

Seymour Place

Undy



Seymour Place Undy

A collection of 2, 3 and 4 bedroom homes in the picturesque location of Undy, Monmouthshire.

Undy and neighbouring Magor, form a busy parish with shops, primary schools, pubs and businesses and nearby Caldicot has supermarkets, a leisure centre, secondary school and impressive medieval castle.

So, if you're looking for a quality new home in a Monmouthshire village within easy reach of Newport, Cardiff and Bristol, your search ends here!

It's about 1 mile to Junction 23A of the M4 for Newport, 10 miles away and Cardiff 21 miles, or if you go east over the Severn Bridge, Bristol is 24 miles. It's only 29 miles to Bristol Airport and from the Severn Tunnel Junction at Rogiet, just 3 miles from Seymour Place, trains run regularly to Newport, Cardiff, Bristol and beyond.

Seymour Place

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Seymour Place

Undy

Development layout



4 bedroom home

- The Aslin
- The Myline
- The Pembroke

3 bedroom home

- The Eveleigh
- The Mountford

2 bedroom home

- The Harcourt

- Bovis Homes development
- Affordable housing

- ▴ Embankment slope
- ▼ visitor space

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please see our sales consultant for further details.



Around the local neighbourhood

1

Undy Primary School
NP26 3LZ

2

Caldicot Comprehensive
NP26 5XA

3

Co-op Convenience Store
NP26 3EG

4

Magor Marsh Nature Reserve
NP26 3DD

5

Caldicot Leisure Centre
NP25 4BN

6

Asda Supermarket
NP26 5DB

7

Newport Retail Park
NP19 4QQ

8

Severn Tunnel Junction
Train Station
NP26 3WF

9

Coleg Gwent
NP19 4TS

10

Aust Cliff and Beach
BS35 4BL

11

Dewstow Gardens
and Grottoes
NP26 5AH

12

Caldicot Castle and
Country Park
NP26 4HU

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Bristol BS8 1EH. T: 0117 930 4949
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HOME BUILDERS

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The Harcourt

2 bedroom home

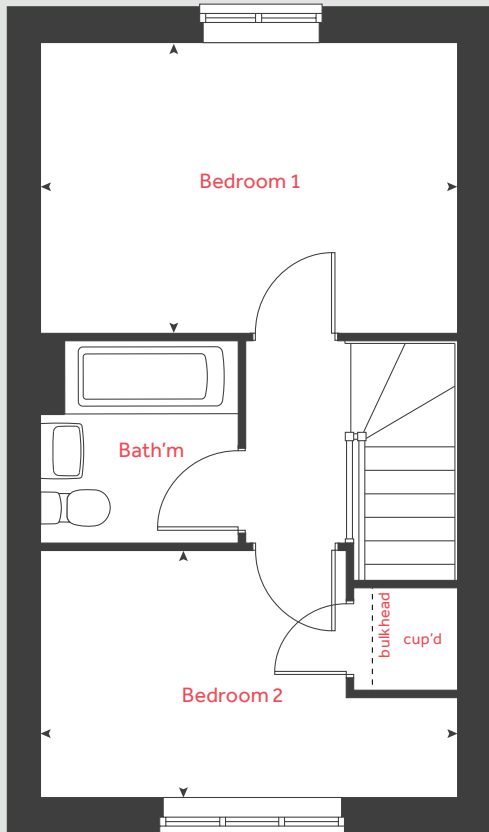
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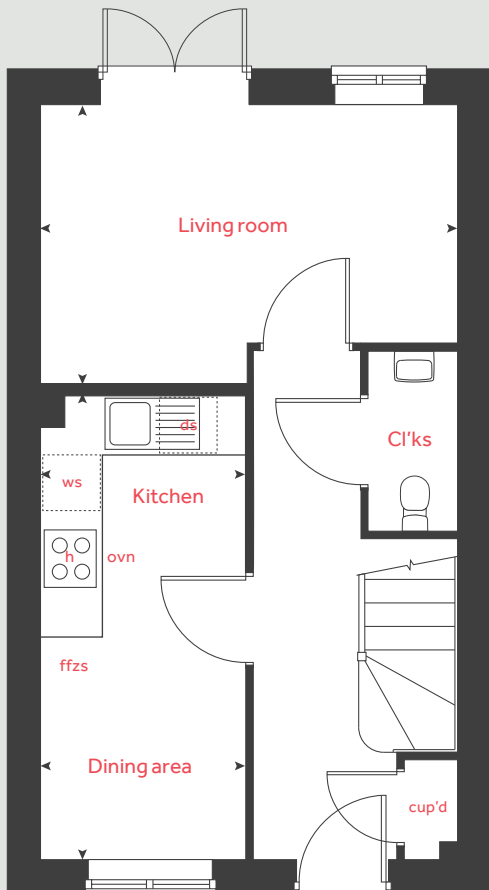
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First floor



Ground floor



The Harcourt

2 bedroom home

Homes 22, 23, 27, 28, 29
34, 36, 37, 38, 39, 40 and 41

Ground floor

Kitchen / dining area

4.58m x 2.01m 15' 0" x 6' 7"

Living room

4.11m x 2.71m 13' 6" x 8' 10"

First floor

Bedroom 1

4.11m x 2.84m 13' 6" x 9' 4"

Bedroom 2

4.11m x 2.41m 13' 6" x 7' 11"

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

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best products to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please see our sales consultant.

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The Eveleigh

3 bedroom home

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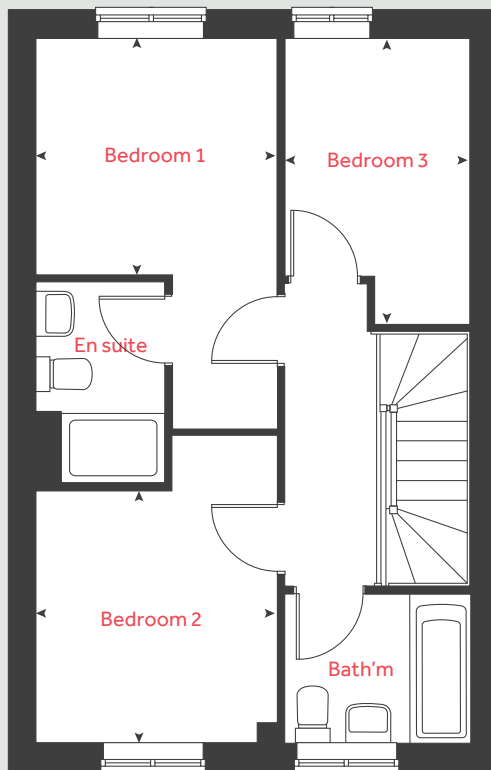
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The Eveleigh

3 bedroom home

Homes 5 and 6

First floor



Ground floor

Kitchen / dining area

4.77m x 2.80m 15' 8" x 9' 2"

Living room

4.98m x 3.20m 16' 4" x 10' 6"

First floor

Bedroom 1

2.77m x 2.71m 9' 1" x 8' 11"

Bedroom 2

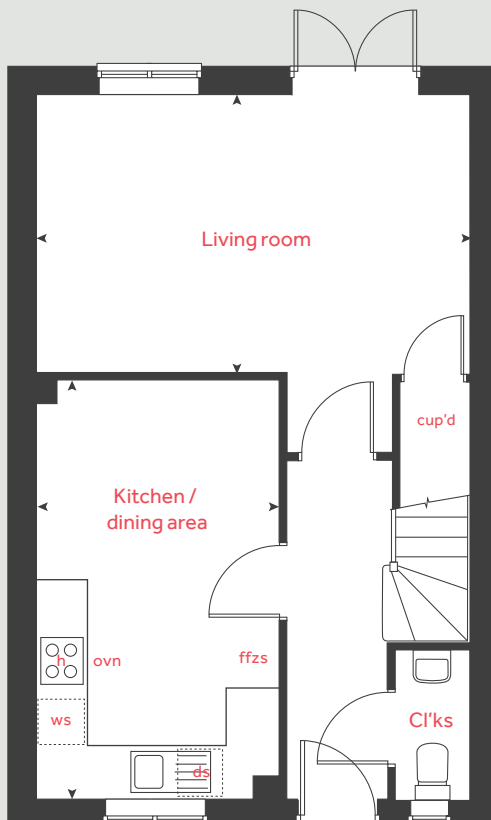
2.89m x 2.77m 9' 6" x 9' 1"

Bedroom 3

3.19m x 2.12m 10' 6" x 7' 0"

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 Mountford

3 bedroom home

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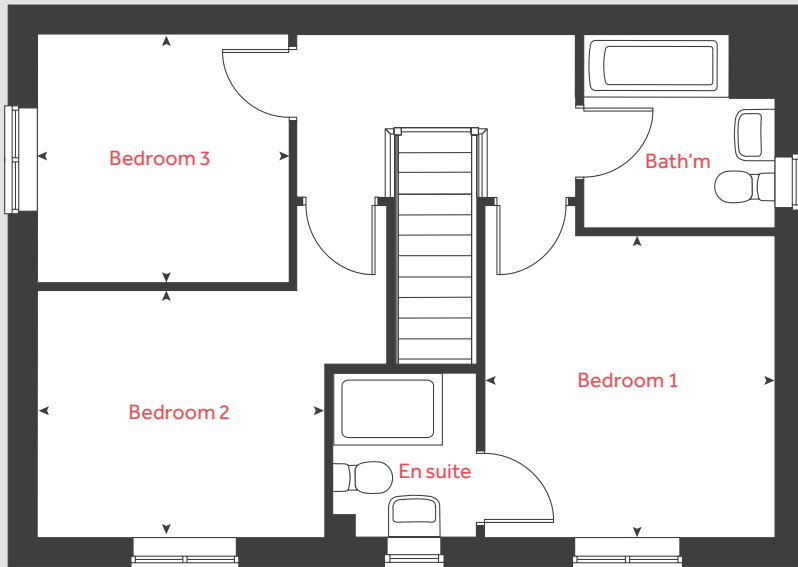
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The Mountford

3 bedroom home

Home 30

First floor



Ground floor

Kitchen / dining area

5.59m x 2.69m 18' 5" x 8' 8"

Living room

5.59m x 3.11m 18' 4" x 10' 3"

First floor

Bedroom 1

3.36m x 3.18m 11' 0" x 10' 5"

Bedroom 2

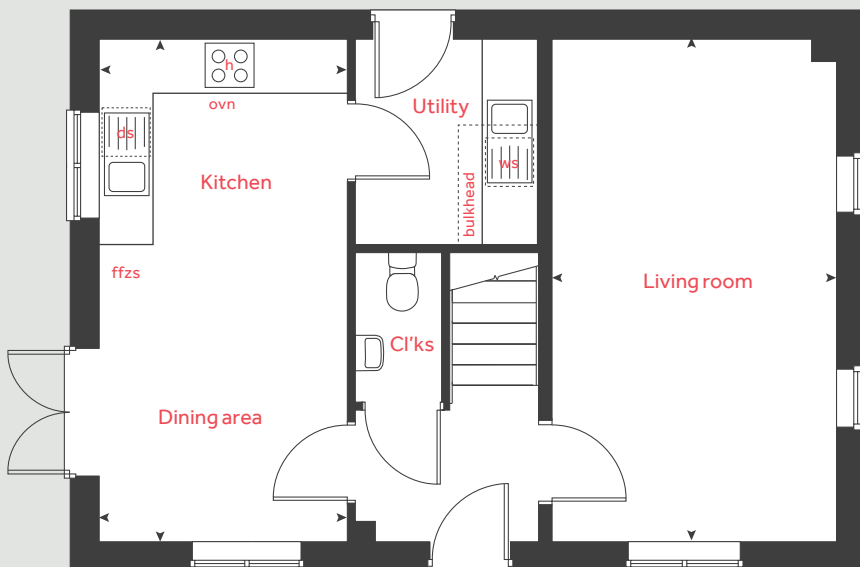
3.14m x 2.74m 10' 3" x 9' 0"

Bedroom 3

2.76m x 2.75m 9' 1" x 9' 1"

h	hob	ds	dishwasher space
ovn	oven	ffzs	fridge freezer space
ws	washing machine space	cup'd	cupboard
ts	tumble dryer space	< >	measuring points

Ground floor



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The Aslin

4 bedroom home

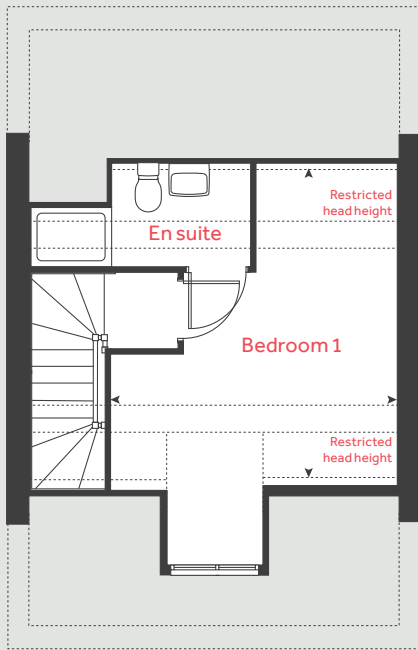
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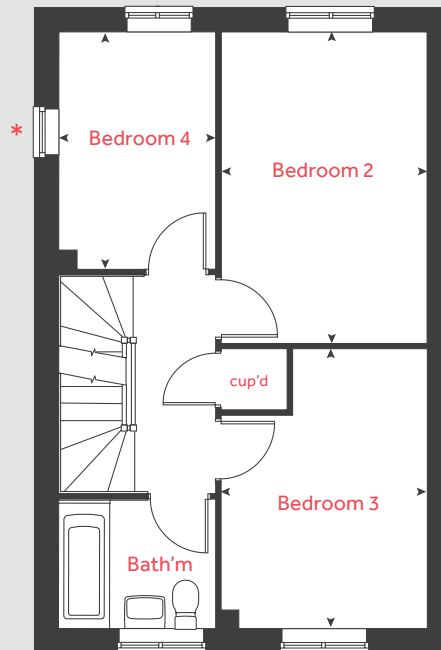
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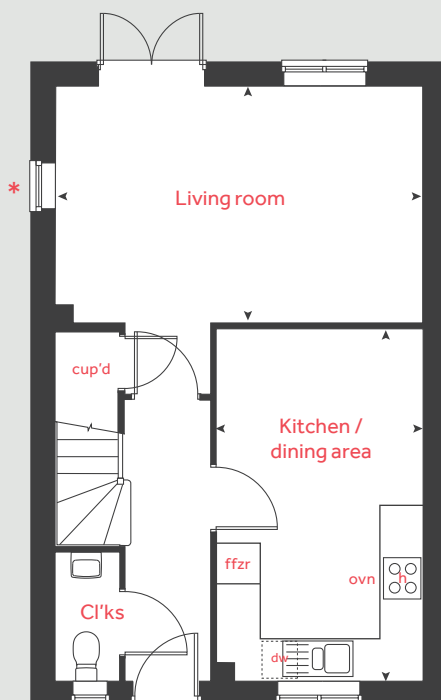
Second floor



First floor



Ground floor



The Aslin

4 bedroom home

Home 3, 4, 7, 8, 33 and 35

Ground floor

Kitchen / dining area

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

Living room

4.98m x 3.16m 16' 4" x 10' 4"

First floor

Bedroom 2

4.19m x 2.76m 13' 9" x 9' 1"

Bedroom 3

3.76m x 2.76m 12' 4" x 9' 1"

Bedroom 4

3.17m x 2.10m 10' 5" x 6' 11"

Second floor

Bedroom 1

4.29m x 3.85m 14' 1" x 12' 8"

h	hob	dw	dishwasher
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	◀ ▶	measuring points

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

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The Mylne

4 bedroom home

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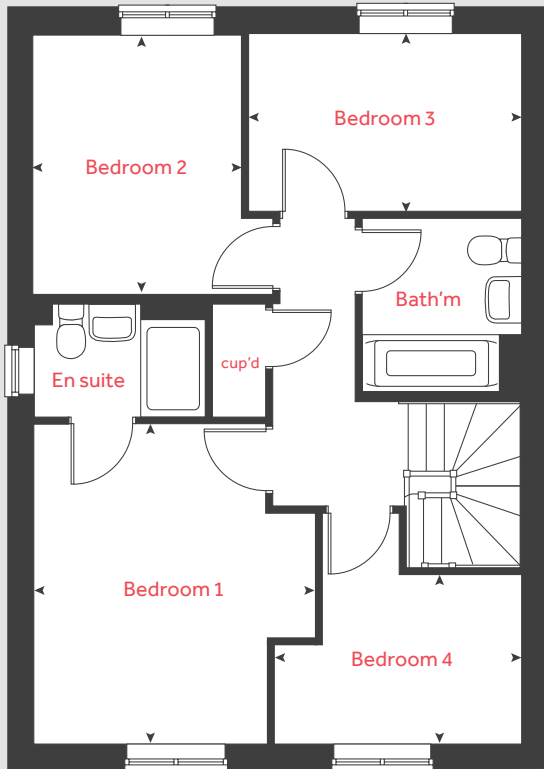
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The Mylne

4 bedroom home

Home 2, 9 and 26

First floor



Ground floor

Kitchen / dining / family area

6.01m x 3.75m 19' 8" x 12' 3"

Living room

4.83m x 3.39m 15' 10" x 11' 2"

First floor

Bedroom 1

3.95m x 3.46m 13' 0" x 11' 4"

Bedroom 2

3.20m x 2.56m 10' 6" x 8' 5"

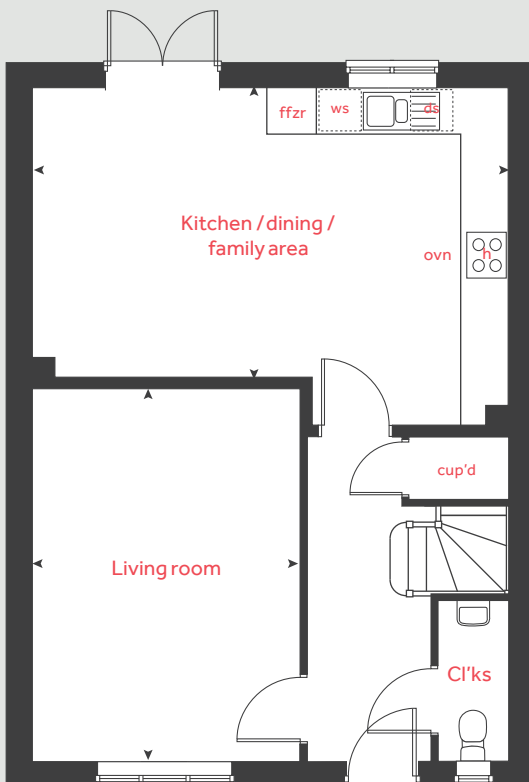
Bedroom 3

3.36m x 2.22m 11' 0" x 7' 3"

Bedroom 4

3.10m x 2.10m 10' 2" x 6' 11"

Ground floor



h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzr	fridge freezer	< >	measuring points
ds	dishwasher space		

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The Pembroke

4 bedroom home

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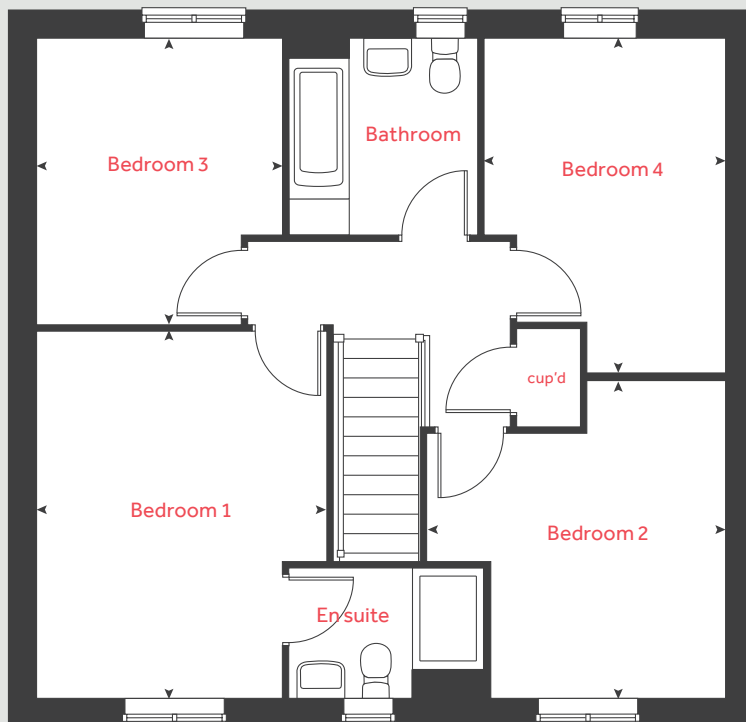
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The Pembroke

4 bedroom home

Homes 1, 24, 25, 31 and 32

First floor



Ground floor

Kitchen / family / dining area

8.07m x 3.34m 26' 6" x 11' 0"

Living room

4.83m x 3.49m 15' 10" x 11' 5"

Study

2.41m x 2.36m 7' 11" x 7' 9"

First floor

Bedroom 1

4.29m x 3.39m 14' 1" x 11' 1"

Bedroom 2

3.72m x 2.75m 12' 3" x 9' 0"

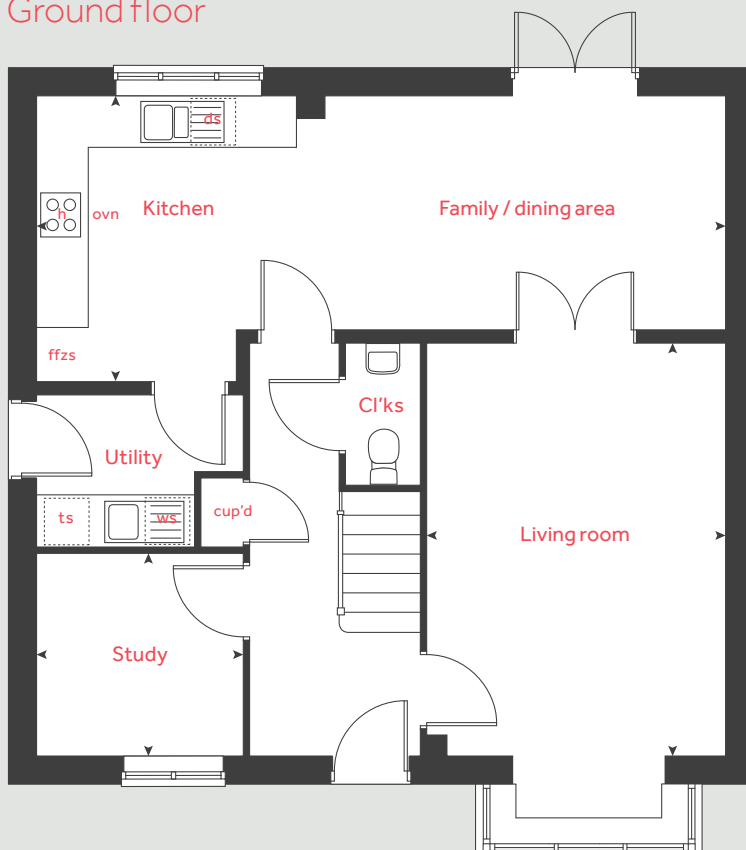
Bedroom 3

3.35m x 2.87m 11' 0" x 9' 5"

Bedroom 4

3.92m x 2.82m 12' 11" x 9' 3"

Ground floor



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

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Specification

We give you so much more

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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Seymour Place

Undy

We give you so much more

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

Kitchen		2 bedroom The Harcourt	3 bedroom The Eveleigh The Mountford	4 bedroom The Aslin The Mylne The Pembroke
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 (60cm) 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 sanitaryware	■	■	■	■
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



Doors and Windows		2 bedroom The Harcourt	3 bedroom The Eveleigh The Mountford	4 bedroom The Aslin The Mylne The Pembroke
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 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	■	■	■	■
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 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	■	■	■	■