

# Tarka View Credition



DEVON  
SHIRE  
HOMES



SINCE 1992

# Tarka View

Crediton

A collection of new homes on the edge of Crediton, close to the Tarka Line station with easy access to the A377 to Exeter.

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# Tarka View

Crediton

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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.

Design & direction — Believe in®  
Landscape photography — Adam Burton  
Show home photography — George Fielding, Alex Campbell



# Tarka View

Crediton

## THE DEVELOPMENT

Tarka View is a collection of 185 homes ranging from 1 bedroom apartments up to large 4 bedroom detached houses. It's located on the edge of Crediton, a popular and thriving market town in beautiful Mid Devon.

The development offers a range of different house styles, ideal for first time buyers, growing families and downsizers. It takes its name from the scenic Tarka Line railway, which links Crediton with nearby Exeter and North Devon.

Tarka View provides quick and easy access to the main A377, which connects Crediton with the city of Exeter (less than 7 miles away). Within easy walking distance is the town's largest superstore, situated next to a popular pub, The Red Deer.





LEFT  
Morchar & Coppelstone

ABOVE  
Morchar show home interior



# Tarka View

Crediton



ABOVE & RIGHT  
Morchard show home interior



# Tarka View

Crediton

## THE LOCATION

Crediton is a lively market town in Mid Devon, just 7 miles from Exeter but also home to many local independent retailers.

Crediton has a charming town centre and is home to a thriving farmers' market on two Saturdays each month. Much of Mid Devon is a designated Area of Outstanding Natural Beauty. Situated between Dartmoor and Exmoor National Parks, its hills, fertile valleys and woodlands are teeming with wildlife.

RIGHT  
Crediton Parish Church

[devonshirehomes.co.uk](http://devonshirehomes.co.uk)

8



9





LEFT & ABOVE  
The Tarka Line  
Crediton Station

The nearby Tarka Line is one of Britain's most scenic railways, linking Exeter with the North Devon coast at Barnstaple. Exeter St Davids is only 2 stops from Crediton station and provides easy connections to London, Bristol and Plymouth.





We are an independent, award-winning house builder. 25 years of building with pride here in the West Country.

We create neighbourhoods that enhance and strengthen our local communities. Every development is sensitively designed to reflect the local character, combining contemporary design and traditional building techniques. We are committed not only to building distinctive and desirable homes, but also to ensuring a first class level of customer service.

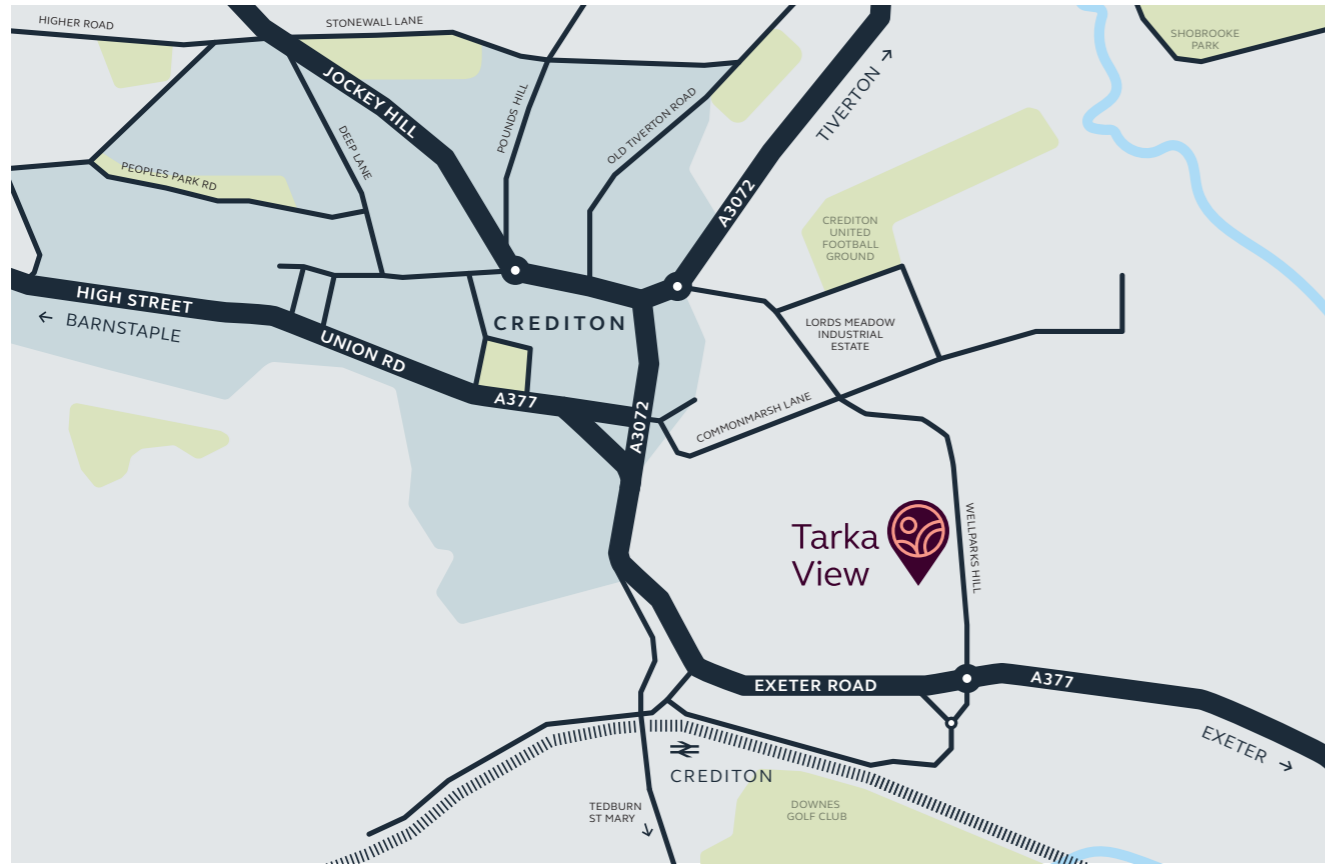
Devonshire Homes are working with LiveWest at Tarka View.



ABOVE  
Typical Devonshire Homes interiors  
(not site specific)

RIGHT  
Marshall at our Ladywell Meadows  
development in Chulmleigh





## FINDING US

TARKA WAY  
OFF WELLPARKS HILL  
CREDITON

SAT NAV: EX17 3PH  
(NEAREST POSTCODE)

TEL: 01363 688363

## DIRECTIONS

The entrance to Tarka View is off Wellparks Hill, the new link road that joins the A377 (Tesco roundabout) to Commonmarsh Lane (Lords Meadow).

If coming from Exeter, take the A377 to Crediton until you reach the roundabout by the Tesco superstore. Take the 3rd exit and the entrance to Tarka View is on your left hand side.

## LOCATION

LOCATION	DISTANCE (MILES)
Crediton (High Street)	1
Exeter St Davids	7
Tiverton	13

The M5 provides easy access to Taunton and Bristol.

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## SPECIFICATION

### 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\*
- Stainless steel inset single bowl sink with mixer taps\*
- Tiled splashback to cooker hood
- Selection of ceramic floor tiles\*
- Selection of vinyl to floor\*
- Single electric oven, ceramic hob and recirculation hood\*
- Double electric oven, ceramic hob and recirculation 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
- Integrated washing machine\*
- Integrated tumble dryer\*
- Stainless steel sink with mixer taps\*

### Cloakroom

- White Duravit D Code sanitaryware with chrome Vado fittings\*
- Choice of wall tiles half height over basin\*

### Family Bathroom

- White Duravit D Code sanitaryware with chrome Vado fittings
- Wall tiles half height 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\*
- Shower cubicle with thermostatic shower, low profile tray\*
- Full height tiles within shower cubicle\*
- Wall tiles half height over basin\*
- Shaver socket

### Electrical

- Sky+ point to lounge and master bedroom
- TV socket to lounge, all bedrooms & kitchen/dining
- 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 LED downlighters to kitchen, bathroom and en-suite areas\*

- Tracked downlighters to kitchen\*
- Pendant light to cloakroom and bathroom\*
- 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 acrylic white gloss
- Stairs: 32mm square balustrades painted white with oak handrail

### Heating

- Vaillant combi boiler\*
- Vaillant system boiler\*
- Hive control unit
- Underfloor heating to ground floor\*

### 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\*

- Bi-folding 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 grey or white

### 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. Choices are subject to build stage. Please ask your Sales Executive for details.

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