

The Pastures

Bideford, North Devon



Linden
HOMES



Specification

The Pastures

Bideford, North Devon EX39 3DU | 01237 260051

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

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.

Linden Homes, South West region
Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. T: 01392 344700
Produced by the Vistry Group Design Studio. 140-BIDL DS04541 / 01.25

lindenhomes.co.uk

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.

		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
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)				
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.

Produced by the Vistry Group Design Studio.

DS04541 / 01.25

