

# Rivel's Green Cullompton

## Specification

### Cloakroom

- White Duravit D Code sanitaryware with chrome Vado fittings\*
- White Duravit toilet seat\*
- Choice of wall tiles up to 600mm wide and 600mm high over basin\*

### Kitchen

- Fitted kitchen with comprehensive choice of ranges
- Choice of post formed 40mm worktops with matching 150mm upstands
- Stainless steel inset one & half bowl sink with mixer taps
- Glass splashback to cooker hood
- Selection of ceramic floor tiles\*
- Selection of vinyl to floor\*
- Built under electric oven, ceramic hob and electric hood\*
- Fully integrated 70/30 fridge freezer\*
- Plumbing and electrics for washing machine/washer dryer

### Utility

- Choice of post formed 40mm worktops with matching 150mm upstands
- Freestanding washing machine\*
- Freestanding tumble dryer\*
- Stainless steel sink with mixer taps\*

### Family Bathroom

- White Duravit D Code sanitaryware with chrome Vado fittings
- White Duravit toilet seat
- Wall tiles up to 600mm wide and 200mm high over basin
- Thermostatic shower over bath with screen
- Choice of full height tiling around bath
- Shaver socket

### En-suite

- White Duravit D Code sanitaryware with chrome Vado fittings\*
- White Duravit toilet seat\*
- Shower cubicle with thermostatic shower, low profile tray\*
- Full height tiles within shower cubicle\*
- Wall tiles up to 600mm wide and 200mm high over basin\*
- Shaver socket\*

### Electrical

- Sky+ point to lounge and master bedroom
- TV socket to lounge, all bedrooms & kitchen
- BT socket to hallway
- Extractor fan to utility, bathroom & en-suites
- Recirculating fan with cooker hood to kitchen
- Mains operated smoke detectors with battery back up
- Recessed downlighters to kitchen, bathroom and en-suite areas\*
- Electric door bell push & chime
- External lighting to front door
- Carbon monoxide alarm

### Decoration

- Internal walls emulsioned white
- All ceilings smooth finish – emulsioned white
- Internal woodwork coated with long life Dulux acrylic white gloss
- Stairs: 32mm square balustrades painted white with oak handrail

### Heating

- Glow-worm combi boiler\*

### Wardrobes

- Fitted wardrobes to master bedroom to include hanging rail and blanket shelf\*

### Doors

- Front: Insulated fibre glass door, 3 point locking, chrome ironmongery
- Rear: Insulated fibre glass part glazed effect with 3 point locking, chrome finish\*
- Patio: Pair of UPVC double glazed french doors with Pilkington K glass\*
- Internal: Oak effect doors with chrome fittings\*
- Internal: White 5 panel door with chrome fittings\*

### Windows

- UPVC double glazed windows with Pilkington K glass

### Fascia

- UPVC Ogee/Square fascia & barge

### Skirting

- Pencil round contemporary skirting & architrave

### External

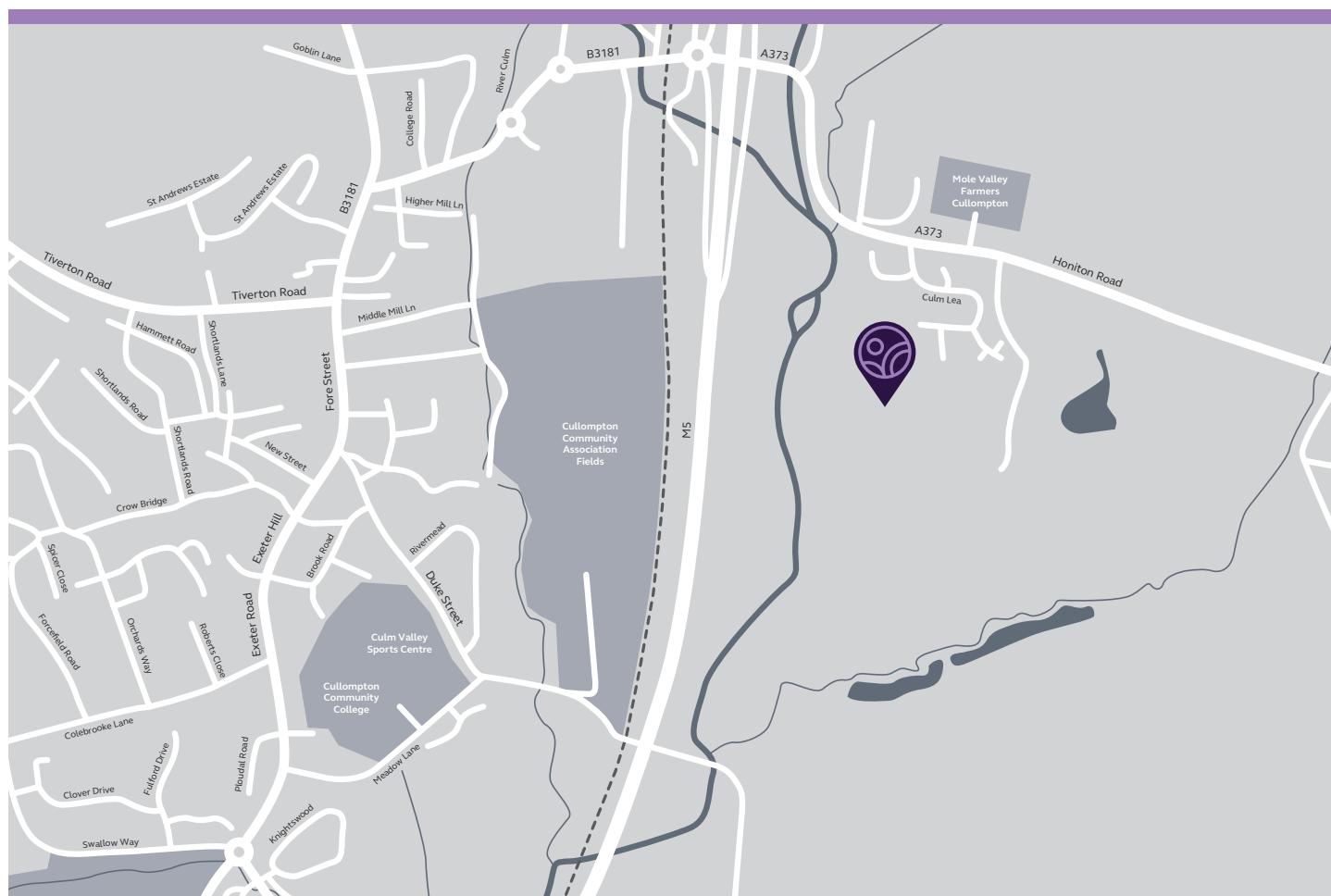
- Turf to front where applicable\*
- Turf to rear where applicable\*
- 1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)\*
- Buff slabs to patio entrance & paths

\* Specification will vary between house types.

# Rivel's Green

Cullompton

East Culme, Cullompton, Devon EX15 1NJ



## Welcoming you home

**Rivel's Green is a new collection of two-, three- and four-bedroomed homes located by the River Culm in the Mid Devon town of Cullompton.**

An historic market town with a community feel, Cullompton sits surrounded by beautiful Devon countryside, while enjoying excellent facilities and transport links.

The town centre has a mix of essential amenities and independent stores. There is also a large health centre,

community hub, library, sports centre, plus two major supermarkets. The town's two primary schools and one secondary school are well-regarded.

An award-winning farmer's market (the oldest in the South West) is held on the second Saturday of every month, with a wide range of items from local producers.

Beyond the High Street, take a short stroll along the Leat Walk and extensive parkland of Cullompton

Community Association Fields. Looking further afield, Cullompton sits within easy reach of both Exmoor and Dartmoor National Parks.

Cullompton is accessed immediately from junction 28 of the main M5 motorway, while Tiverton Parkway offers high speed train services to London and beyond. Exeter Airport for domestic and international flights, and Plymouth's cross-channel ferry port are both easily accessible.

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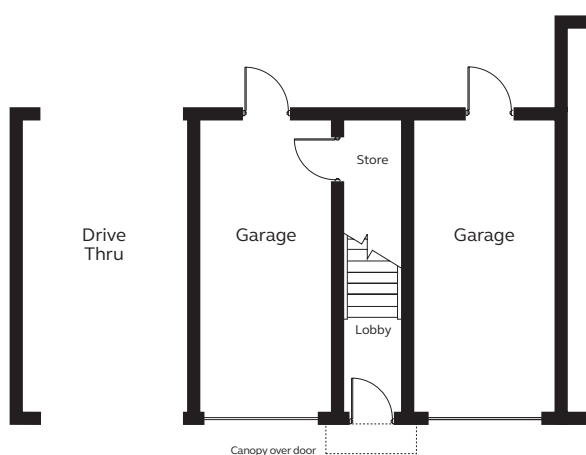
**Talk to us 01884 220088 [devonshirehomes.co.uk](https://devonshirehomes.co.uk)**

Devonshire Homes endeavours to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished houses. However, during the process of construction alterations may become necessary and various changes and improvements can occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture and customers should satisfy themselves of the actual dimensions of the property they are purchasing. Elevations, materials, style and position of windows and porches can all differ in the same house type from plot to plot. Purchasers should ensure that they are aware of the detail and finish provided in a specific plot before committing to a purchase.

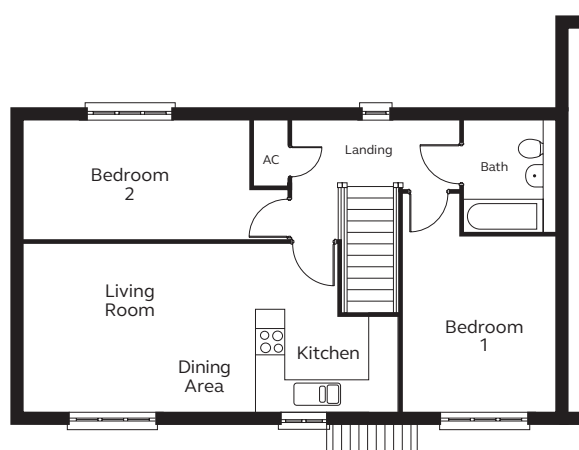


Typical CGI, not site specific.

## GROUND FLOOR



## FIRST FLOOR



A spacious two bedroom coach house with integral garage under.

Designed with an open plan kitchen / living / dining area, two bedrooms and family bathroom.

### First Floor

Living Room /  
Dining Area / Kitchen  
3.46m x 7.94m (max)  
6.66m (min)

Bedroom 1  
3.26m x 3.67m

Bedroom 2  
4.81m x 2.56m

Bathroom  
2.35m x 1.95m

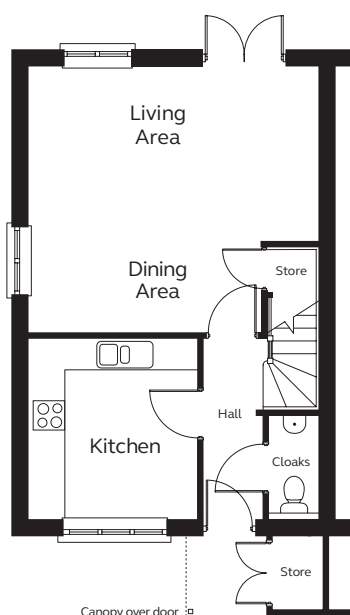
### Please note

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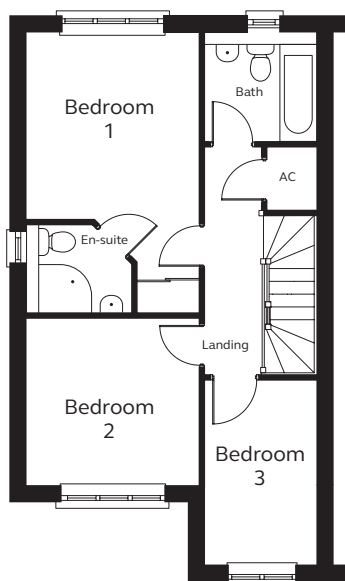


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## GROUND FLOOR



## FIRST FLOOR



A well designed three bedroom house offering separate kitchen, living / dining room with French doors opening onto the rear garden and cloakroom to ground floor.

The first floor comprises master bedroom with en-suite, two further bedrooms and family bathroom.

### Ground Floor

Kitchen  
3.20m x 2.96m

Living Area /  
Dining Area  
5.20m (max) 4.18m  
(min) x 4.73m (max)  
3.14m (min)

Cloakroom  
1.83m x 1.07m

### First Floor

Bedroom 1  
3.09m x 4.96m  
(max) 3.29m (min)  
incl. wardrobe

En-suite  
1.64m (max) 0.97m  
(min) x 1.85m (max)  
1.17m (min)

Bedroom 2  
2.93m x 2.82m

Bedroom 3  
2.03m x 3.23m

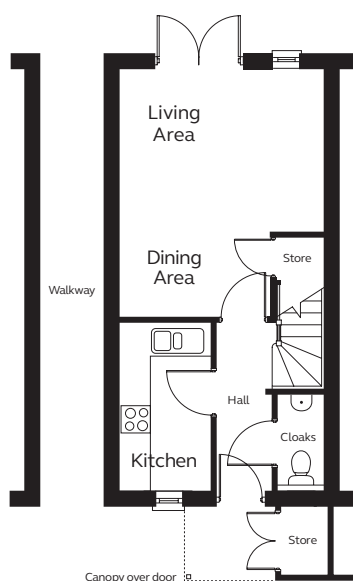
Bathroom  
1.91m x 2.03m

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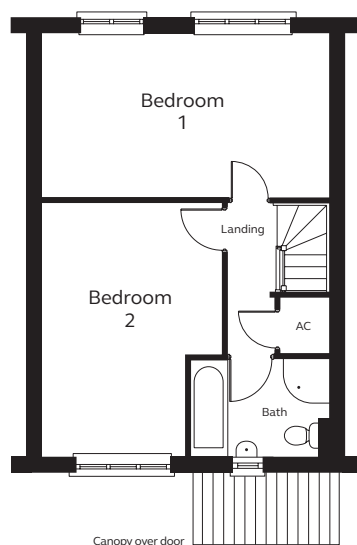


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## GROUND FLOOR



## FIRST FLOOR



A superb two bedroom house offering separate kitchen, living / dining room with French doors opening onto the rear garden, and cloakroom to ground floor.

Two double bedrooms and family bathroom to first floor.

### Ground Floor

Kitchen  
3.20m x 1.76m

Living Area /  
Dining Area  
4.73m (max) 3.13m  
(min) x 3.90m (max)  
2.92m (min)

Cloakroom  
1.83m x 1.02m

### First Floor

Bedroom 1  
5.42m x 3.14m

Bedroom 2  
4.78m x 3.52m  
(max) 2.71m (min)

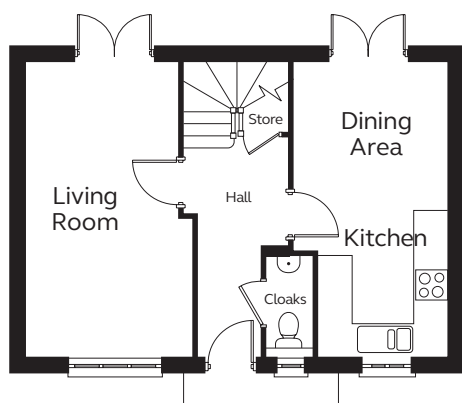
Bathroom  
1.83m x 2.64m

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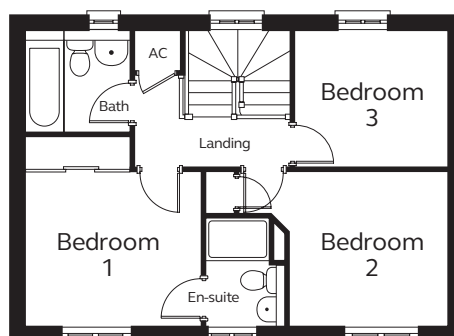


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#### GROUND FLOOR



#### FIRST FLOOR



The Marshall is a detached three bedroom house.

Designed with an open plan kitchen / dining area and separate living room to the ground floor.

The first floor comprises family bathroom and three bedrooms, including en-suite to master.

#### Ground Floor

Kitchen /  
Dining Area  
2.91m x 5.57m

Living Room  
2.90m x 5.57m

Cloakroom  
1.90m x 0.95m

#### First Floor

Bedroom 1  
3.35m x 2.91m  
excl. wardrobe

En-suite  
1.60m x 2.09m

Bedroom 2  
2.91m x 2.91m

Bedroom 3  
2.96m x 2.59m

Bathroom  
2.00m x 1.93m

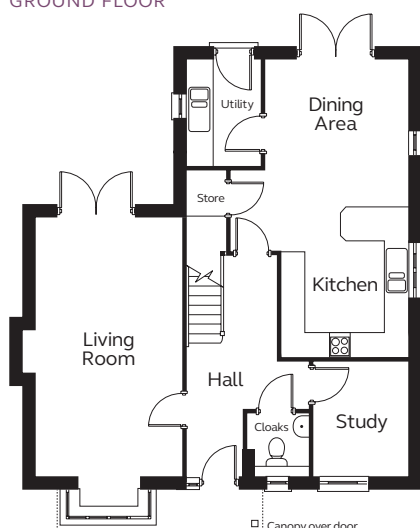
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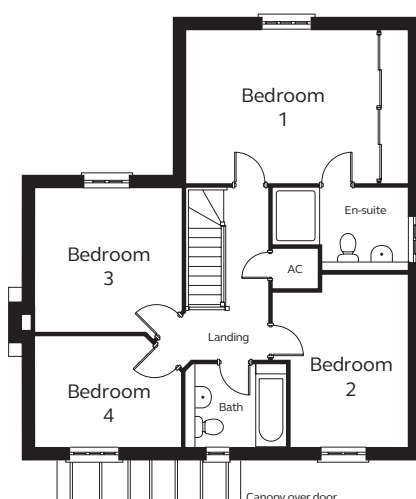


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### GROUND FLOOR



### FIRST FLOOR



The Morris is an imposing four bedroom detached house.

To the ground floor is an open plan kitchen / dining room, separate utility, living room, study and cloakroom.

The first floor comprises family bathroom, and four bedrooms including en-suite to master bedroom.

### Ground Floor

Kitchen / Dining Area  
7.05m x 3.42m (max)  
3.03m (min)

Living Room  
3.22m x 3.14m

Study  
2.74m x 2.24m

Utility  
1.76m x 2.52m

Cloakroom  
1.28m x 1.50m

### First Floor

Bedroom 1  
5.25m x 3.67m  
incl. wardrobe

En-suite  
1.98m x 3.18m

Bedroom 2  
4.08m x 3.18m (max)  
2.29m (min)

Bedroom 3  
3.83m x 2.89m

Bedroom 4  
3.44m x 2.89m

Bathroom  
2.34m x 1.79m

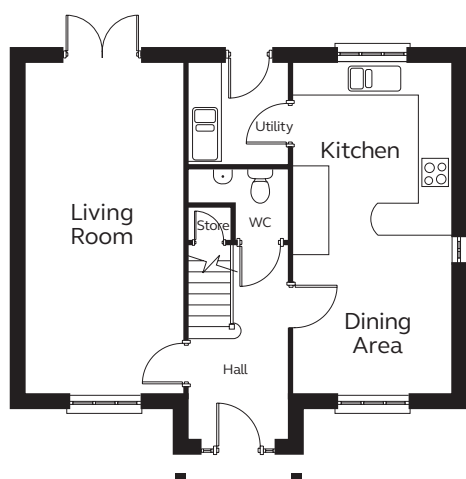
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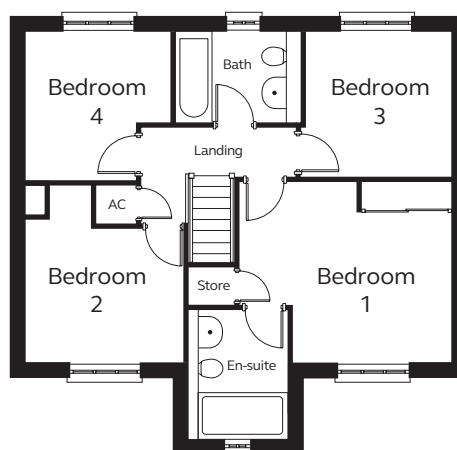


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## GROUND FLOOR



## FIRST FLOOR



A spacious four bedroom detached house.

From the entrance hall you have an open plan kitchen / dining room leading to utility room.

A separate living room and cloakroom are also on the ground floor.

The first floor comprises family bathroom and four bedrooms, master with en-suite.

### Ground Floor

Kitchen / Dining Area  
6.59m x 3.16m

Living Room  
6.59m x 3.16m

Utility  
1.97m x 2.03m

Cloakroom  
1.97m x 1.45m

### First Floor

Bedroom 1  
3.66m x 4.19m  
(max) 3.21m (min)  
incl. wardrobe

En-suite  
1.97m x 2.54m

Bedroom 2  
3.21m x 2.74m

Bedroom 3  
2.91m x 2.86m

Bedroom 4  
2.89m x 2.93m

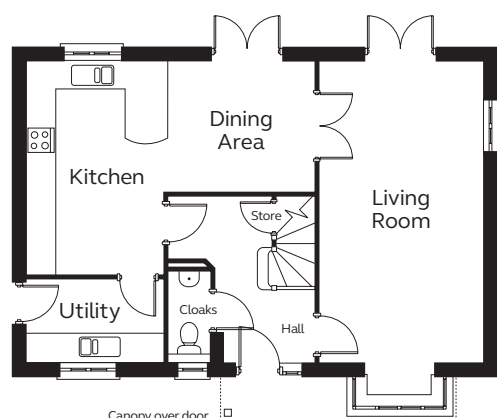
Bathroom  
2.57m x 1.77m

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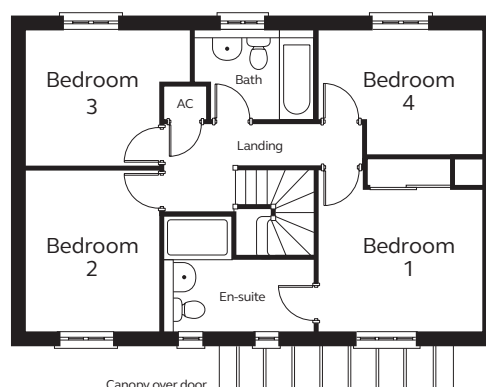


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## GROUND FLOOR



## FIRST FLOOR



The Southall is a detached four bedroom house.

Designed with an open plan kitchen / dining room with doors opening in to the separate living room.

Utility and cloakroom are also located on the ground floor.

First floor comprises family bathroom and four bedrooms, master with en-suite.

### Ground Floor

Kitchen / Dining Area  
2.90m x 4.55m

Living Room  
3.50m x 6.32m

Dining Room  
3.25m x 2.80m

Utility  
2.90m x 1.70m

Cloakroom  
0.93m x 2.00m

### First Floor

Bedroom 1  
2.89m x 3.50m  
excl. wardrobe

Ensuite  
3.15m x 2.46m (max)  
1.41m (min)

Bedroom 2  
2.90m x 3.33m

Bedroom 3  
2.88m x 2.92m

Bedroom 4  
3.50m x 2.70m

Bathroom  
2.53m x 1.92m

### Please note

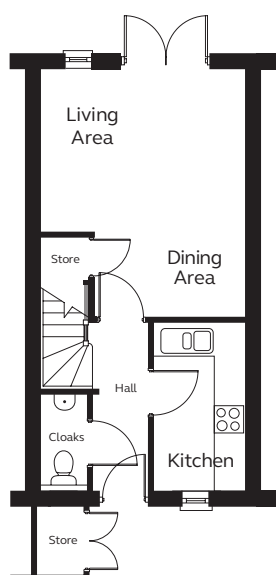
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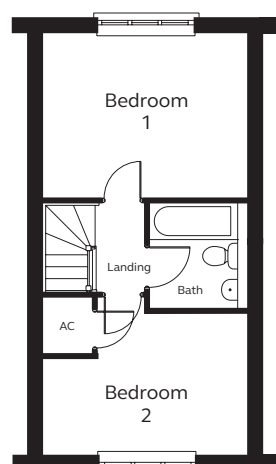


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### GROUND FLOOR



### FIRST FLOOR



A superb two bedroom house offering separate kitchen, living / dining room with French doors opening onto the rear garden, and cloakroom to ground floor.

Two double bedrooms and family bathroom to first floor.

### Ground Floor

Kitchen  
3.20m x 1.76m

Living Area / Dining Area  
3.90m (max) 2.92m (min) x 4.73m (max) 3.13m (min)

Cloakroom  
1.24m x 1.83m

### First Floor

Bedroom 1  
3.90m x 3.14m

Bedroom 2  
3.90m (max) 2.78m (min) x 2.69m (max) 1.83m (min)

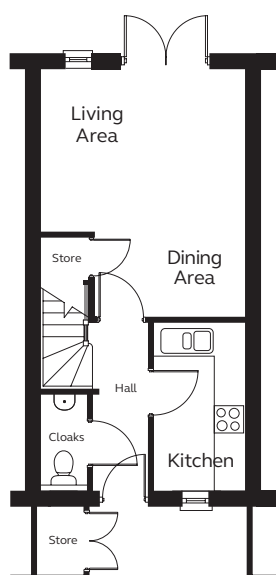
Bathroom  
2.03m x 1.97m

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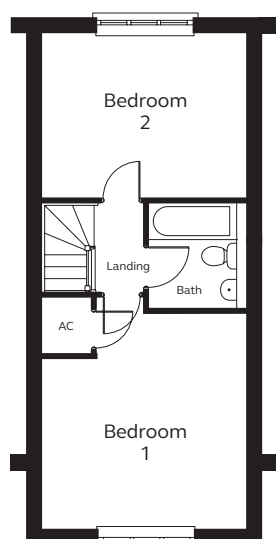


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### GROUND FLOOR



### FIRST FLOOR



A superb two bedroom house offering separate kitchen, living / dining room with French doors opening onto the rear garden, and cloakroom to ground floor.

Two double bedrooms and family bathroom to first floor.

### Ground Floor

Kitchen  
3.20m x 1.76m

Living Area /  
Dining Area  
4.73m (max) 3.14m  
(min) x 3.90m (max)  
2.92m (min)

Cloakroom  
1.83m x 1.02m

### First Floor

Bedroom 1  
3.90m x 3.14m

Bedroom 2  
3.90m (max) x 2.78m  
(min) x 4.09m (max)  
3.30m (min)

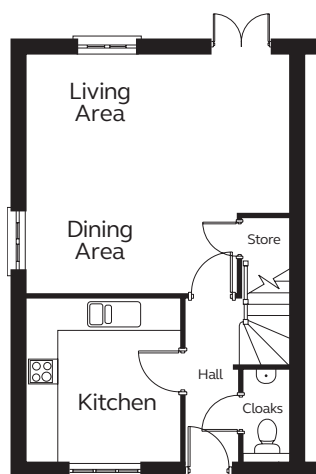
Bathroom  
2.03m x 1.97m

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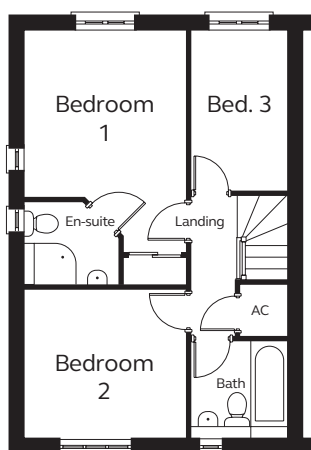


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### GROUND FLOOR



### FIRST FLOOR



A well designed three bedroom house offering separate kitchen, living / dining room with French doors opening onto the rear garden, and cloak to ground floor.

Master bedroom with en-suite, two further bedrooms and family bathroom to first floor.

### Ground Floor

Kitchen  
3.00m x 3.20m

Living Area /  
Dining Area  
4.73m (max) 3.01m  
(min) x 5.20m (max)  
4.22m (min)

Cloakroom  
1.97m x 1.06m

### First Floor

Bedroom 1  
3.15m x 5.00m  
(max) 3.29m (min)  
incl. wardrobe

En-suite  
1.64m (max) 0.97m  
(min) x 1.85m (max)  
1.17m min

Bedroom 2  
2.94m x 3.05m

Bedroom 3  
1.98m x 3.01m

Bathroom  
1.91m x 2.08m

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