

The Pastures

Bideford, North Devon



Linden
HOMES



Development plan

The Pastures

Bideford, North Devon EX39 3DU | **01237 260051**

lindenhomes.co.uk

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The Pastures Bideford

Development layout



4 bedroom home

- The Aslin
- The Mylne
- The Goodridge
- The Pembroke
- Sage Home

3 bedroom home

- The Eveleigh
- The Wyatt
- The Mountford
- Sage Home

2 bedroom home

- The Harcourt
- The Hardwick
- Sage Home

Pre-sold homes

- 1 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

Sage Homes
built by Linden Homes

- | | | | |
|-----------|-----------------|-----------|---------------|
| bs | bin store | ss | substation |
| cs | cycle store | v | visitor space |
| ps | pumping station | | |

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 Devon South West region

1 Tiger Moth Road, Skypark, Clyst Honiton, Devon, EX5 2FW. Telephone: 01392 344 700

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2 bedroom Sage Home

Homes 166 & 167



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2 bedroom Sage Home

Homes 166 & 167

Ground floor	metres	feet / inches
Kitchen / dining area	4.56 x 2.01	15' 0" x 6' 7"
Living room	4.08 x 2.75	13' 5" x 9' 1"

First floor

Bedroom 1	4.08 x 2.84	13' 5" x 9' 4"
Bedroom 2	4.08 x 2.41	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

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.

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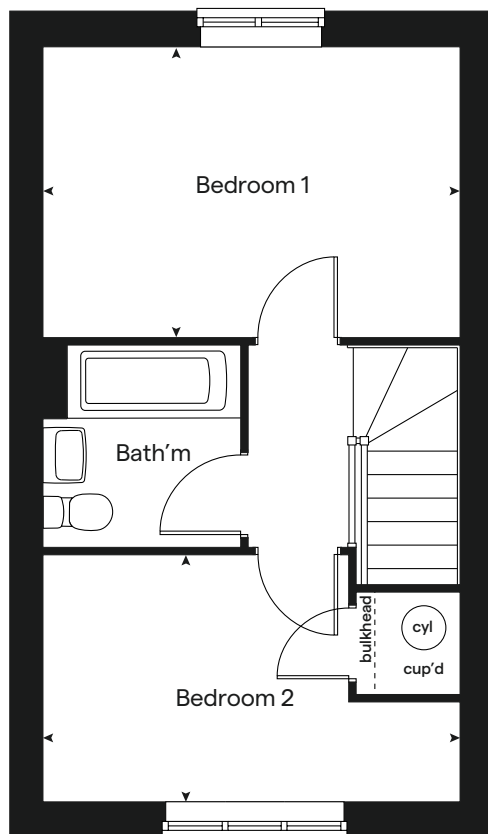
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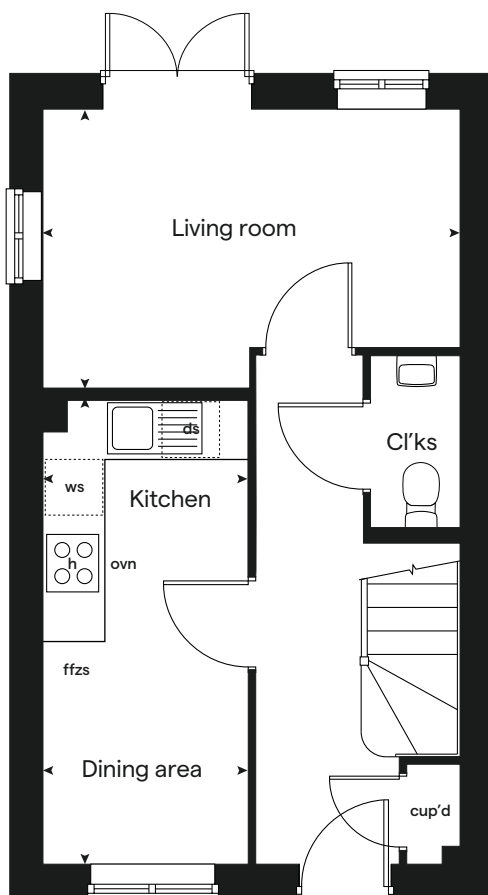
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First floor



Ground floor





3 bedroom Sage Home

Homes 196 & 197



built
by

Linden
HOMES

3 bedroom Sage Home

Homes 196 & 197

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	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	3.19m x 2.12m	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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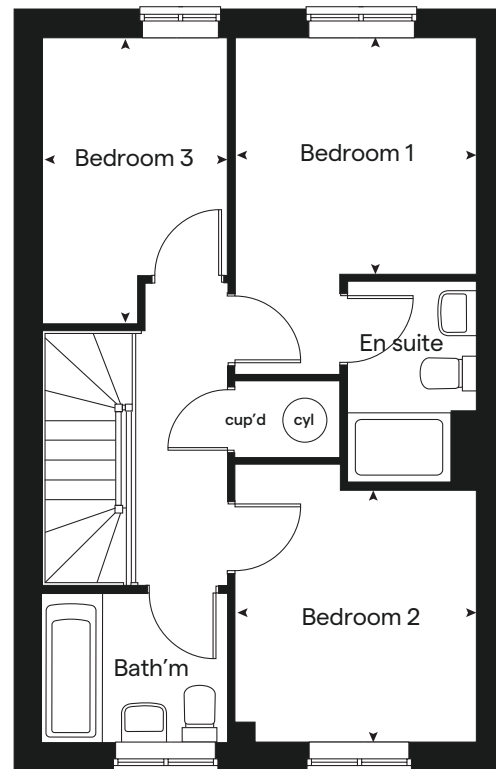
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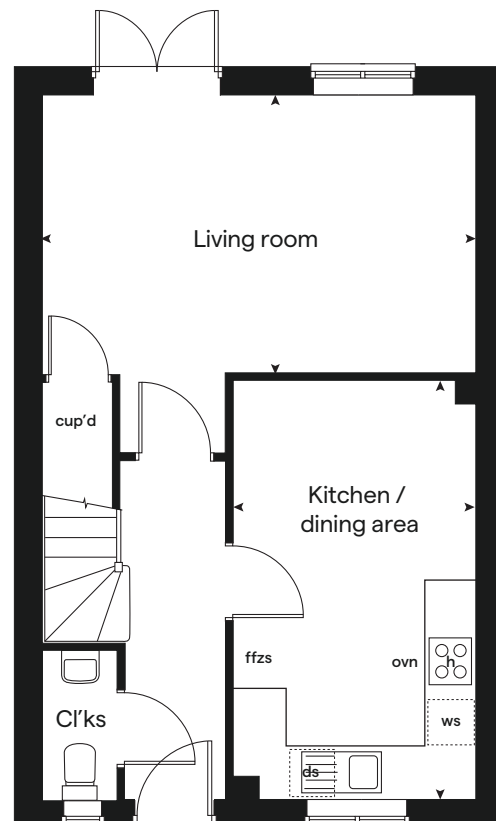
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First floor



Ground floor





3 bedroom Sage Home

Homes 71, 76, 221 & 222



built
by

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3 bedroom Sage Home

Homes 71, 76, 221
& 222

Ground floor	metres	feet / inches
Kitchen / dining area	5.64 x 2.69	18' 5" 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 3.12	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	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

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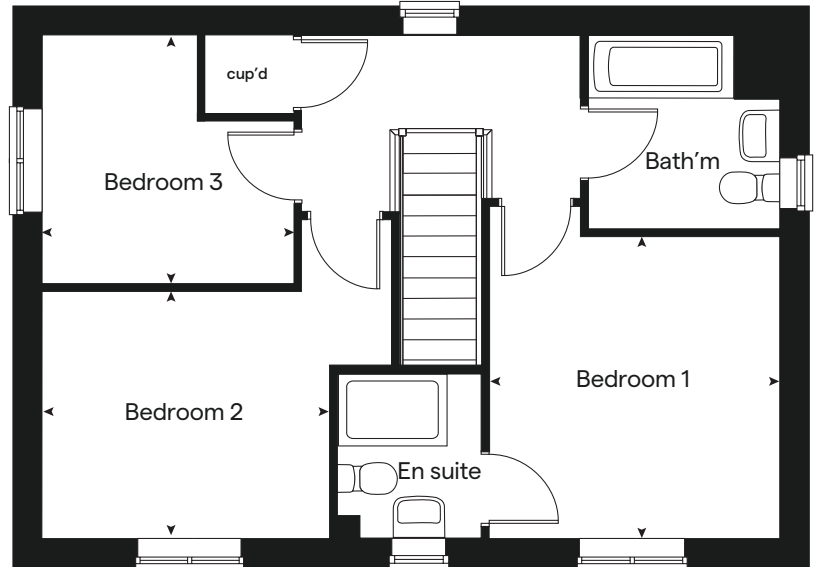
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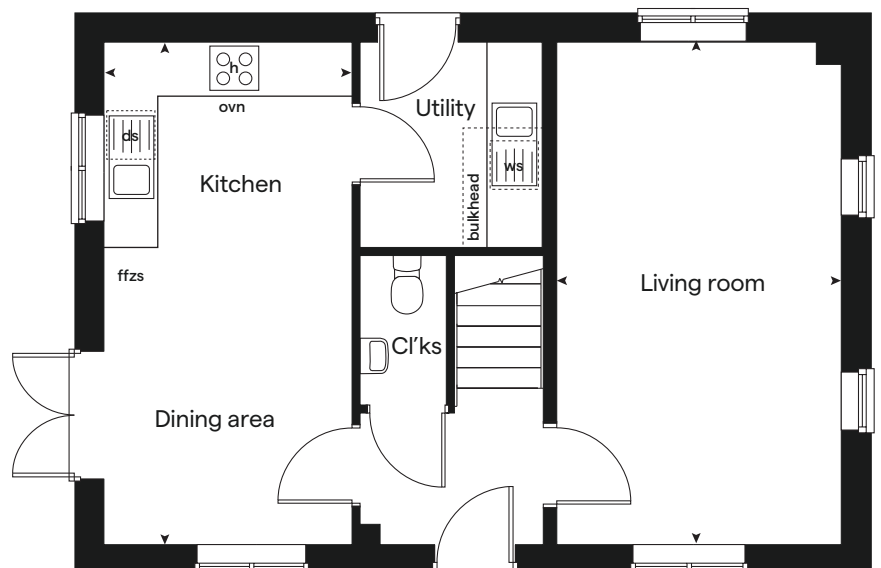
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First floor



Ground floor





4 bedroom Sage Home

Homes 74, 75, 178 & 179



Sage
Homes

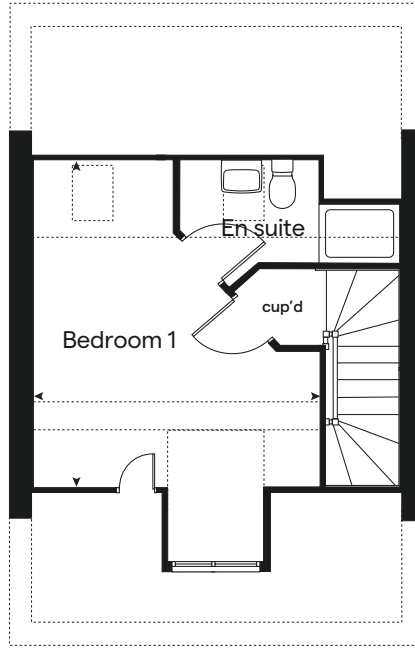
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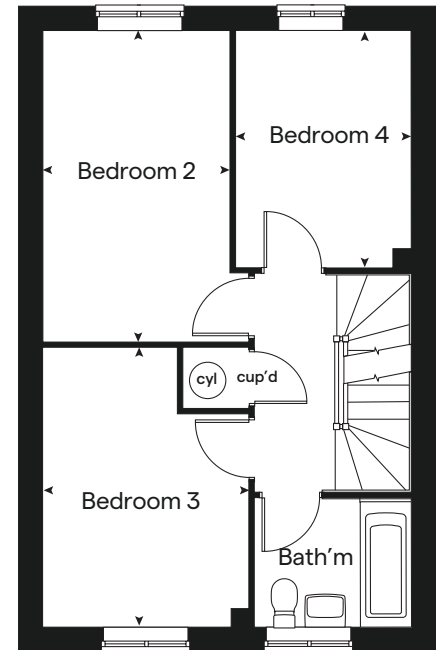
4 bedroom Sage Home

Homes 74, 75, 178 & 179

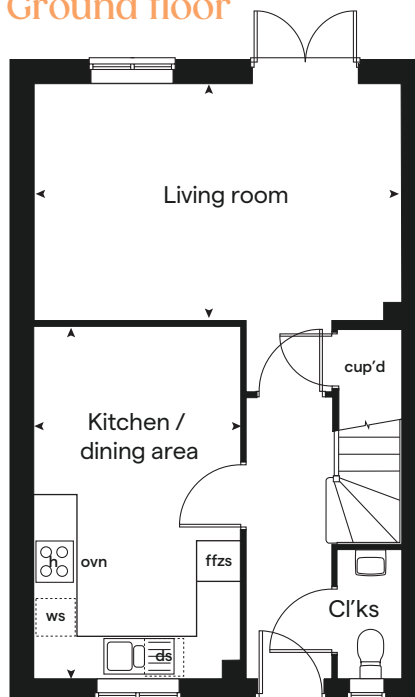
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 6" x 9' 2"
Living room	4.98 x 3.19	16' 4" x 10' 5"

First floor	metres	feet / inches
Bedroom 2	4.19 x 2.79	13' 9" x 9' 2"
Bedroom 3	3.78 x 2.77	12' 4" x 9' 0"
Bedroom 4	3.19 x 2.10	10' 6" x 6' 10"

First floor	metres	feet / inches
Bedroom 1	4.45 x 3.88	14' 7" x 12' 8"

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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4 bedroom Sage Home

Homes 111, 112 & 223



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4 bedroom Sage Home

Homes 111, 112 & 223

Ground floor	metres	feet / inches
Kitchen / dining area	6.08 x 3.80	19' 9" x 12' 5"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.97 x 2.98	13' 0" x 9' 8"
Bedroom 2	3.20 x 2.56	10' 6" x 8' 2"
Bedroom 2	3.38 x 2.18	11' 3" x 7' 2"
Bedroom 3	3.09 x 2.08	9' 10" x 6' 10"

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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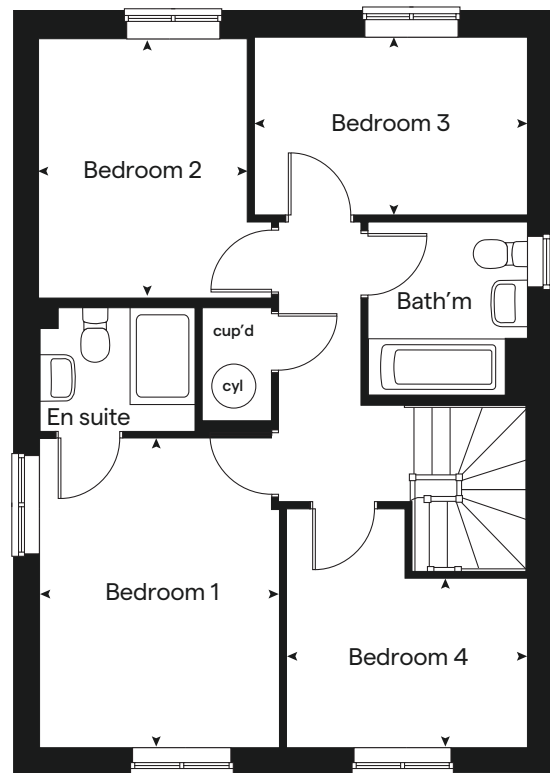
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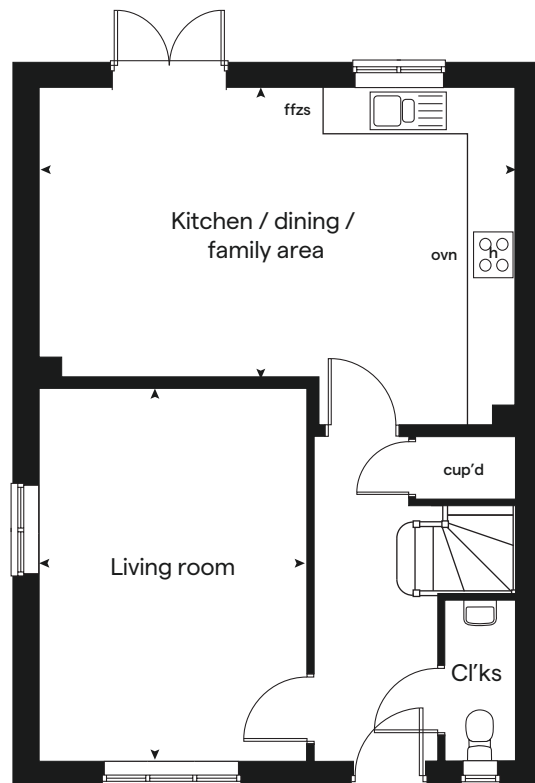
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First floor



Ground floor





The Pastures

Bideford

Specification



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The Pastures

Bideford

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

Kitchen

	2 bedroom Homes 166 & 167	3 bedroom Homes 196 & 197 Homes 71, 76, 221 & 222	4 bedroom Homes 74, 75, 178 & 179 Homes 111, 112 & 223
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	■	■ ■	■ ■

■ Fitted as standard - included in the property

* Subject to stage of construction



- 2 bedroom
Homes 166 & 167
- 3 bedroom
Homes 196 & 197
- Homes 71, 76, 221 & 222
- 4 bedroom
Homes 74, 75, 178 & 179
- Homes 111, 112 & 223

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

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 (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 choice cover	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■

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.

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