

Tithe Barn

Exeter



Linden
HOMES



Tithe Barn Monkerton

The Linden Collection - our signature range of homes ideally located to enjoy the best of Exeter.

Tithe Barn is in the perfect location for families and professionals, so you can enjoy the best of both worlds. Situated near the pretty village of Monkerton and close to Pinhoe, Tithe Barn is just over 3 miles from Exeter's centre, offering easy travel links to the M5, A38, A30, airport and train station. This magnificent city has an abundance of cultural and historical places to enjoy, including a thriving arts scene.

There are plenty of coffee shops, bars and restaurants, plus sports facilities and parks. Living at Tithe Barn, you're also perfectly positioned to access a number of fantastic local towns and attractions. Exeter performs well academically too, with plenty of good schools and colleges and a renowned university.

Tithe Barn

Tithebarn Link Road, Monkerton, Devon EX1 3RH | 01392 338711

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Tithe Barn

Monkerton

Development layout

5 bedroom home

- The Lutyens
- The Fletcher

4 bedroom home

- The Ripley
- The Aslin
- The Foulston
- The Goodridge
- The Grainger
- The Leverton
- The Mlyne
- The Kempthorne

3 bedroom home

- The Bloomfield
- The Mountford
- The Tamar
- The Elliot
- The Eveleigh
- The Turner

2 bedroom home

- The Ashbee
- The Hardwick

1 bedroom home

- The Longdown apartments

- Affordable housing

bs bin store cs cycle store
v visitor space

The planning permission for this development requires a percentage of the dwellings to be affordable dwellings. The tenure of the non-affordable dwellings is flexible, and we reserve the right to sell these to any third party whether that be an owner-occupier or an owner-investor whether that be an individual renting out the property to an occupier or a corporate investor which may include a housing association.

Development layout

4 bedroom homes

- The Westbrook
- The Doulting
- The Pennard
- The Heyford
- The Pilton

2 bedroom homes

- The Midsummer
- The Aberford

1 bedroom home

- The Bretherton

3 bedroom homes

- The Poppelton
- The Littleton
- The Rivington
- The Melling
- The Landbeach



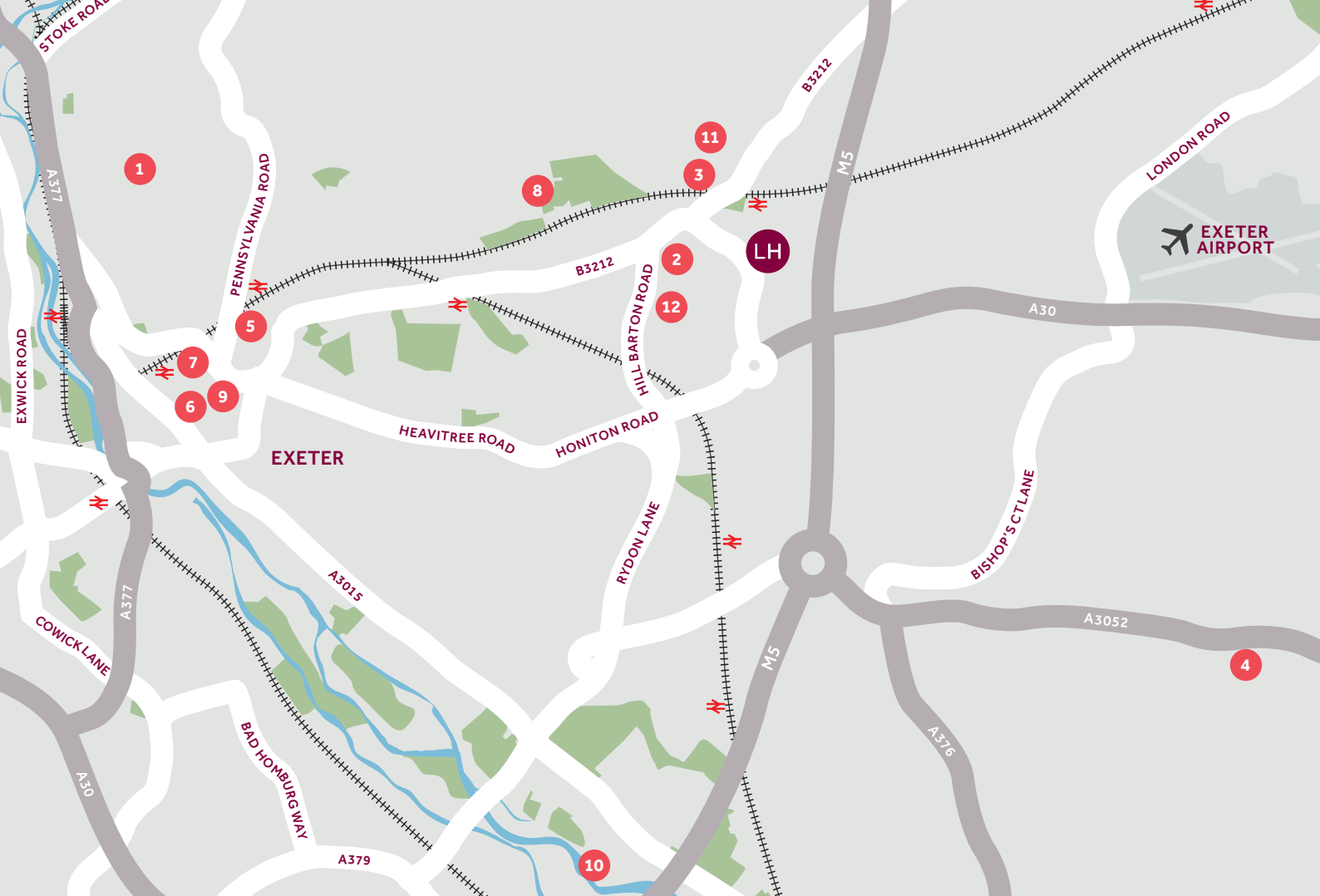
This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

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Around the local neighbourhood

- | | | |
|---------------------------------|-------------------|---|
| 1 Exeter University | 5 Odeon Cinema | 9 Princesshay Shopping centre |
| 2 Sainsbury's | 6 Cathedral Green | 10 Topsham Estuary |
| 3 Pinhoe village shops | 7 Exeter Museum | 11 Pinhoe Primary School |
| 4 Crealey Theme Park and Resort | 8 Exeter Arena | 12 St Luke's Science and Sports Collage |

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Linden Homes, South West region

Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. Telephone: 01392 344700

Produced by the Vistry Group Design Studio. DS07633 / 10.23

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The Ashbee

2 bedroom home

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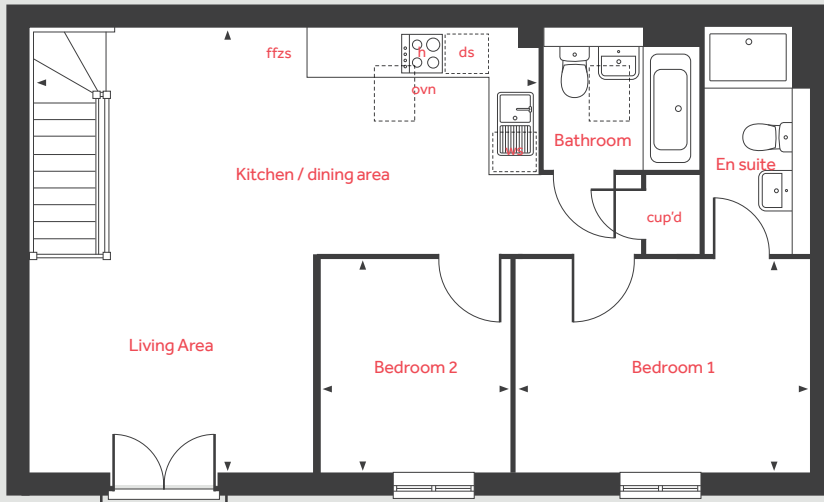
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The Ashbee

2 bedroom home

First floor



First floor

Kitchen / living / dining area

6.91m x 6.04m 22'8" x 19'10"

Bedroom 1

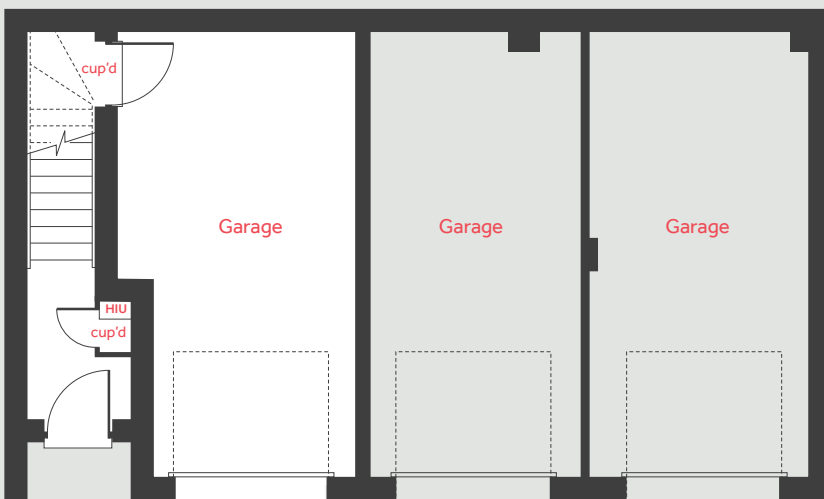
3.99m x 2.88m 13'1" x 9'5"

Bedroom 2

2.88m x 2.60m 9'5" x 8'6"

h	hob	ws	washing machine space
ovn	ovn	HIU	heat interface unit
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



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The Hardwick

2 bedroom home

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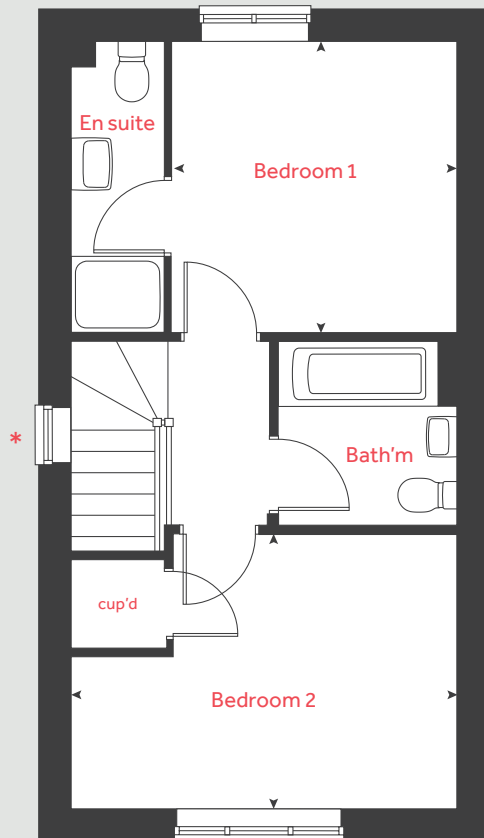
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The Hardwick

2 bedroom home

First floor



Ground floor

Kitchen / dining area

4.08m x 3.15m 13' 5" x 10' 4"

Living room

4.08m x 3.70m 13' 5" x 12' 2"

First floor

Bedroom 1

3.16m x 3.01m 10' 5" x 9' 10"

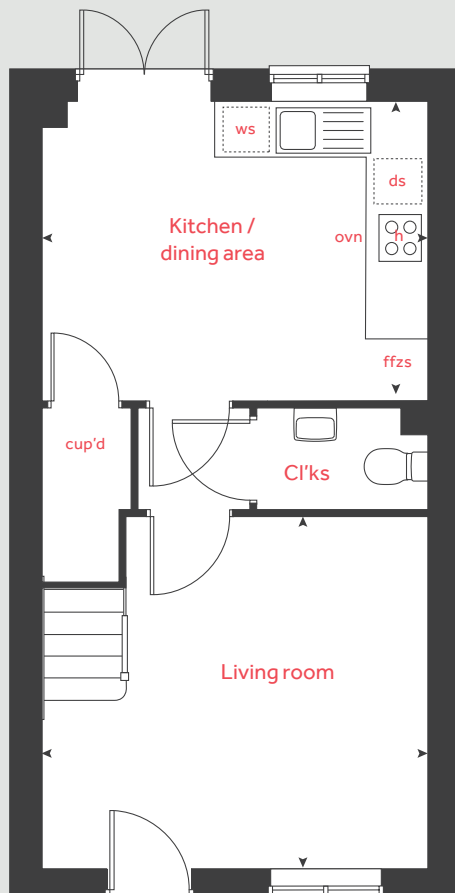
Bedroom 2

4.08m x 2.70m 13' 5" x 8' 10"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

* Window applies to selected plots only. Please see sales consultant for further details.

Ground floor



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The Turner

3 bedroom home

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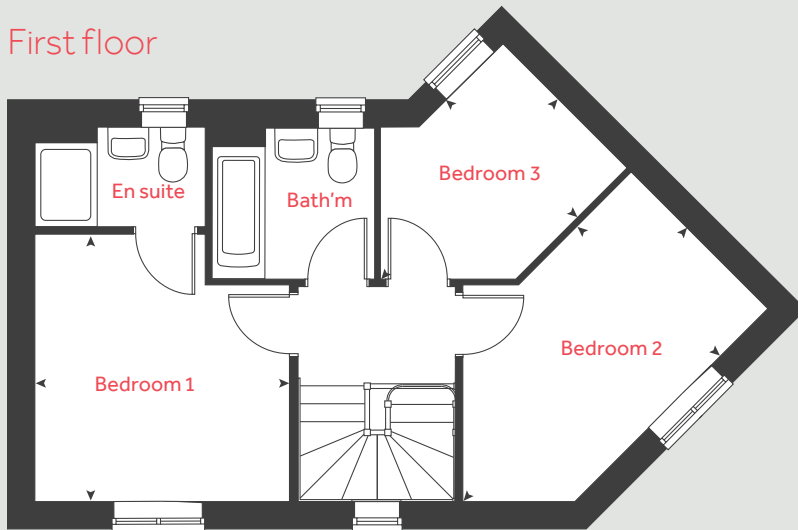
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The Turner

3 bedroom home

First floor



Ground floor

Kitchen / dining room

4.80m x 2.54m 15' 7" x 8' 3"

Living room

4.80m x 3.23m 15' 7" x 10' 5"

First floor

Bedroom 1

3.41m x 3.27m 11' 2" x 10' 7"

Bedroom 2

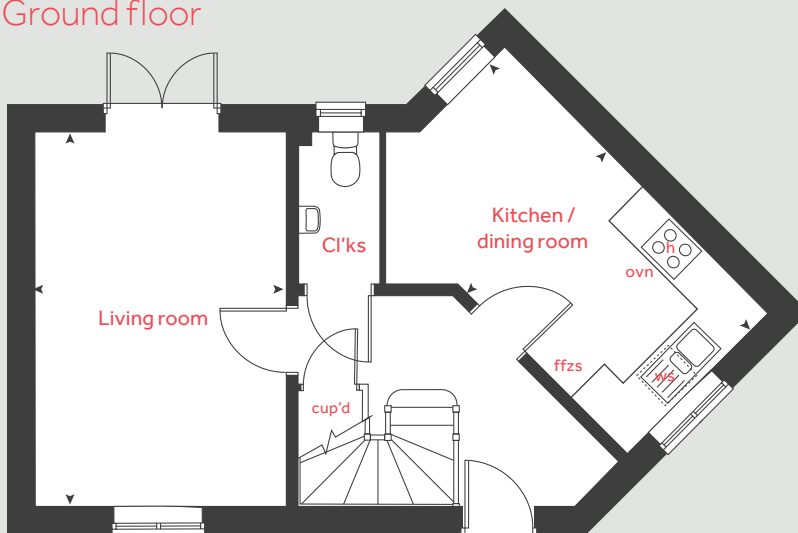
4.50m x 2.46m 14' 7" x 8' 1"

Bedroom 3

3.23m x 2.25m 10' 5" x 7' 4"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points

Ground floor



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The Mountford

3 bedroom home

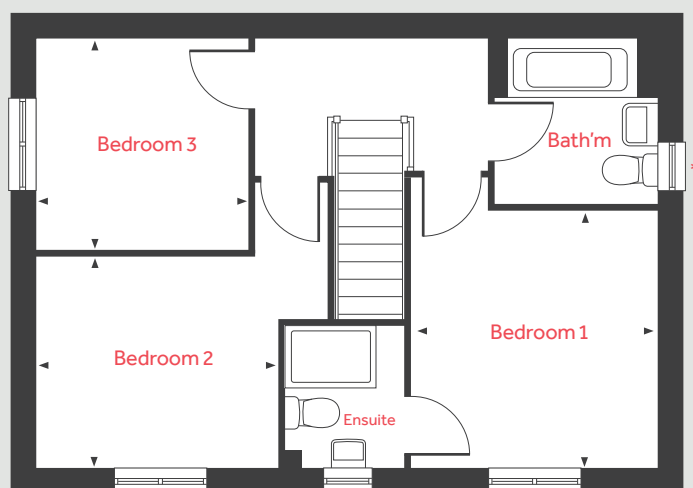
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First floor



The Mountford

3 bedroom home

Ground floor

Living Room

5.59m x 3.11m 18'4" x 10'2"

Kitchen/Dining Area

5.59m x 2.67m 18'4" x 8'9"

First floor

Bedroom 1

3.35m x 3.17m 11'0" x 10'5"

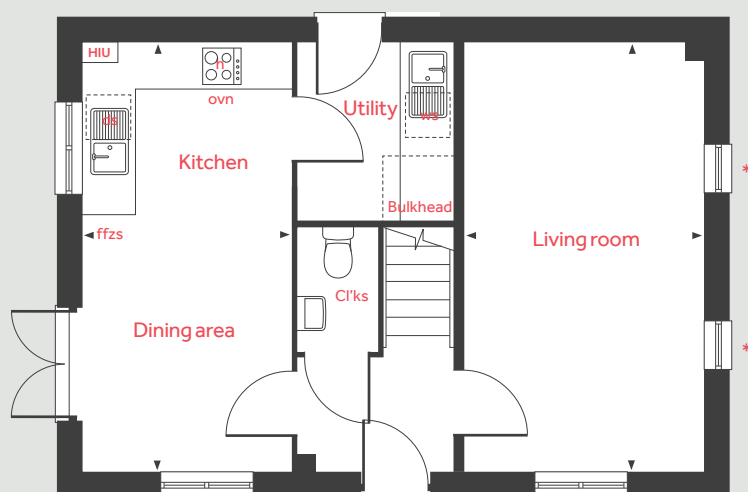
Bedroom 2

3.13m x 2.73m 10'3" x 8'11"

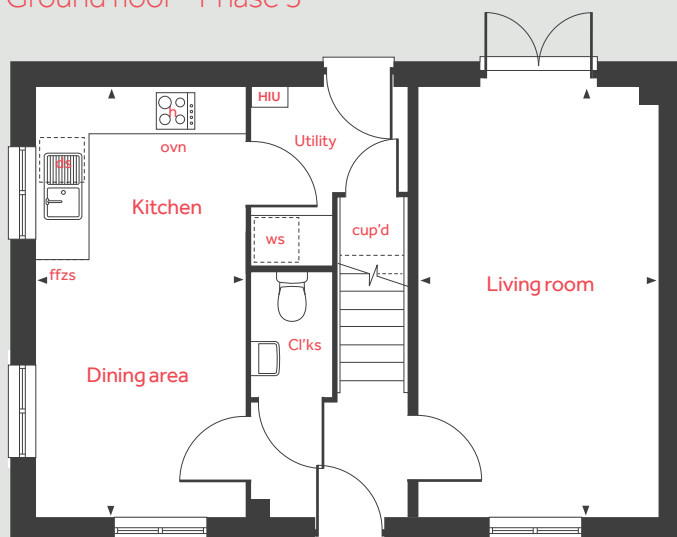
Bedroom 3

2.76m x 2.76m 9'1" x 9'1"

Ground floor - Phase 6



Ground floor - Phase 5



h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	HIU	heat interface unit
ds	dishwasher space	◀ ▶	measuring points

* Window applies to selected plots only. Please see sales consultant for further information.

** Window omitted to selected plots only. Please see sales consultant for further information.

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The Elliot

3 bedroom home

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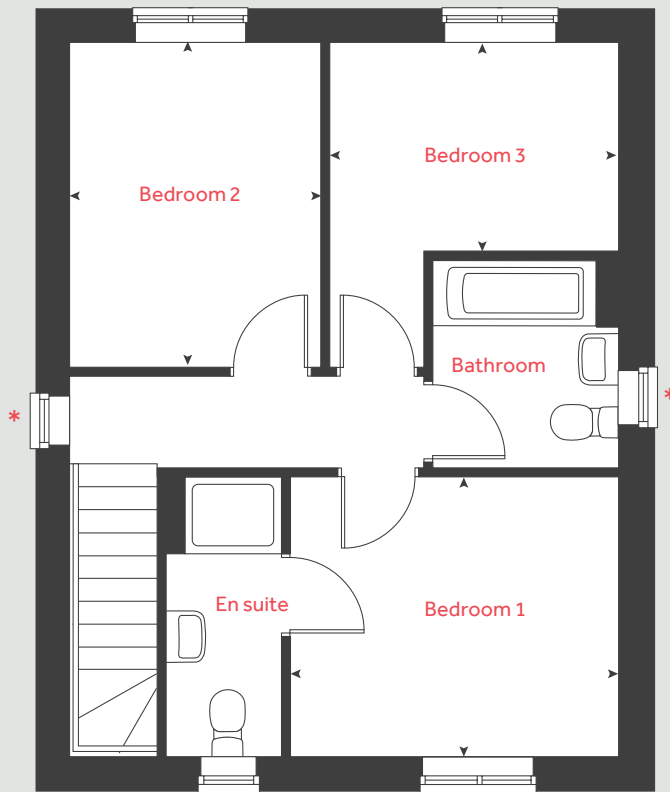
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The Elliot

3 bedroom home

First floor



Ground floor

Kitchen
3.30m x 2.96m 10' 8" x 9' 7"

Living / dining room
5.75m x 4.02m 18' 8" x 13' 1"

First floor

Bedroom 1
3.42m x 3.06m 11' 2" x 10' 0"

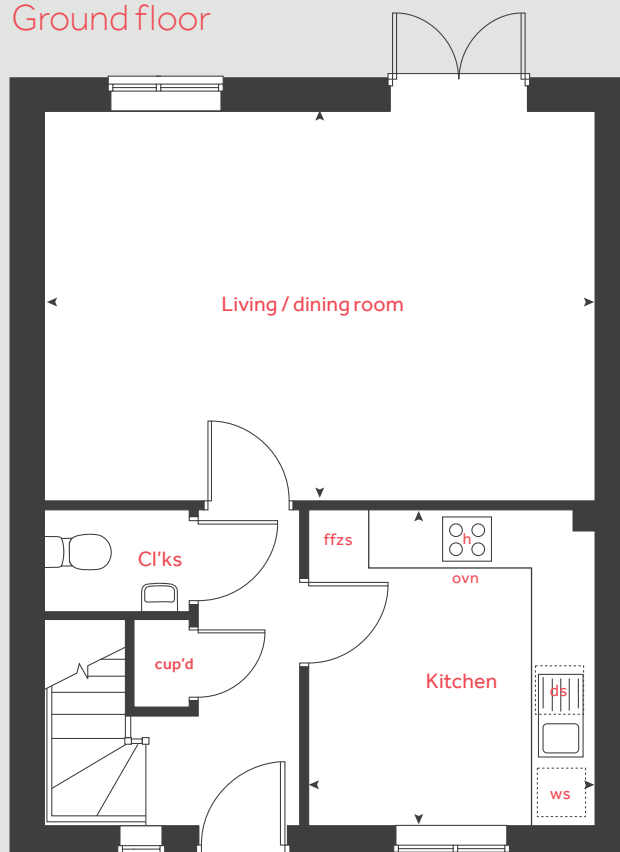
Bedroom 2
3.59m x 3.20m 11' 7" x 10' 4"

Bedroom 3
3.02m x 2.00m 9' 9" x 6' 6"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

* Windows apply to selected plots only. Please see sales consultant for further details.

Ground floor



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The Bloomfield

3 bedroom home

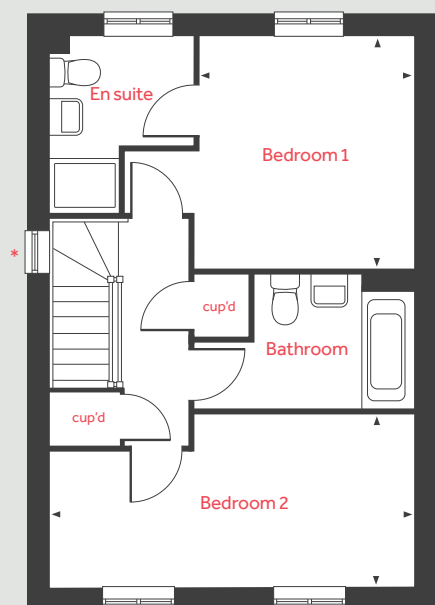
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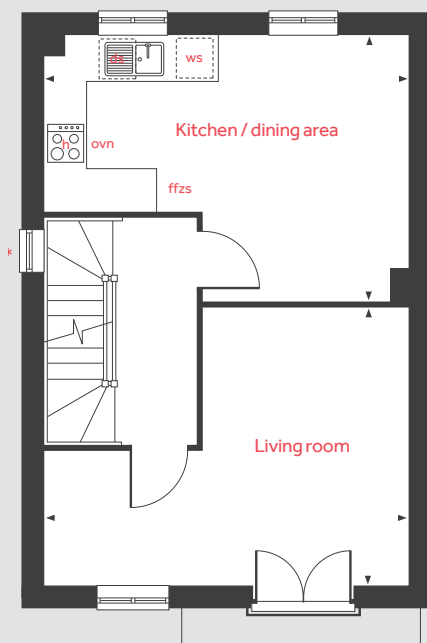
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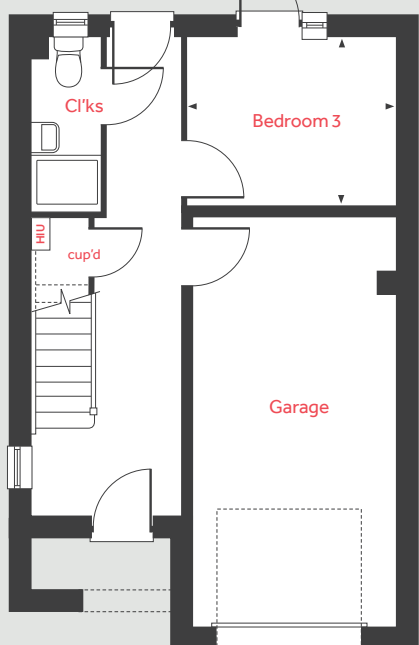
Second floor



First floor



Ground floor



The Bloomfield

3 bedroom home

Ground floor

Bedroom 3

3.06m x 2.46m 10'0" x 8'1"

First floor

Living room

5.32m x 4.07m 17'5" x 13'4"

Kitchen / dining area

5.32m x 3.90m 17'5" x 12'10"

Second floor

Bedroom 1

3.41m x 3.11m 11'2" x 10'2"

Bedroom 2

5.32m x 2.52m 17'5" x 8'3"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	HIU	heat interface unit
ds	dishwasher space	◀ ▶	measuring points

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The Eveleigh

3 bedroom home

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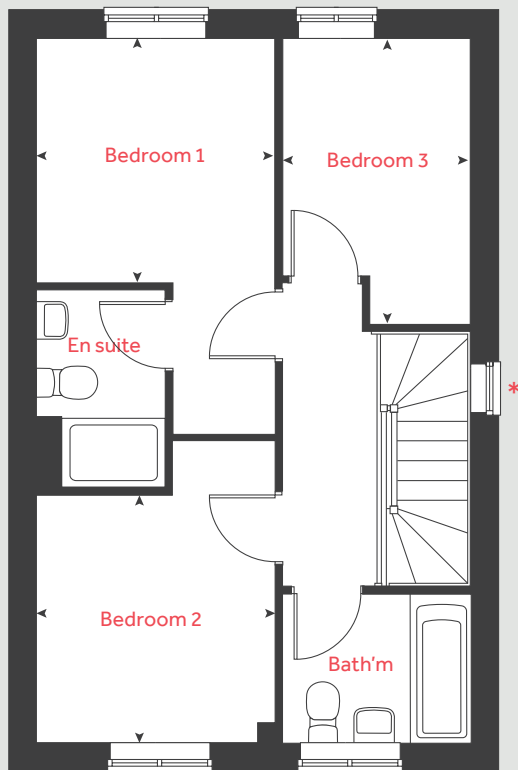
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The Eveleigh

3 bedroom home

First floor



Ground floor

Kitchen / dining area

4.78m x 2.80m 15' 8" x 9' 2"

Living room

4.98m x 3.19m 16' 4" x 10' 5"

First floor

Bedroom 1

2.77m x 2.71m 9' 1" x 8' 10"

Bedroom 2

2.88m x 2.77m 9' 5" x 9' 1"

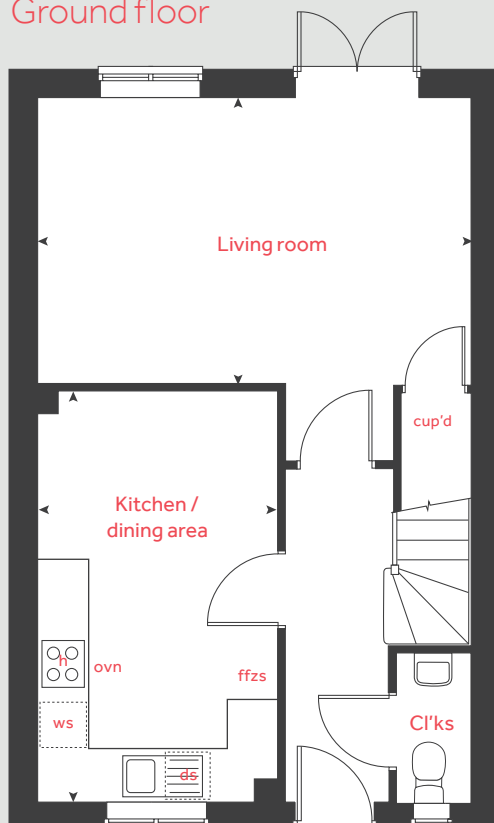
Bedroom 3

3.19m x 2.12m 10' 5" x 6' 11"

h	hob	wm	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
dw	dishwasher space		

* Window applies to selected plots only. Please see sales consultant for further details.

Ground floor



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The Rivington

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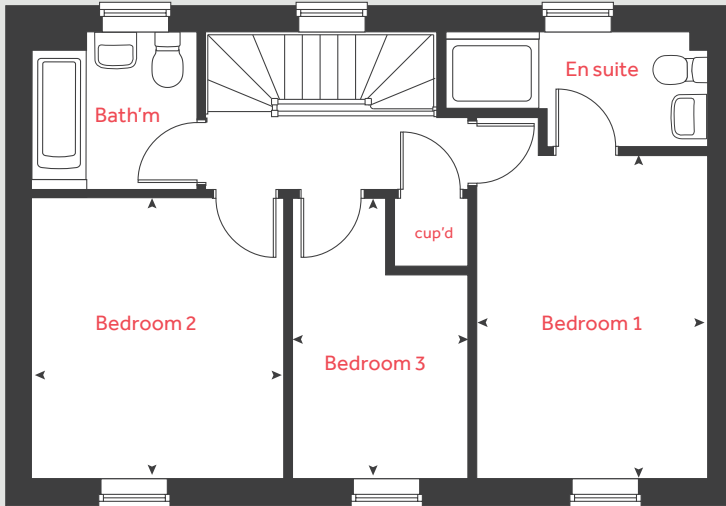
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The Rivington

3 bedroom home

First floor



Ground floor

Kitchen / dining area

5.80m x 3.13m 19' 0" x 10' 3"

Living room

5.80m x 5.50m 19' 0" x 18' 0"

First floor

Bedroom 1

4.17m x 2.97m 13' 8" x 9' 9"

Bedroom 2

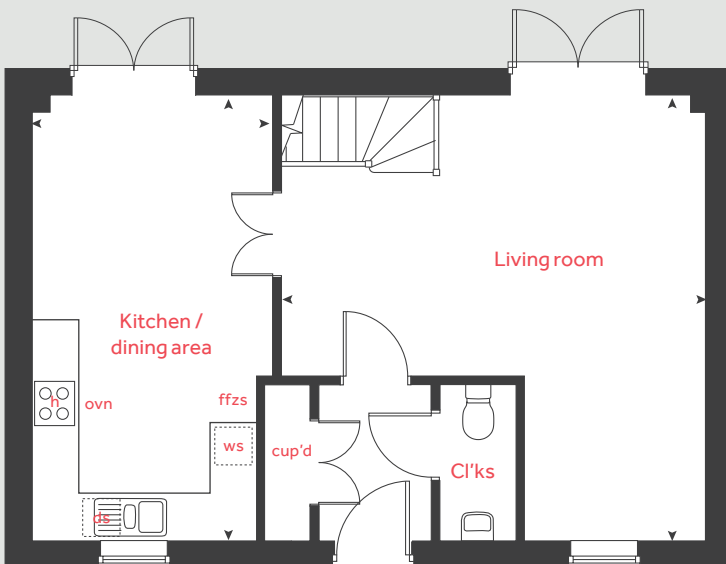
3.61m x 3.27m 11' 10" x 10' 9"

Bedroom 3

3.61m x 2.27m 11' 10" x 10' 8"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



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The Mylne

4 bedroom home

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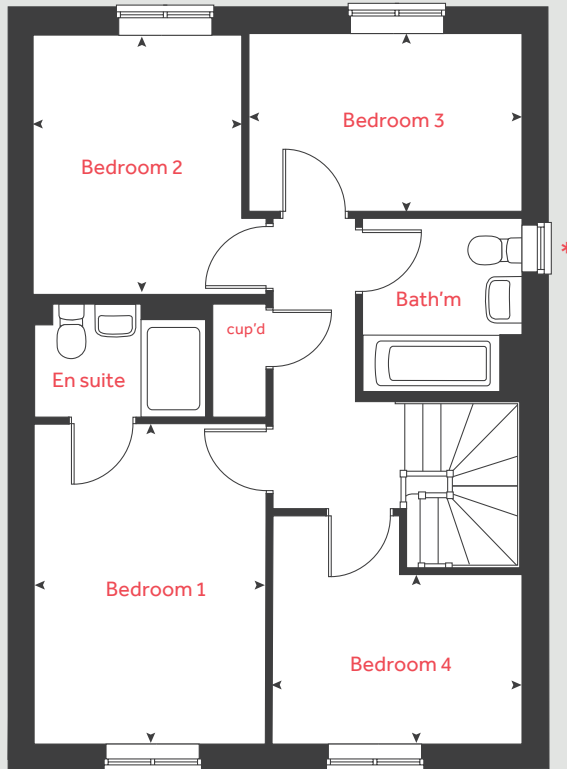
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The Mylne

4 bedroom home

First floor



Ground floor

Kitchen / dining / family area

6.04m x 3.77m 19' 9" x 12' 3"

Living room

4.85m x 3.39m 15' 9" x 11' 1"

First floor

Bedroom 1

3.93m x 2.95m 12' 11" x 9' 7"

Bedroom 2

3.20m x 2.57m 10' 6" x 8' 5"

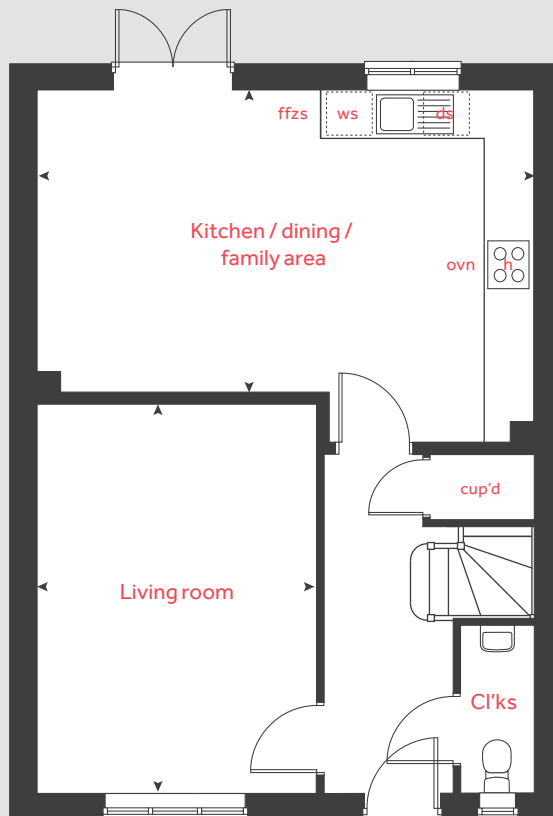
Bedroom 3

3.38m x 2.22m 11' 1" x 7' 3"

Bedroom 4

3.00m x 2.08m 10' 2" x 6' 10"

Ground floor



h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

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The Kempthorne

4 bedroom home

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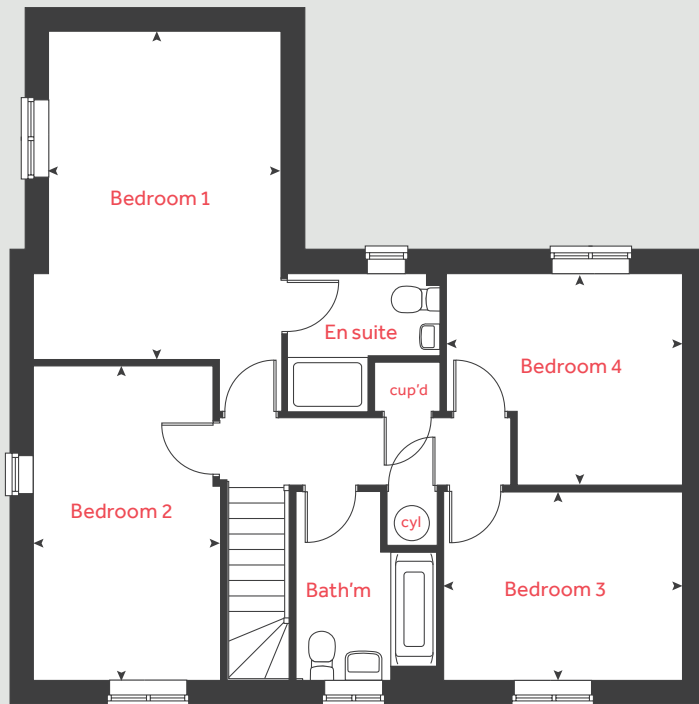
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The Kempthorne

4 bedroom home

First floor



Ground floor

Kitchen / dining room

5.57m x 3.45m 18' 2" x 11' 3"

Living room

6.04m x 3.85m 19' 10" x 12' 8"

Study

2.78m x 2.56m 9' 1" x 8' 5"

First floor

Bedroom 1

4.87m x 3.45m 16' 0" x 11' 3"

Bedroom 2

4.67m x 2.76m 15' 3" x 9' 0"

Bedroom 3

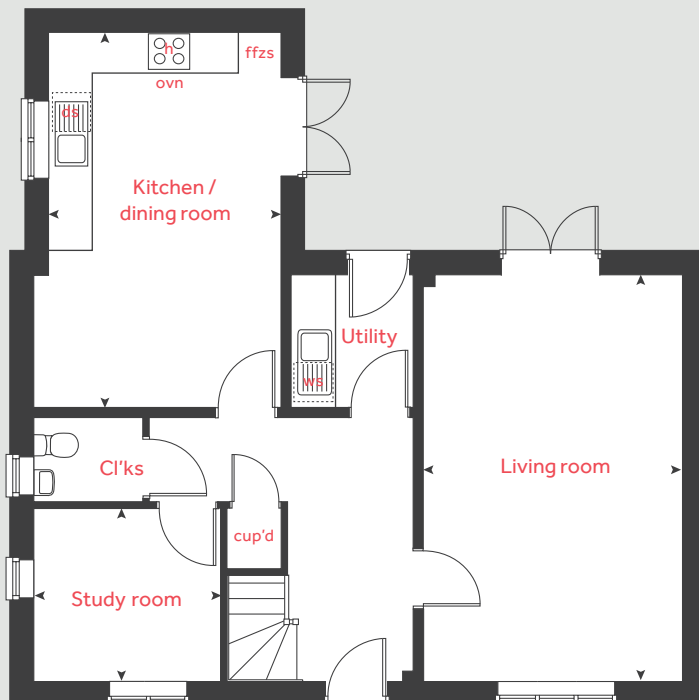
3.52m x 2.80m 11' 7" x 9' 2"

Bedroom 4

3.49m x 3.14m 11' 5" x 10' 3"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	◀ ▶	measuring points
ds	dishwasher space		

Ground floor



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The Goodridge

4 bedroom home

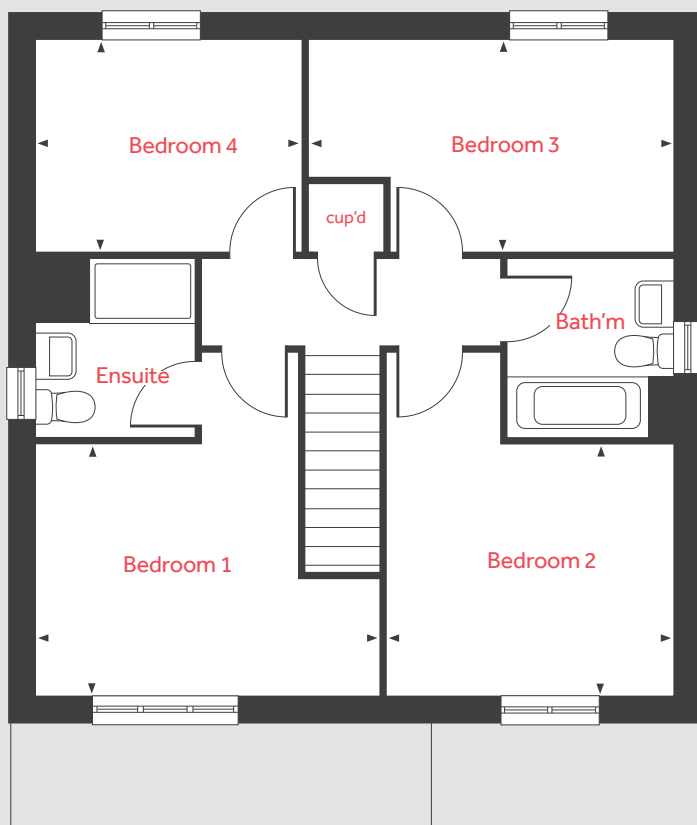
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First floor



The Goodridge

4 bedroom home

Ground Floor

Living room

4.73m x 3.42m 15'6" x 11'3"

Kitchen / dining area

5.72m x 2.96m 18'9" x 9'9"

First floor

Bedroom 1

4.10m x 2.98m 13'5" x 9'9"

Bedroom 2

3.42m x 2.98m 11'3" x 9'9"

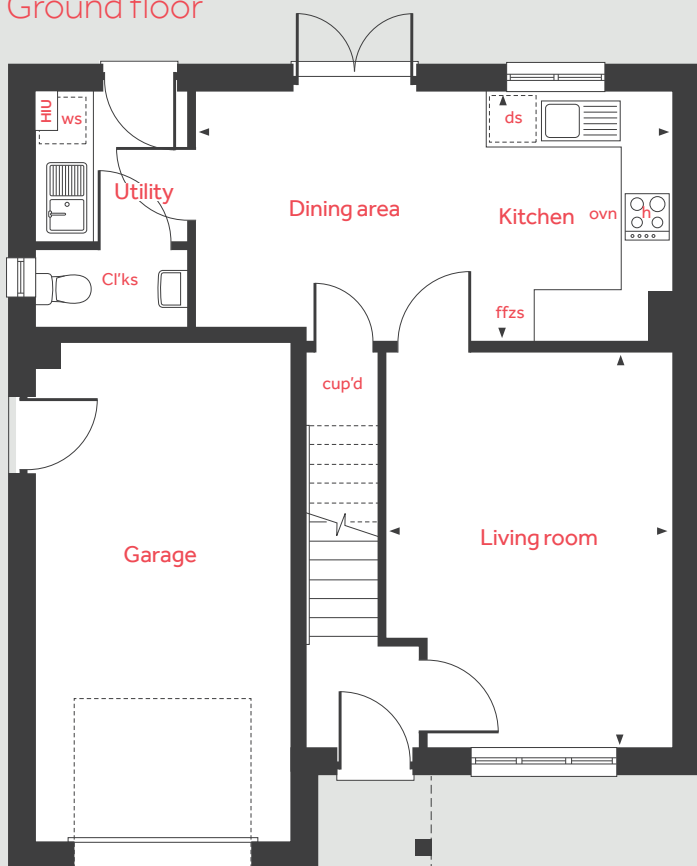
Bedroom 3

4.36m x 2.50m 14'4" x 8'2"

Bedroom 4

3.16m x 2.50m 10'4" x 8'2"

Ground floor



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ovn	oven	cup'd	cupboard
ws	washing machine space	HIU	heat interface unit
ds	dishwasher space	◀ ▶	measuring points

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The Grainger

4 bedroom home

Tithe Barn

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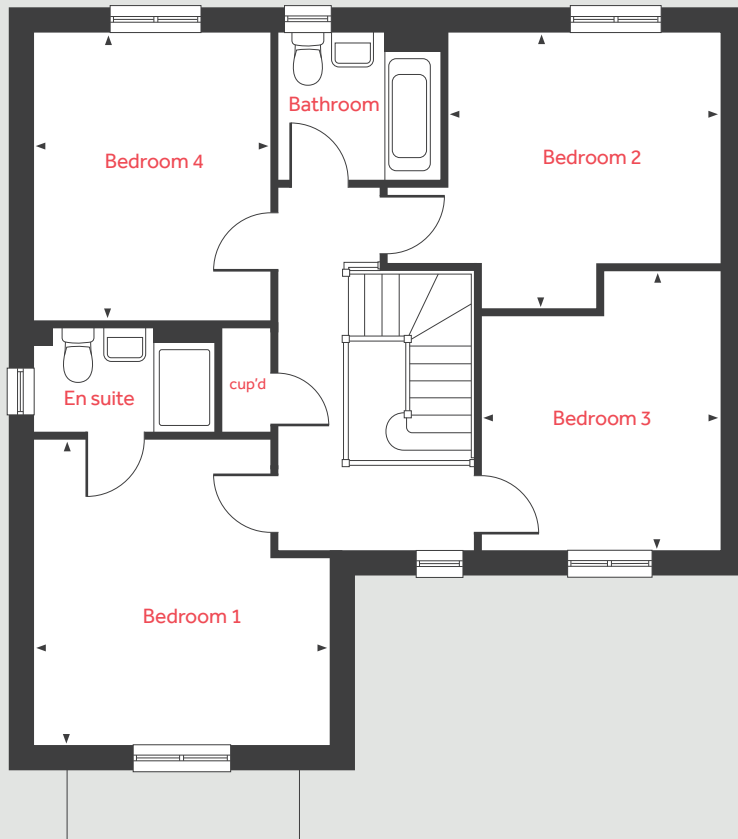
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The Grainger

4 bedroom home

First floor



Ground floor

Living room

4.39m x 3.90m 14'5" x 12'10"

Kitchen / dining area

5.81m x 3.62m 19'1" x 11'11"

First floor

Bedroom 1

4.01m x 3.90m 13'2" x 12'10"

Bedroom 2

3.70m x 3.58m 12'2" x 11'9"

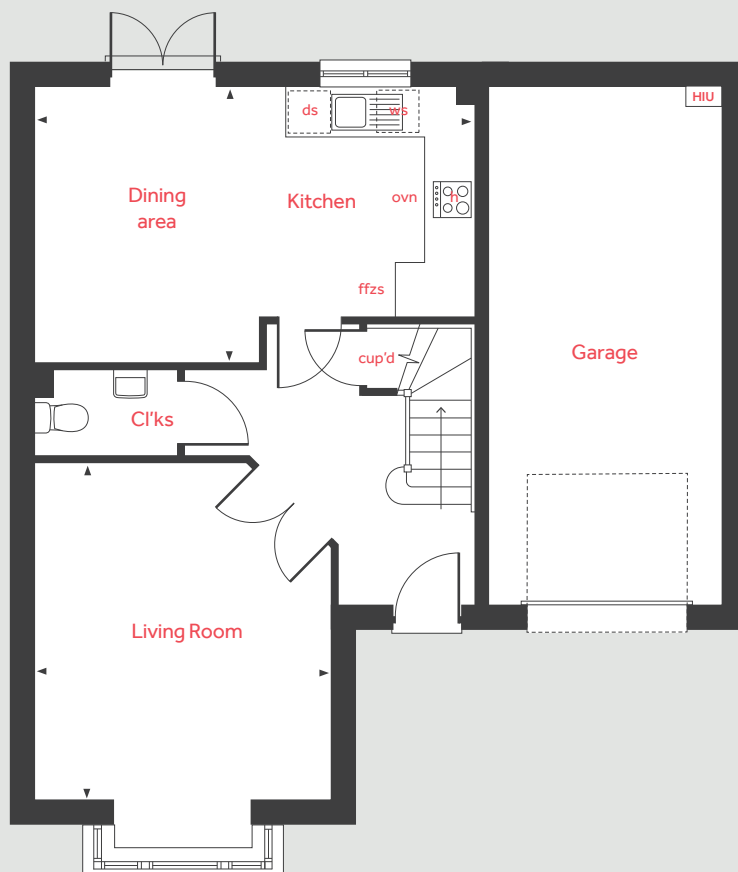
Bedroom 3

3.65m x 3.17m 12'0" x 10'5"

Bedroom 4

3.79m x 3.11m 12'5" x 10'2"

Ground floor



h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	HIU	heat interface unit
ds	dishwasher space	◀ ▶	measuring points

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The Leverton

4 bedroom home

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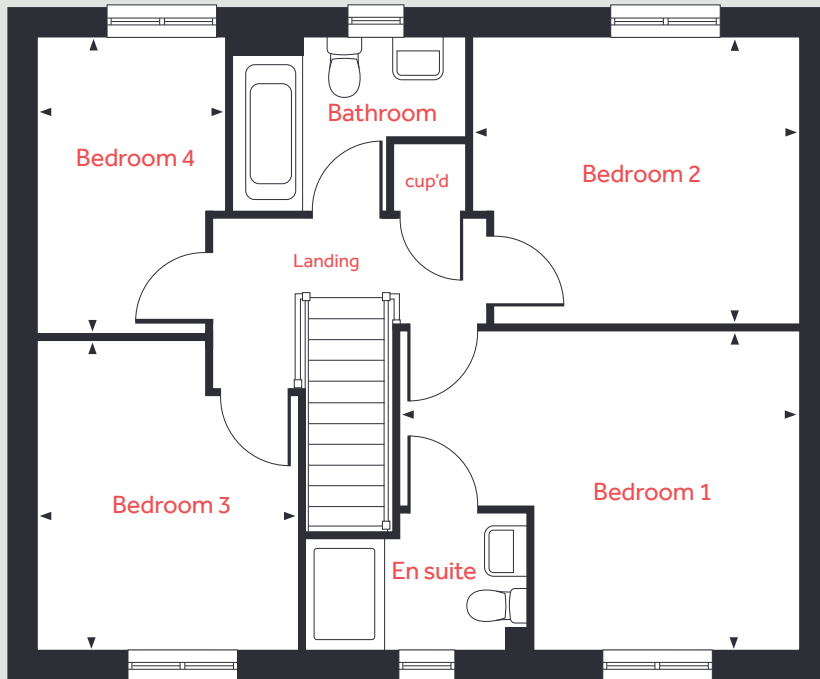
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The Leverton

4 bedroom home

First floor



Ground floor

Living room

4.80m x 3.39m 15' 9" x 11' 1"

Kitchen

2.99m x 2.80m 9' 9" x 9' 2"

Dining area

3.91m x 2.81m 12' 10" x 9' 3"

Study

3.39m x 1.82m 11' 1" x 6' 0"

First floor

Bedroom 1

4.39m x 3.47m 14' 5" x 11' 5"

Bedroom 2

3.58m x 3.15m 11' 9" x 10' 4"

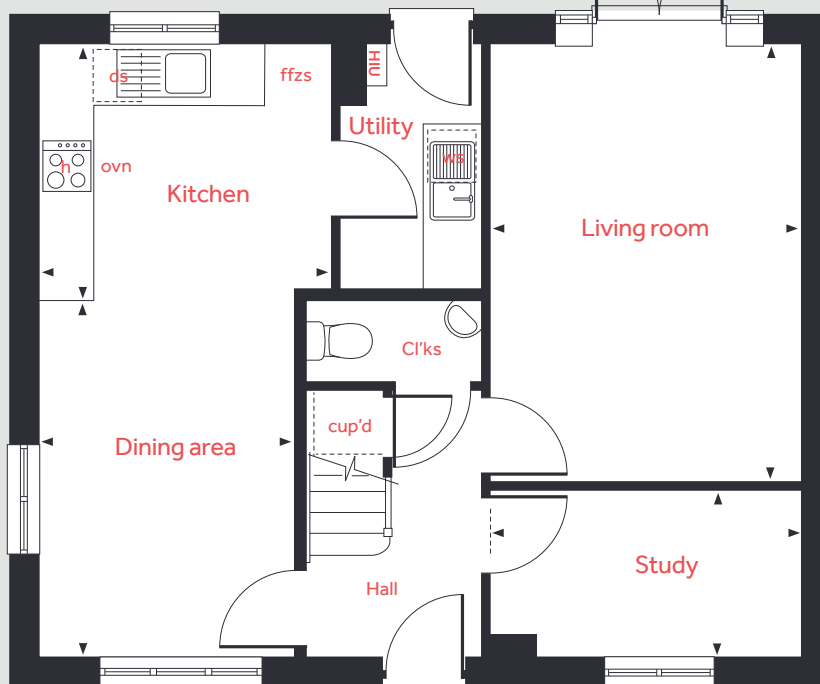
Bedroom 3

3.36m x 2.87m 11' 0" x 9' 5"

Bedroom 4

3.26m x 2.07m 10' 8" x 6' 9"

Ground floor



h	hob	LH	loft hatch
ovn	oven	cup'd	cupboard
ws	washing machine space	HIU	Heat interface unit
ds	dishwasher space	◀ ▶	measuring points
ffzs	fridge freezer space		

* Position of french doors to home 169 only. Please see sales consultant for further information.

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The Ripley

4 bedroom home

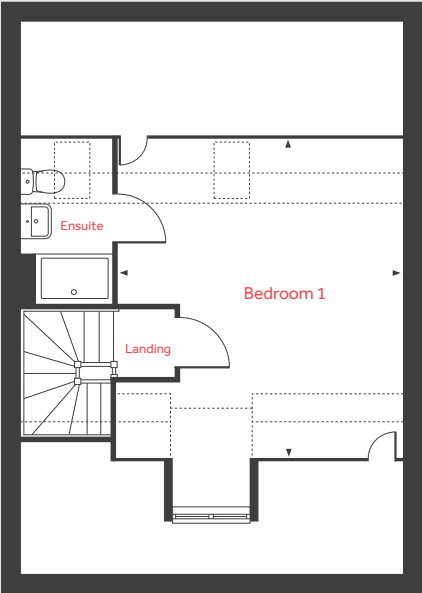
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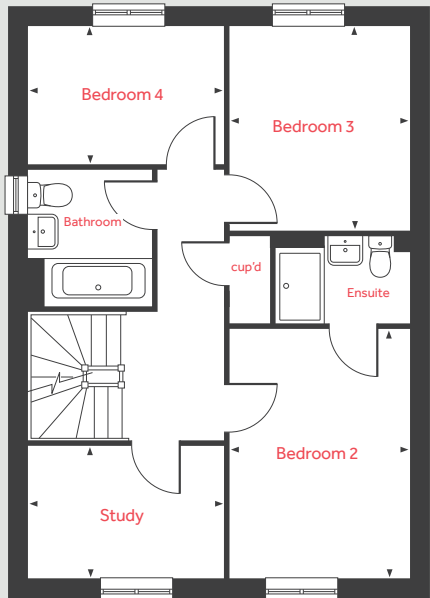
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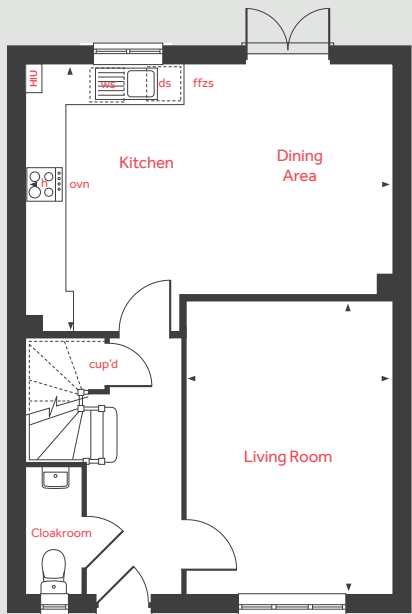
Second floor



First floor



Ground floor



The Ripley

4 bedroom home

Ground floor

Living room	4.83m x 3.39m	15'10" x 11'1"
Kitchen / dining area	6.04m x 4.37m	19'10" x 14'4"

First floor

Bedroom 2	3.93m x 2.86m	12'11" x 9'5"
Bedroom 3	3.20m x 2.86m	10'6" x 9'5"
Bedroom 4	3.08m x 2.15m	10'1" x 7'1"
Study	3.08m x 2.08m	10'1" x 6'10"

Second floor

Bedroom 1	5.12m x 4.50m	16'10" x 14'9"
-----------	---------------	----------------

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	HIU	Heat interface unit
ds	dishwasher space	◀ ▶	Measuring points

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The Fletcher

5 bedroom home

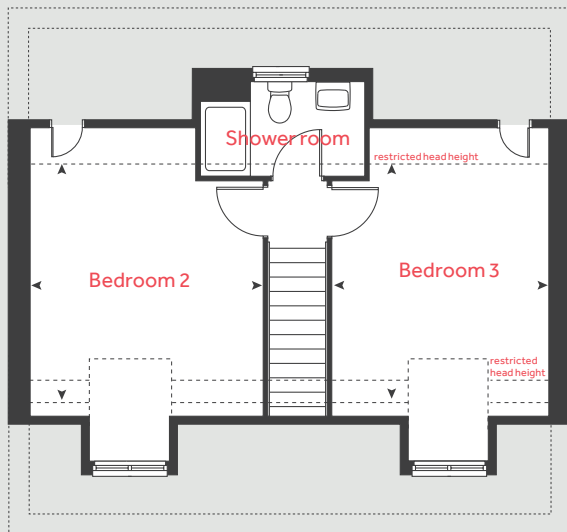
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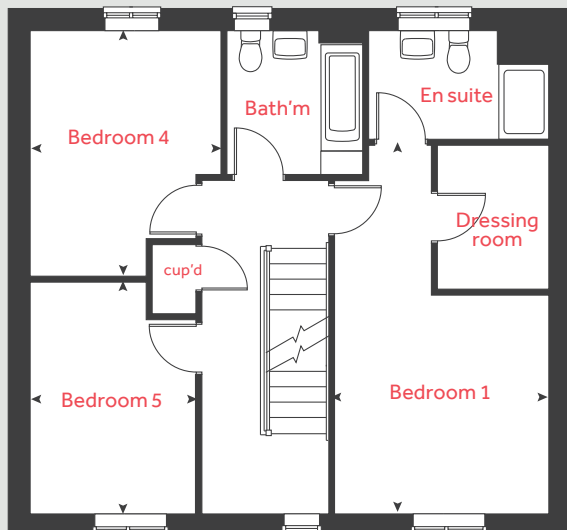
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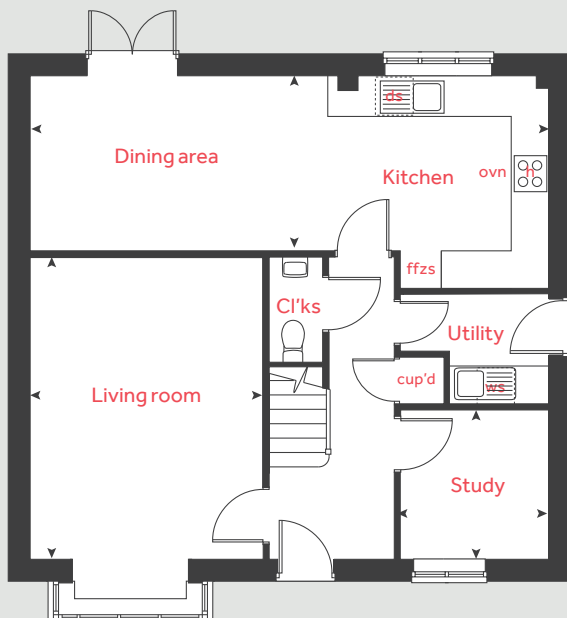
Second floor



First floor



Ground floor



The Fletcher

5 bedroom home

Ground floor

Kitchen / dining area	8.29m x 2.74m	27' 2" x 9' 0"
Living room	4.83m x 3.72m	15' 10" x 12' 2"
Study	2.41m x 2.37m	7' 11" x 7' 9"

First floor

Bedroom 1	5.91m x 3.46m	19' 4" x 11' 4"
Bedroom 4	3.92m x 3.05m	12' 10" x 10' 0"
Bedroom 5	3.72m x 2.67m	12' 2" x 8' 9"

Second floor

Bedroom 2	4.18m x 3.66m	13' 7" x 12' 0"
Bedroom 3	4.18m x 3.46m	13' 7" x 11' 4"

h	hob	ds	dishwasher space
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	cup'd	cupboard
ws	washing machine space	< >	measuring points

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Specification

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Specification

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Each home will be independently surveyed during construction by Premier Guarantee, who will issue their 10 year warranty certificate on completion of the home.

	1, 2 & 3 bedroom homes	4 & 5 bedroom homes
Kitchen		
Fitted kitchen with laminate worktop and upstand	■	■
Single built-under oven	■	■
Electric hob	■	■
Chimney extractor hood		■
Integrated extractor hood	■	
Stainless steel splashback	■	■
Spaces for dishwasher and washing machine, with plumbing and electrical supply	■	■
Single bowl stainless steel sink with mixer tap	■	■
Multigrid appliance switching to kitchen	■	■
Bathroom, en suites and cloakroom		
Contemporary white sanitary ware and chrome fittings	■	■
Half height tiling to wall with bath	■	■
Full height tiling to shower areas	■	■
Splashback tiling to basins only	■	■
Electrical and lighting		
TV & BT points to living room	■	
TV & BT points to living room and family room		■
Pendant light fittings to other rooms including low energy fittings	■	■
White plastic switchplates and sockets	■	■
Other		
Walls in matt white emulsion	■	■
Ceilings – flush smooth finish in white emulsion	■	■
Internal woodwork in gloss white	■	■
White Premdor Ladder Door with brass satin finish ironmongery	■	■
District heating system	■	■
External door with multipoint locking system	■	■
Low energy external light to front door	■	■

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.

Produced by the Vistry Group Design Studio.

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