



# Specification

The Pastures

Bideford, North Devon EX39 3DU | 01237 260051

[lindenhomes.co.uk](http://lindenhomes.co.uk)

**Linden**  
HOMES

# The Pastures

## Bideford

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 Eveleigh  
The Wyatt  
The Mountford

**4 bedroom**  
The Aslin  
The Mylne  
The Goodridge  
The Pembroke

### 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)

Contemporary white sanitary ware	■	■	■	■	■	■	■	■
Close coupled WC to cloakroom	■	■	■	■	■	■	■	■
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

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.



**2 bedroom**  
 The Harcourt  
 The Hardwick

**3 bedroom**  
 The Eveleigh  
 The Wyatt  
 The Mountford

**4 bedroom**  
 The Aslin  
 The Mylne  
 The Goodridge  
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**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 cover	■	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■	■

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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**Linden**  
HOMES



# The Pastures

Bideford

## Specification



built  
by

Linden  
HOMES

# 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	■	■	■	■

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