Willowmere Place

Sherford, Plymouth

NEW HOMES QUALITY CODE

Linden HOMES

Development Plan

Willowmere Place

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

lindenhomes.co.uk

Linden HOMES

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

The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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

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Linden HOMES

The Snowdrop

2 bedroom home

Willowmere Place

Plymouth, Devon PL9 8FA | **01752 281 773**

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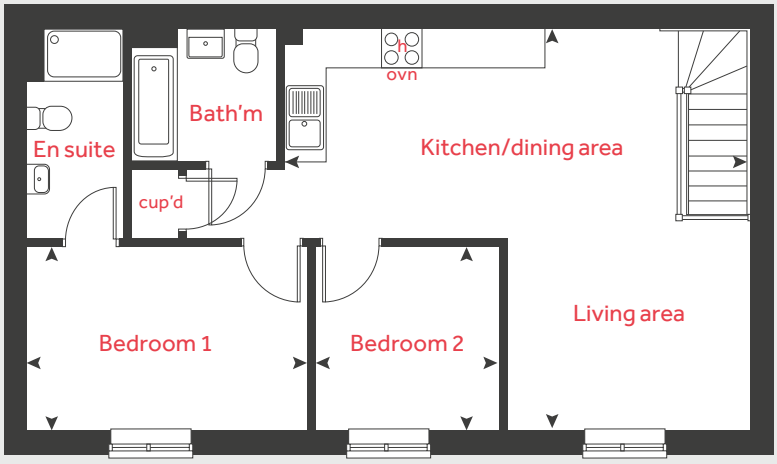
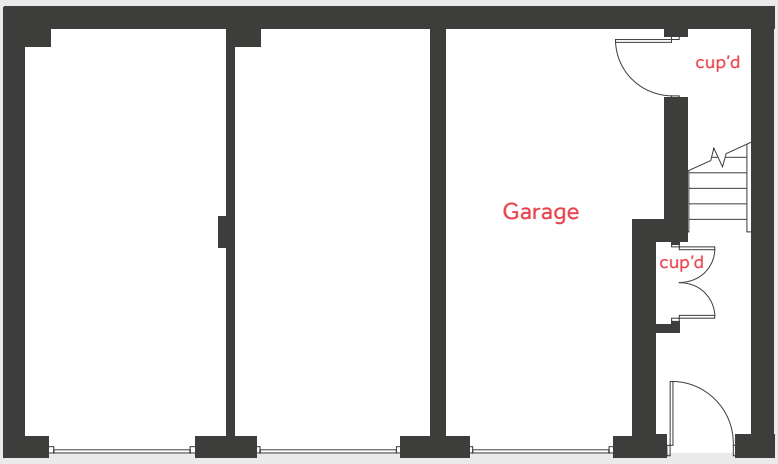
Linden HOMES

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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Linden HOMES

The Foxglove

2 bedroom home

Willowmere Place

Plymouth, Devon PL9 8FA | **01752 281 773**

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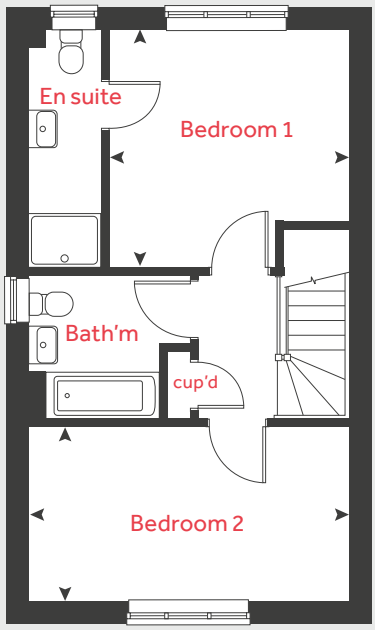
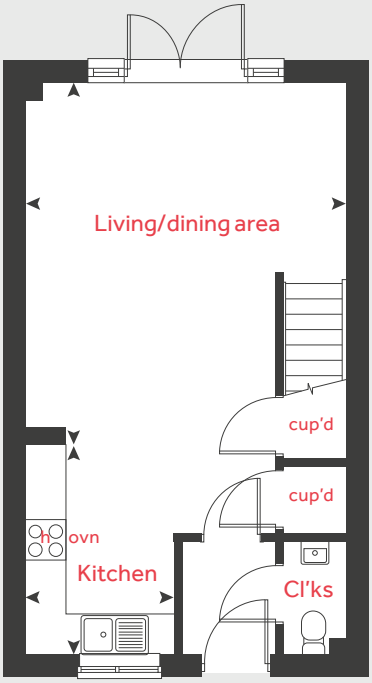
Linden HOMES

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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Linden HOMES

The Sweetpea

2 bedroom home

Willowmere Place
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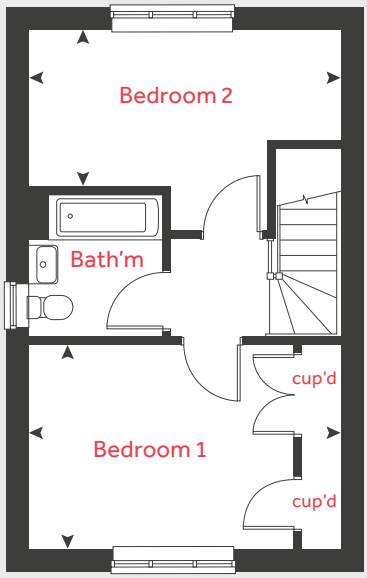
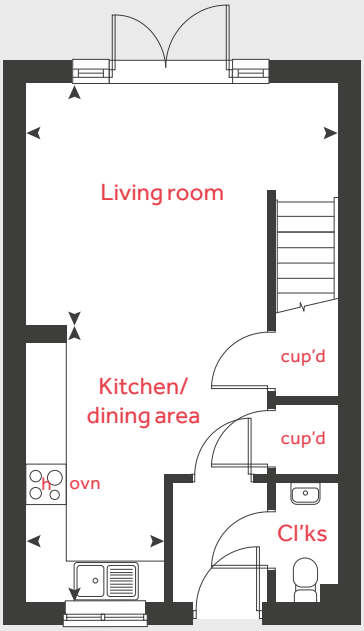
The Sweetpea

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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Linden HOMES

The Blossom

2 bedroom home

Willowmere Place

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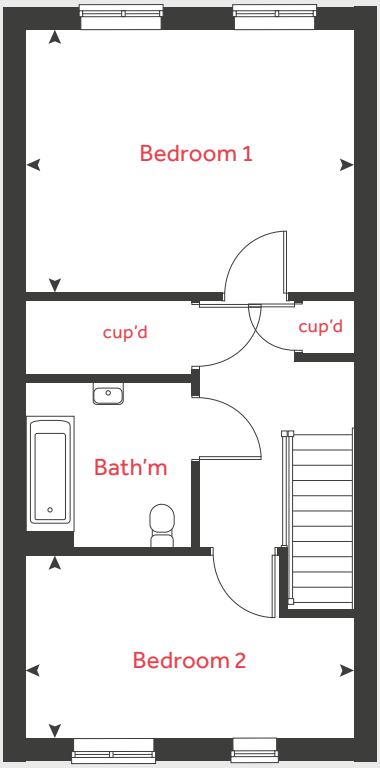
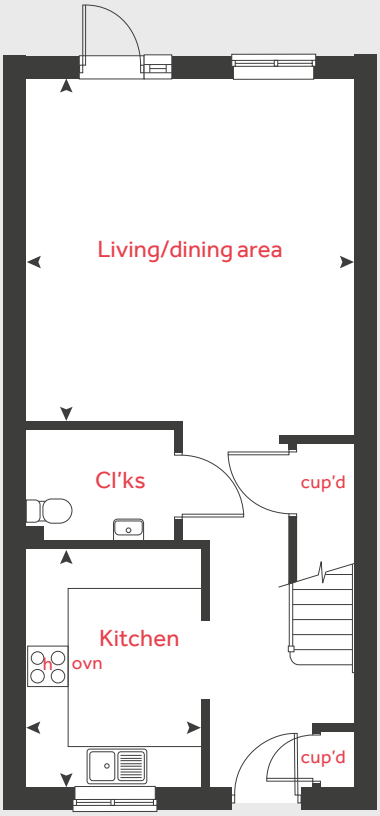
Linden HOMES

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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Linden HOMES

The Daisy

2 bedroom home

Willowmere Place

Plymouth, Devon PL9 8FA | **01752 281 773**

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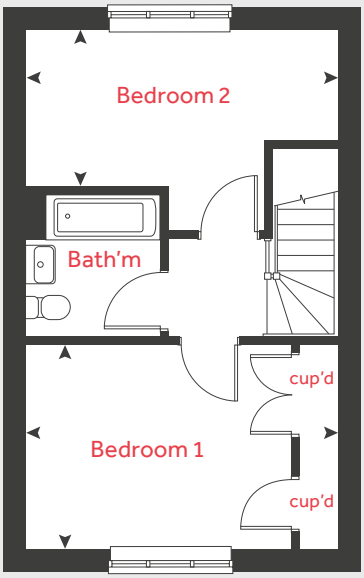
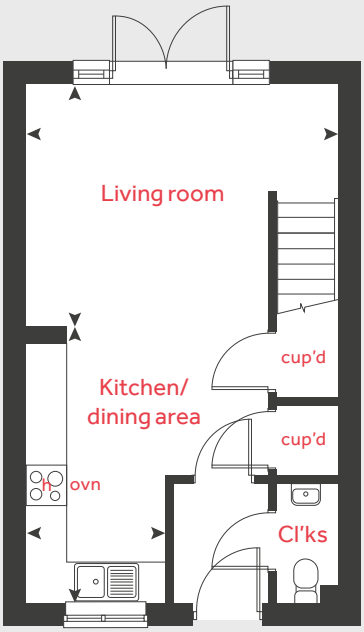
Linden HOMES

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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Linden HOMES

The Poppy

3 bedroom home

Willowmere Place

Plymouth, Devon PL9 8FA | **01752 281 773**

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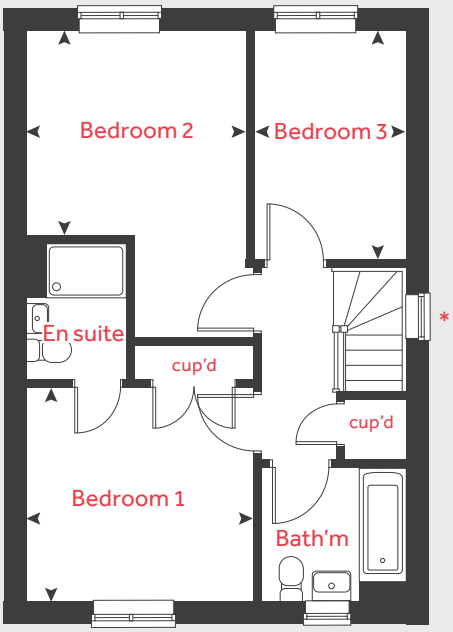
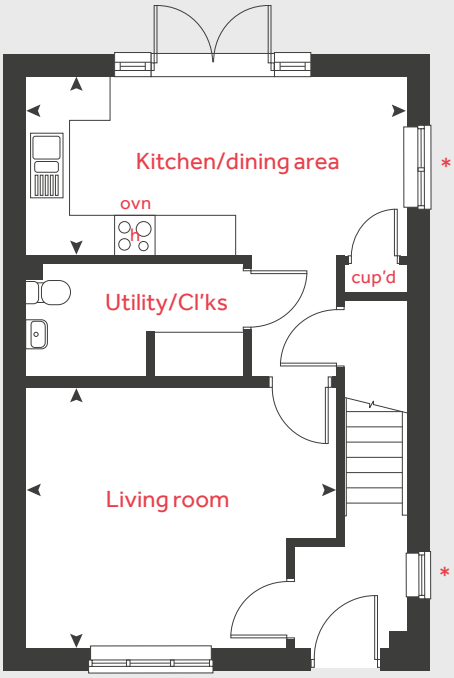
Linden HOMES

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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Linden HOMES

The Rose

3 bedroom home

Willowmere Place

Plymouth, Devon PL9 8FA | **01752 281 773**

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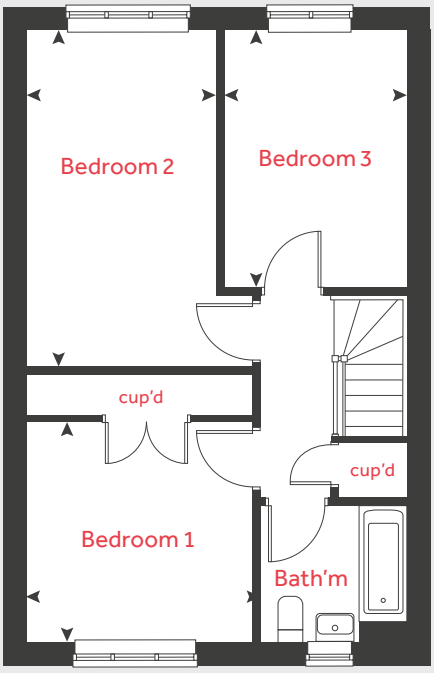
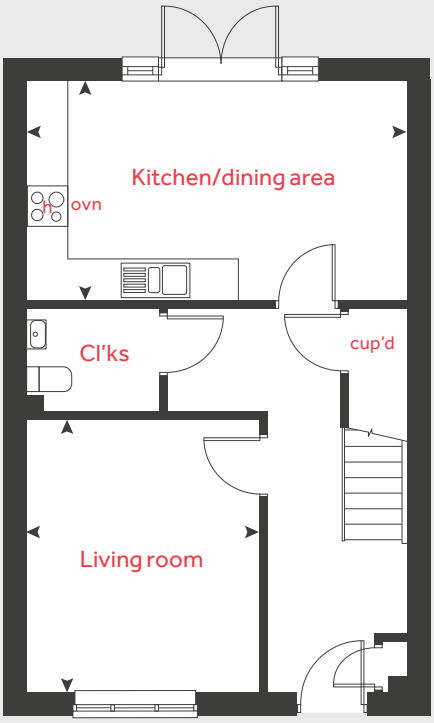
Linden HOMES

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

Plymouth, Devon PL9 8FA | **01752 281 773**

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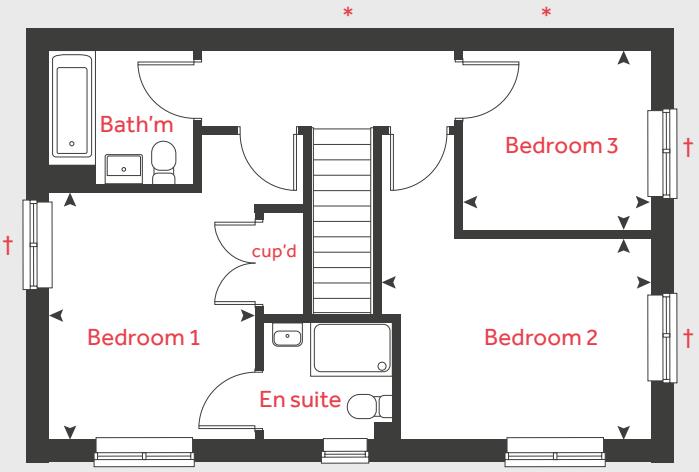
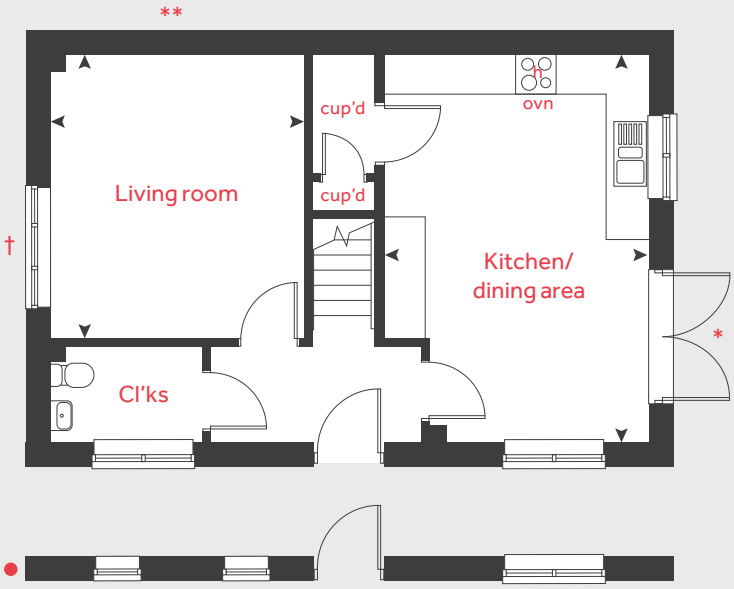
Linden HOMES

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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Linden HOMES

The Tulip

3 bedroom home

Willowmere Place

Plymouth, Devon PL9 8FA | **01752 281 773**

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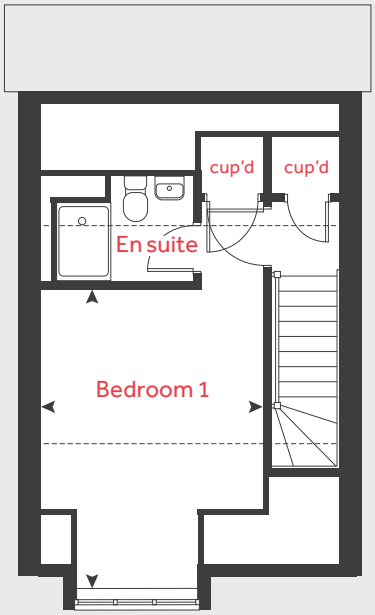
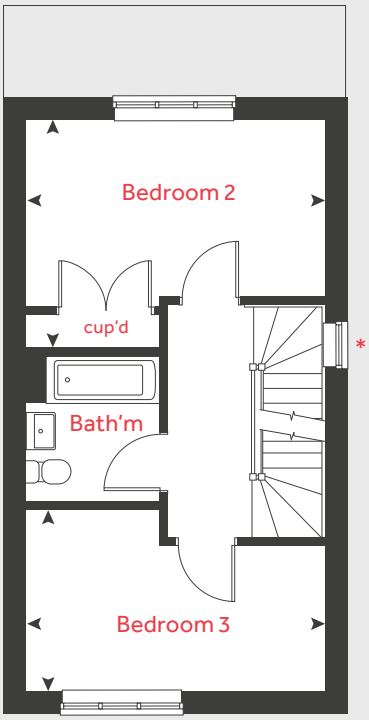
Linden HOMES

The Tulip

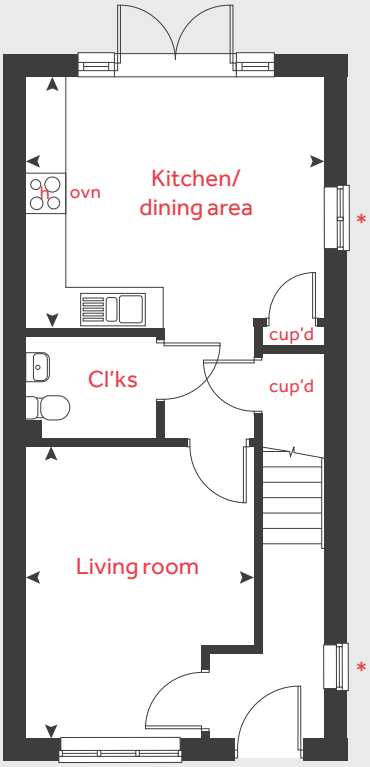
3 bedroom home



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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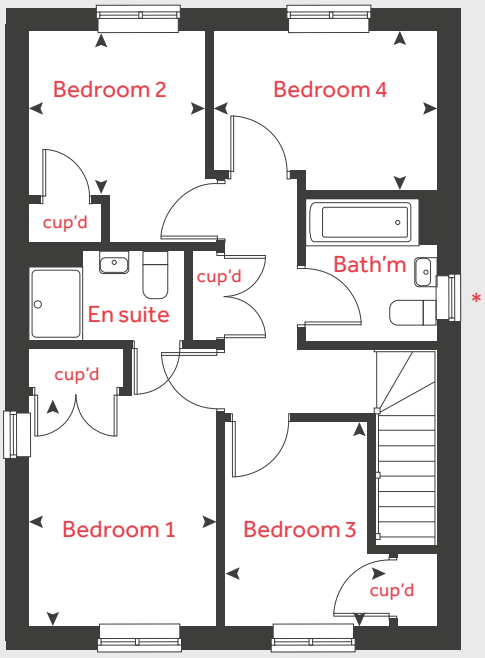
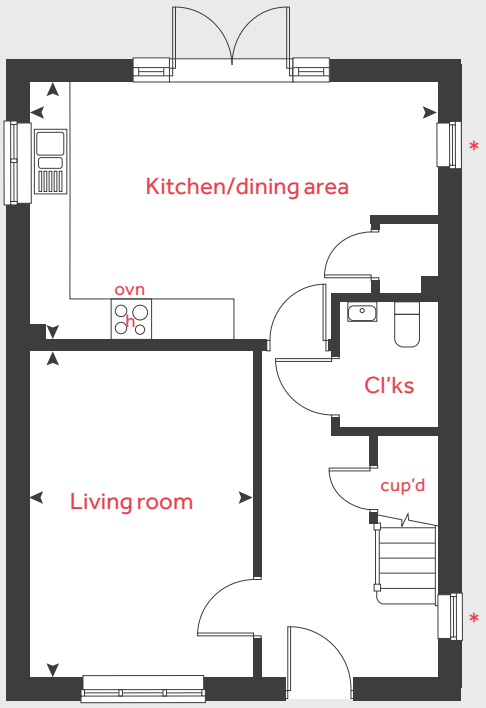
The Dahlia

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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Linden HOMES

The Lavender

4 bedroom home

Willowmere Place

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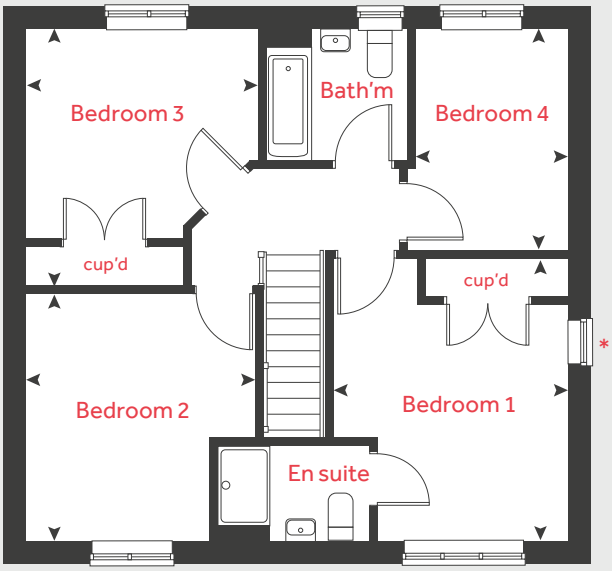
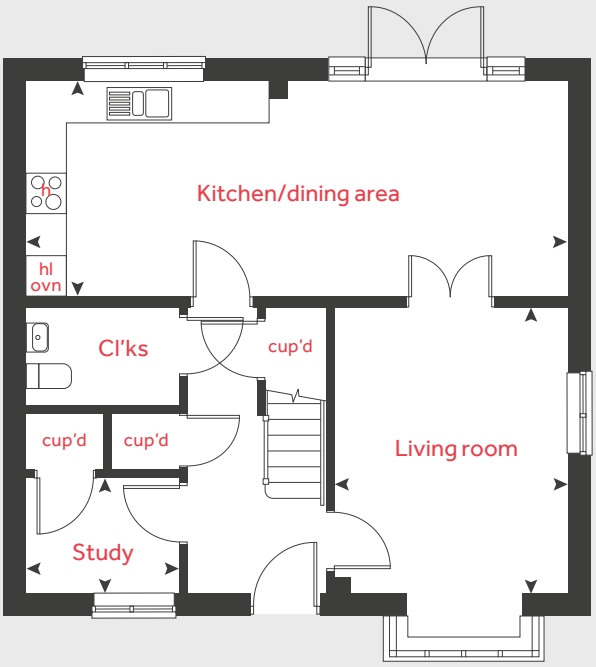
Linden HOMES

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

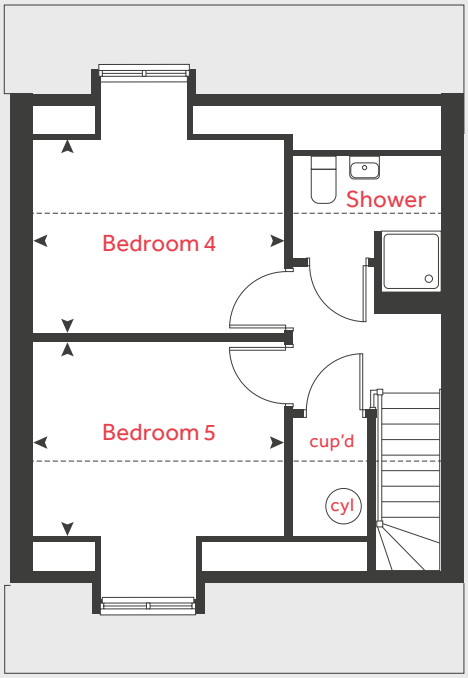
Plymouth, Devon PL9 8FA | **01752 281 773**

lindenhomes.co.uk

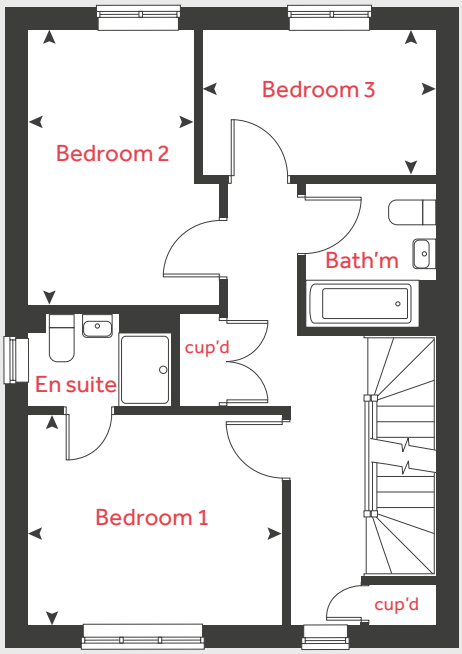
Linden HOMES

The Peony

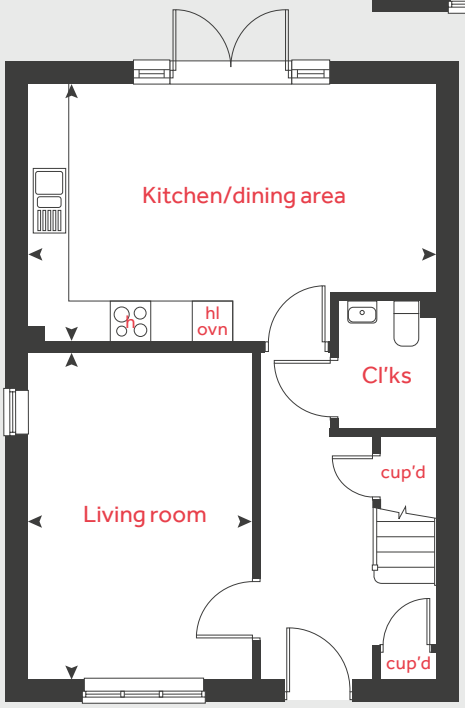
5 bedroom home



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

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Linden HOMES

The Collcutt

5 bedroom home

Willowmere Place

Plymouth, Devon PL9 8FA | **01752 281 773**

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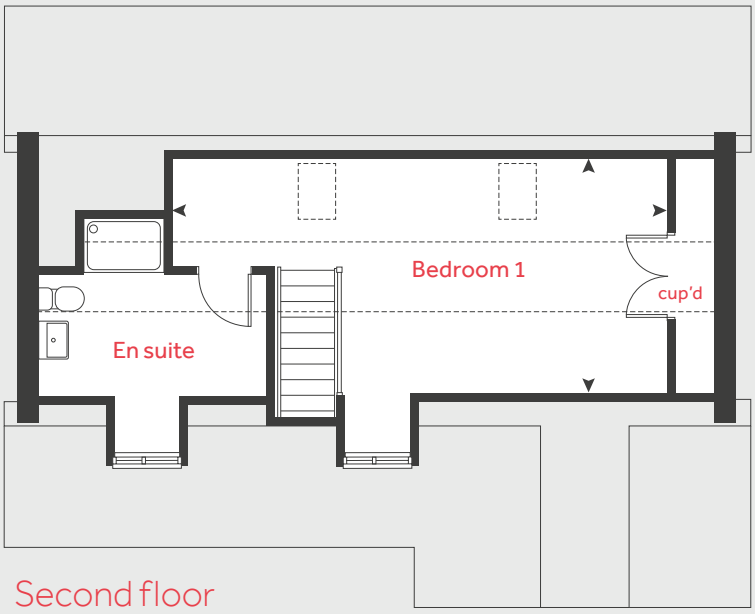
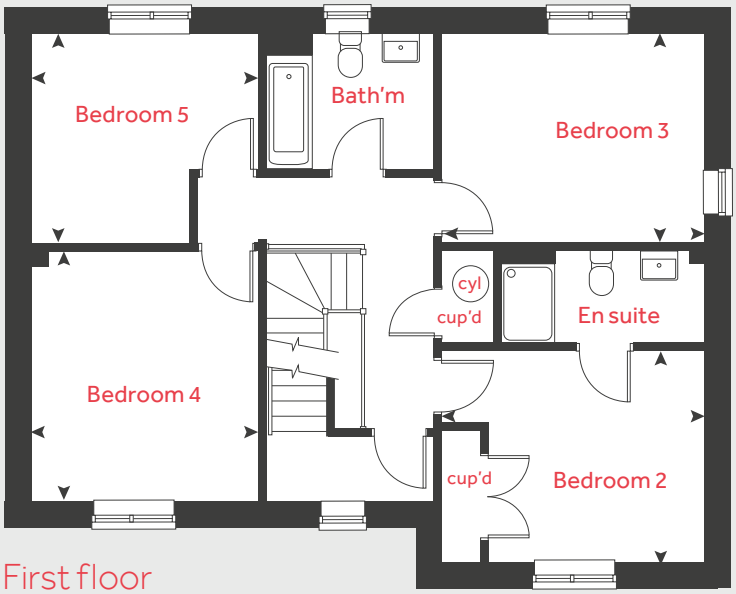
Linden HOMES

The Collcutt

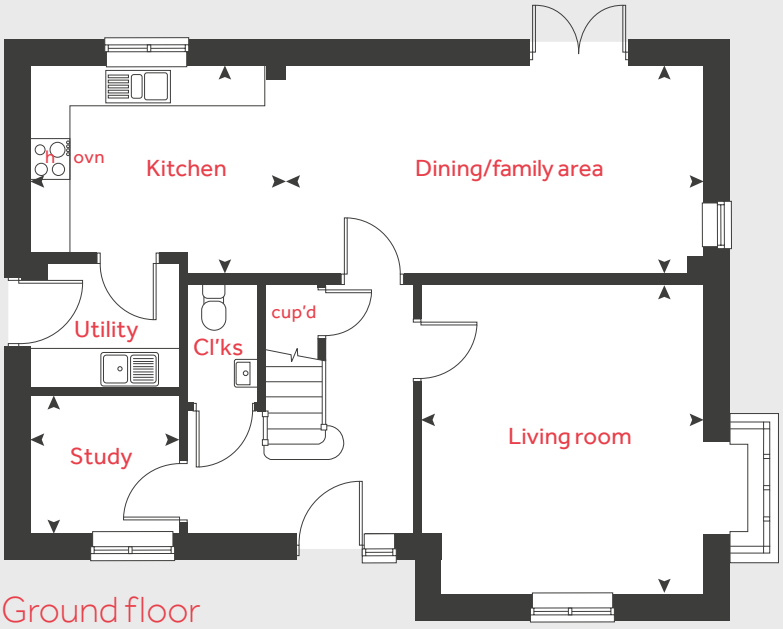
5 bedroom home



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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Linden HOMES

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					3 bedroom				4 bedroom		5 bedroom	
Kitchen	The Foxglove	The Snowdrop	The Sweetpea	The Daisy	The Blossom	The Poppy	The Sunflower	The Tulip	The Rose	The Lavender	The Dahlia	The Peony	The Collcutt
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 or Fridge/Freezer housing if integrated	■	■	■	■	■	■	■	■	■	■	■	■	■
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 IS I.Life white sanitary ware	■	■	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■	■	■	■	■	■	■
JustTrays fusion 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	
Doors and Windows	The Foxglove	The Snowdrop	The Sweetpea	The Daisy	The Blossom	The Poppy	The Sunflower	The Tulip	The Rose	The Lavender	The Dahlia	The Peony	The Collcutt
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 Chrome 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	■	■	■	■	■	■	■	■	■	■	■	■	■

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 Select, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.

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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