

The Berries

PAIGNTON, DEVON

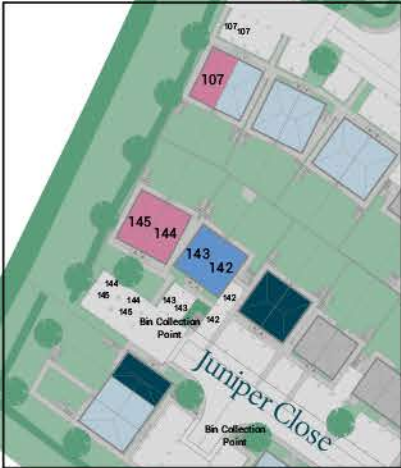
A new collection of 2 & 3 bedroom
Shared Ownership homes in an idyllic location

A home of your own

Site Plan

Key

- Two Bedroom Houses
- Three Bedroom Houses
- LGAH Rented Homes
- LGAH Completed Homes
- Barratt Homes



Layout is indicative only and subject to change by the developer [and subject to detailed design]. Parking positions to be confirmed. The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

Two Bedroom Houses

Plots 142 & 143*

* PLOT 143 IS HANDED FROM THE PLANS DRAWN



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

Key

FF - FRIDGE / FREEZER B - BOILER WM - SPACE FOR WASHING MACHINE

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.

The floor plans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change, please ask a Sales Consultant for further information. Computer generated image are for illustrative purposes only, plot specific elevations may vary.

Dimensions

TOTAL AREA: 77.8 SQ M 837 SQ FT

	Length	Width	Length	Width
Living/ Dining/ Kitchen	8.59m x 3.53m	28' 2" x 11' 7"		
Bedroom 1	4.55m x 3.49m	14' 11" x 11' 5"		
Bedroom 2	4.55m x 3.49m	14' 11" x 11' 5"		



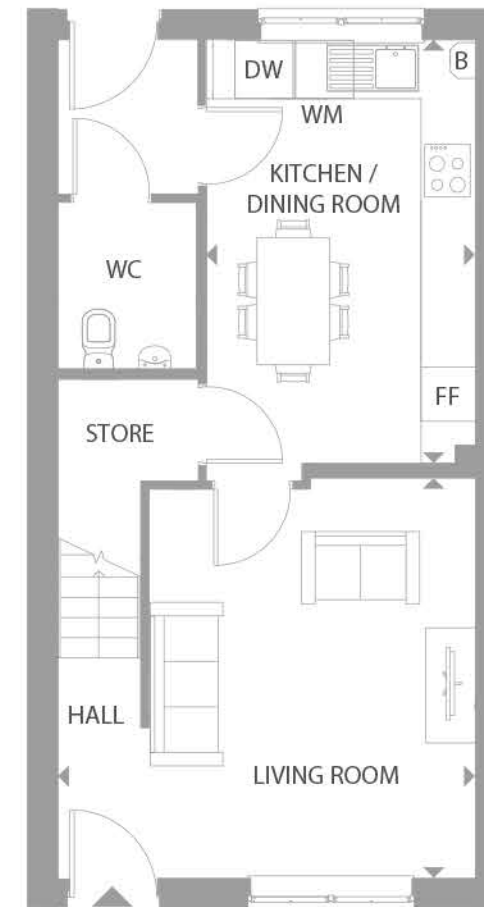
Three Bedroom Houses

Plots 107*, 144 & 145*

* PLOT 107 & 145 IS HANDED FROM THE PLANS DRAWN



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

Key

FF - FRIDGE / FREEZER B - BOILER DW - SPACE FOR DISHWASHER WM - SPACE FOR WASHING MACHINE

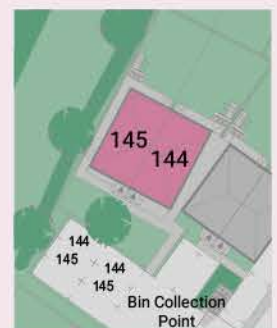
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Dimensions

TOTAL AREA: 86.2 SQ M 928 SQ FT

	Length	Width	Length	Width
Living Room	4.65m x 4.47m	15' 3" x 14' 8"		
Kitchen/ Dining Room	4.71m x 3.00m	15' 6" x 9' 10"		
Bedroom 1	4.65m x 3.04m	15' 3" x 10' 0"		
Bedroom 2	3.07m x 2.21m	10' 1" x 7' 3"		
Bedroom 3	4.19m x 2.37m	13' 9" x 7' 9"		



Specification



Images depict a typical Legal & General Affordable Homes property

Kitchen

- Contemporary kitchen with chrome handles, soft close cupboards and pelmet lighting
- Laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Stainless steel multi-function oven, gas hob and stainless steel chimney hood
- Integrated fridge/freezer
- Space for washing machine
- Removable base unit and plumbing for future installation of dishwasher

Cloakroom

- Contemporary white close coupled toilet and basin with chrome mixer tap
- Splashback tiling to basin

Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap.
- Glass shower screen to bath
- Thermostatic shower over bath
- Wall tiling to bath and splashback tiling to basin area
- Chrome heated towel rail

Flooring

- Amtico flooring to ground floor and bathroom
- Carpet to stairs, landing and bedrooms

General

- White PVCu double glazed windows
- Architraves, skirtings and stairs painted in white satin wood
- Walls and ceilings painted in 'Almond White' matt emulsion
- White panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12 year build warranty

Electrical

- Track light to kitchen*
- Light fitting to cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room
- Telephone point to hall and lounge
- Smoke and carbon monoxide detectors
- Extractor fan to cloakroom and bathroom
- Shaver socket to bathroom

External

- Two parking bays per property
- Paved patio area
- Turf to rear garden
- 1.8m high timber fencing to rear garden
- Light to front and rear elevations
- Shed

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. *Some plots may have downlights to the kitchen. Please speak to the sales consultant for details. Details are correct at the time of going to print.

How to find us



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Call to book an appointment

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