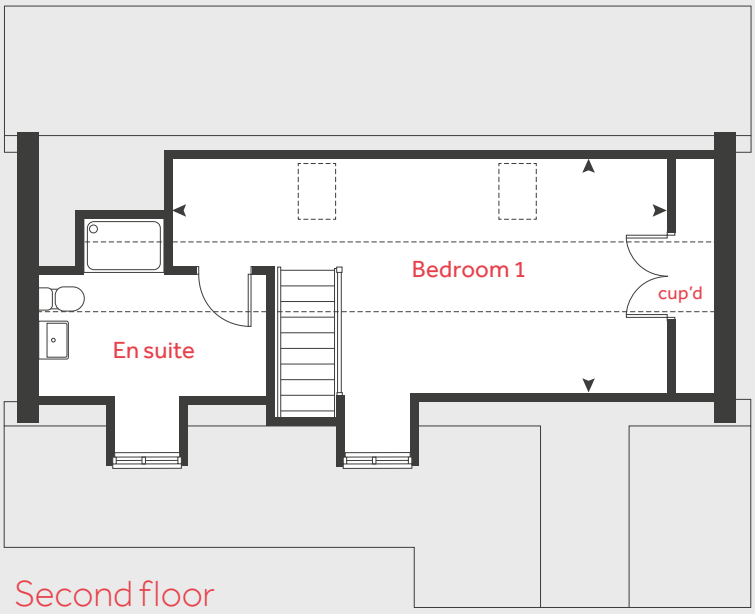
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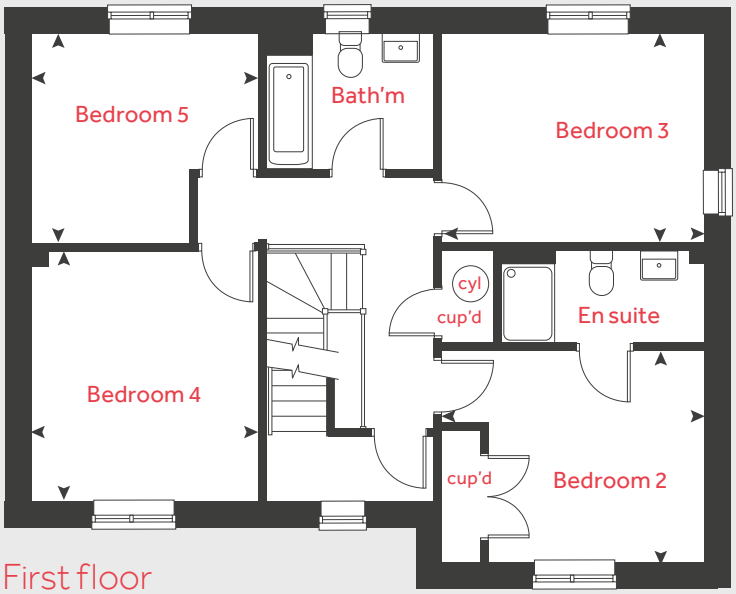
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The Collcutt

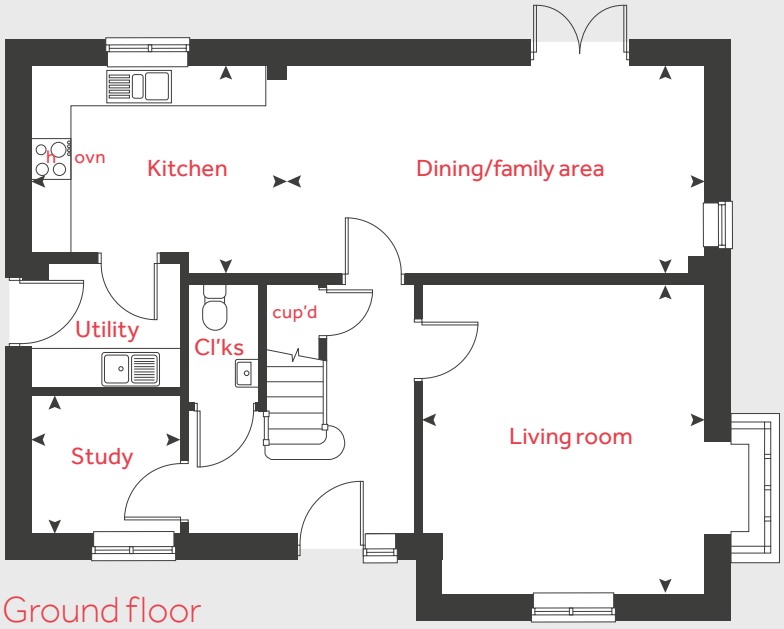
5 bedroom home



Second floor



First floor



Ground floor

Ground floor	metres	feet / inches
Living room	4.60 x 4.20	15'1" x 13'9"
Kitchen	3.50 x 2.78	11'6" x 9'1"
Dining/family area	6.20 x 3.90	20'4" x 10'2"

First floor		
Bedroom 2	3.91 x 3.14	12'10" x 10'4"
Bedroom 3	3.90 x 3.13	12'10" x 10'3"
Bedroom 4	3.71 x 3.38	12'2" x 11'1"
Bedroom 5	3.38 x 3.15	11'1" x 10'4"

Second floor		
Bedroom 1	8.04 x 3.53	26'5" x 11'7"

h	hob	cup'd	cupboard
ovn	oven	◄ ►	measuring points

The Collcutt

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Linden HOMES



Specification

Willowmere Place

Sherford, Plymouth, Devon PL9 8FA | **01752 520 431**

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Willowmere Place

Plymouth

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 Foxglove	The Snowdrop	The Sweatpea	The Daisy	The Blossom	3 bedroom	The Poppy	The Sunflower	The Tulip	The Rose	4 bedroom	The Lavender	The Dahlia	5 bedroom	The Peony	The Collcutt
Kitchen																	
Symphony Koncept range kitchen with laminate worktop	■	■	■	■	■		■	■	■	■		■	■		■	■	
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■		■	■	■	■							
Stainless steel sink and drainer (bowl and a half) with chrome mixer tap												■	■		■	■	
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 batten light holder	■	■	■	■	■		■	■	■	■		■	■		■	■	
Fridge / freezer space	■	■	■	■	■		■	■	■	■							
Integrated fridge / freezer												■	■		■	■	
Space for washing machine and dishwasher with plumbing and electrics	■	■	■	■	■		■	■	■	■		■	■		■	■	
Bathrooms and en suite(s)																	
Contemporary white sanitaryware	■	■	■	■	■		■	■	■	■		■	■		■	■	
Close coupled WC to cloakroom	■	■	■	■	■		■	■	■	■		■	■		■	■	
Shower tray with glass enclosure in en suite	■	■					■	■	■			■	■		■	■	
Handheld hair wash attachment in bathroom	■	■					■	■	■			■	■		■	■	
Shower over the bath			■	■	■					■							
Choice of standard Saloni wall tiling (Splashback, 450mm height over bath where no shower, and full height tiling to length and sides of bath required when high level shower is fitted above the bath). Full height tiling to all shower walls within shower cubicle (if applicable)	■	■	■	■	■		■	■	■	■		■	■		■	■	
White batten light holder	■	■	■	■	■		■	■	■	■		■	■		■	■	







	2 bedroom					3 bedroom				4 bedroom		5 bedroom	
	The Foxglove	The Snowdrop	The Sweatpea	The Daisy	The Blossom	The Poppy	The Sunflower	The Tulip	The Rose	The Lavender	The Dahlia	The Peony	The Collcutt
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 ladder door style pre-primed with satin finish handles	■	■	■	■	■	■	■	■	■	■	■	■	■
Paving outside French doors 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 telecoms point to the Lounge and the service cupboard (where applicable)	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■		■	■	■	■	■	■	■	■		
Ideal system boiler and separate hot water cylinder, 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 powered smoke detectors with battery backup	■	■	■	■	■	■	■	■	■	■	■	■	■
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 and the range of choice available. Please see a sales consultant for details.

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.

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