

Ladywell Meadows

Chulmleigh

Specification (Phase 2)

Cloakroom

- White Duravit D Code sanitaryware with chrome Vado fittings*
- White Duravit toilet seat*
- Half height wall tiling around sanitaryware*

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
- Tiled 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
- Half height wall tiling around sanitaryware*
- 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
- 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 and rear

Decoration

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

Heating

- Air source heat pump system
- Underfloor heating to ground floor
- Radiators to first 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*
- 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

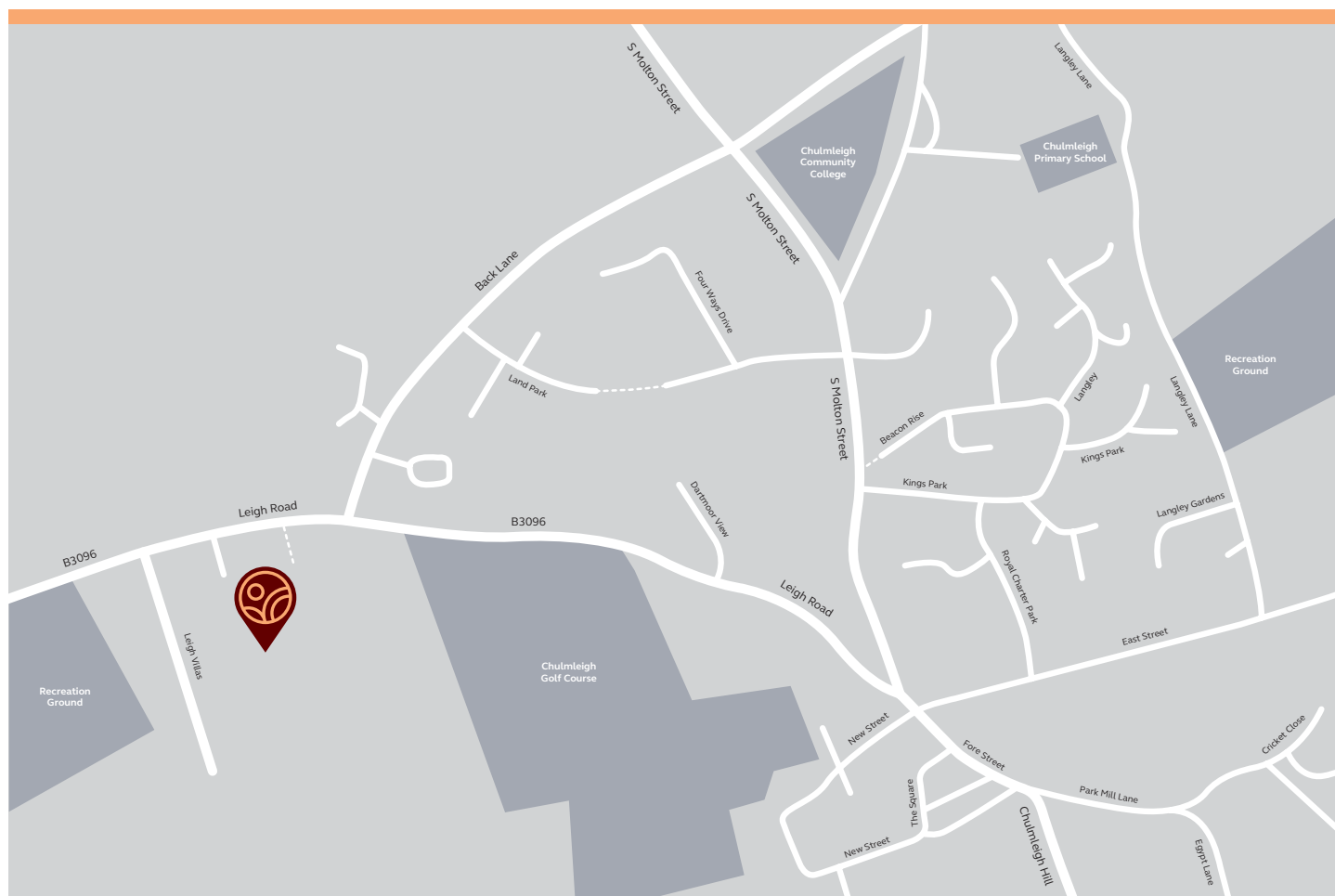
- Turf to front where applicable*
- Turf to rear where applicable*
- 1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)*
- Buff slabs to patio, entrance & paths

* Specification will vary between house types.

Ladywell Meadows

Chulmleigh

Chulmleigh, Devon EX18 7JN



Map for illustration purposes only, some roads have been omitted.

Welcoming you home

Ladywell Meadows is located on the edge of Chulmleigh. With a range of two, three and four bedroom homes, the development has been sensitively designed to encompass aspects of the town's architectural and natural landscape.

Chulmleigh itself is a Saxon hilltop town located in the heart of Devon, midway between the national parks of Dartmoor and Exmoor. It is a town of thatched cottages, welcoming inns and one of the finest churches in the country. The entire town centre is a Conservation Area with many listed buildings.

Local facilities include a primary and secondary school (which houses the local library), a sports centre, cricket club, a range of shops, a health centre, dentist, Post Office and golf course.

The town has a strong sense of community spirit, and hosts a variety of musical and theatrical events. The annual Chulmleigh Fair has been held since 1253, whilst the more recently established Rural Cinema presents a film each month.

The local area provides many leisure activities including golf, horse riding, cricket, fishing, mountain biking and

walking. The 180-mile Tarka Trail starts in nearby Eggesford Forest on the banks of the River Taw, and there are a number of historic houses, gardens and visitor attractions within easy reach.

Chulmleigh is conveniently located midway between Exeter to the south and Barnstaple to the north. These important regional centres are linked by the main A377 and the Tarka Line, one of Britain's most scenic railways. The A377 is less than a mile from Ladywell Meadows, while the rail stations at Eggesford and Kings Nympton are both around 3 miles away.

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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.

Ladywell Meadows

Chulmleigh



PHASE TWO

CRESWICK
43 55

ELSTONE
63 64 76 77 78 79

LEIGH
70 80 84

MARSHALL
44 46 58 93 94 95

MORRIS
42 59

SANDERSON
54 61 62

SOUTHALL
53 60

TAVY
40 51 52 67 68 69
86 91 92

WEBB
32 33 39 41 45 47
48 49 50 56 57 65
66 85 87

HOUSING ASSOCIATION
34 35 36 37 38 81
82 83

SHARED OWNERSHIP
71 72 73 74 75 88
89 90

PLEASE NOTE

This is a diagrammatic representation of the planned layout, and for reasons of clarity some landscaping detail has been omitted. Purchasers should satisfy themselves of the exact landscaping detail by consulting the Sales Executive on site.

ALL PLOTS

Please consult with Sales Executive to establish rear garden specification and topography.

● STREET LIGHTING

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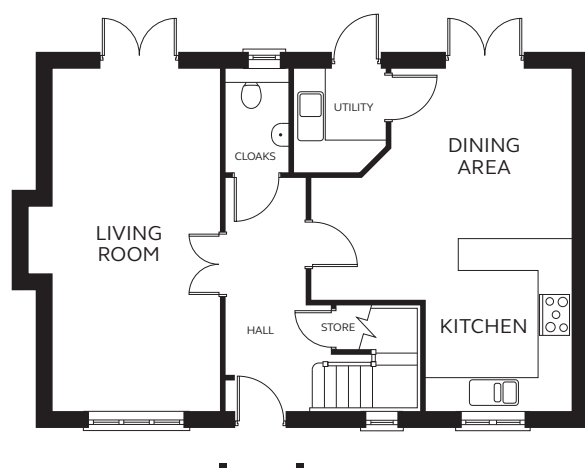
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CGI shows plot 43

GROUND FLOOR



A thoughtfully designed 4 bedroom home, the ground floor includes a large living room and spacious kitchen/dining area. Both of these have double doors opening onto the rear garden, and the master bedroom includes an en-suite shower room and fitted wardrobes.

GROUND FLOOR

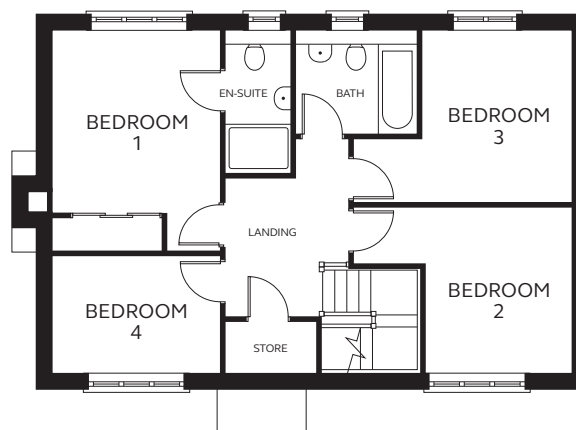
Kitchen/Dining
2.69 – 4.84m x
2.23 – 6.38m

Living Room
3.10m x 6.38m

Utility
1.71m x 1.91m

Cloakroom
1.16m x 1.91m

FIRST FLOOR



FIRST FLOOR

Bedroom 1
3.10m x 4.11m
(inc wardrobe space)

En-suite
1.20m x 2.71m

Bedroom 2
2.69m x 3.08m

Bedroom 3
2.75m x 3.21m

Bedroom 4
3.10m x 2.18m

Bathroom
2.32m x 1.93m

Store
1.69m x 0.94m

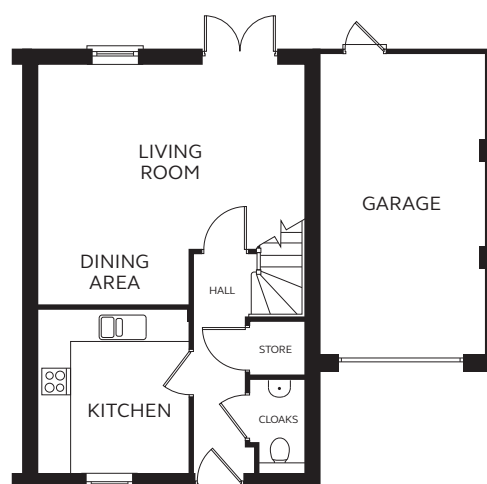
Please note

Kitchen layouts
are indicative only,
please refer to your
Sales Executive.

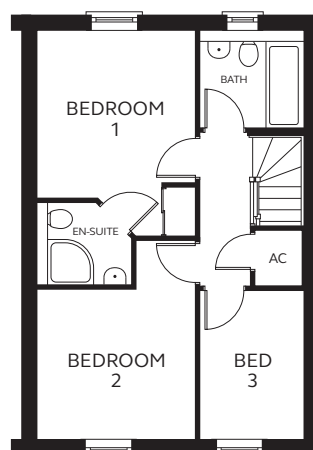


CGI shows plots 63 & 64

GROUND FLOOR



FIRST FLOOR



This 3 bedroom home benefits from an open plan living room and dining area on the ground floor, while upstairs the master bedroom includes an en-suite shower room and fitted wardrobe.

The rear garden is accessed via double doors in the living room.

GROUND FLOOR

Kitchen
2.93m x 3.15m

Living/Dining
2.93 – 5.15m x 3.59 – 4.65m
(inc stairs bulkhead)

Cloakroom
0.86 – 1.03m x 1.21 – 1.63m

Store
1.03m x 1.02m

FIRST FLOOR

Bedroom 1
3.06m x 3.26 – 4.00m
(inc wardrobe space)

En-suite
1.12 – 1.65m x 0.92 – 1.62m

Bedroom 2
1.90 – 3.06m x 2.90 – 3.86m

Bedroom 3
2.00m x 2.89m

Bathroom
2.00m x 1.70 – 1.94m

Please note

Garages to selected plots only.

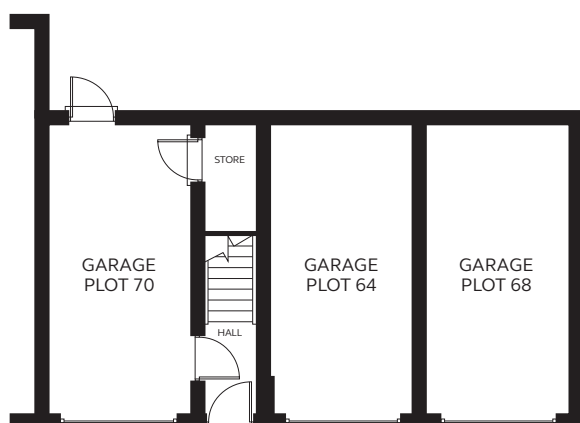
Positioning and width of some windows will vary between plots.

Kitchen layouts are indicative only, please refer to your Sales Executive.



CGI shows plot 70

GROUND FLOOR



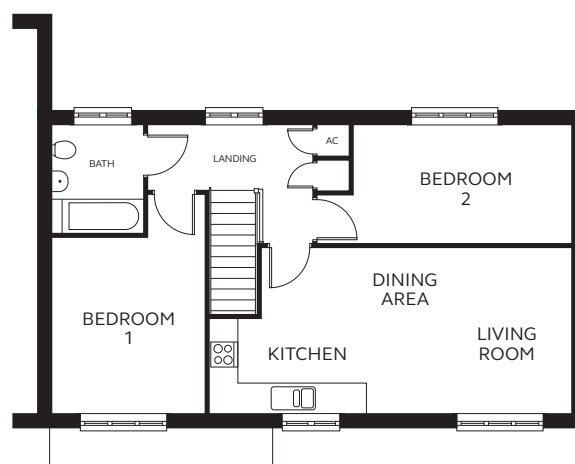
This 2 bedroom coach house provides excellent accommodation on a single level.

Access to a private rear or side garden enhances the Leigh.

GROUND FLOOR

Store
(Plot 70 only)
1.00m x 2.19m

FIRST FLOOR



FIRST FLOOR

Living/Kitchen/
Dining
6.44 – 7.52m x
1.94 – 3.42m
Bedroom 1
3.16m x 3.64m
Bedroom 2
4.42m x 2.44m
Bathroom
1.88m x 2.22m

Please note

Positioning and width of some windows will vary between plots.

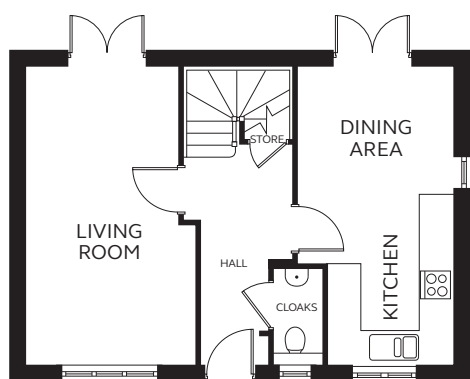
Kitchen layouts are indicative only, please refer to your Sales Executive.

Garage to plot 70 only.

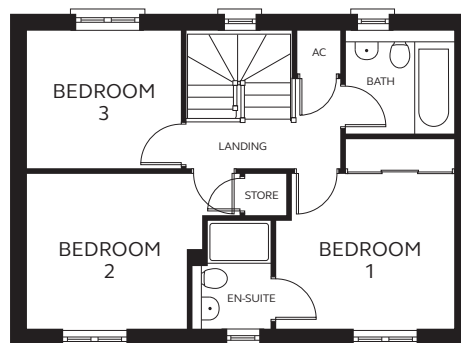


CGI shows plot 44

GROUND FLOOR



FIRST FLOOR



This elegant home enjoys a spacious feel with 3 good sized bedrooms, master with en-suite and fitted wardrobes.

Two sets of French doors lead to the garden from both the living and dining area.

GROUND FLOOR

Kitchen/Dining
2.41 – 2.86m x
3.64 – 5.52m

Living Room
2.80 – 3.00m x
2.55 – 5.52m

Cloakroom
0.90m x 1.73m

FIRST FLOOR

Bedroom 1
2.00 – 3.31m x
2.00 – 3.53m
(inc wardrobe space)

En-suite
1.20 – 1.49m x
1.15 – 2.00m

Bedroom 2
2.97 – 4.85m x
0.79 – 2.88m
(inc storage space)

Bedroom 3
2.86m x 2.56m

Bathroom
2.00m x 1.73 – 1.90m

Please note

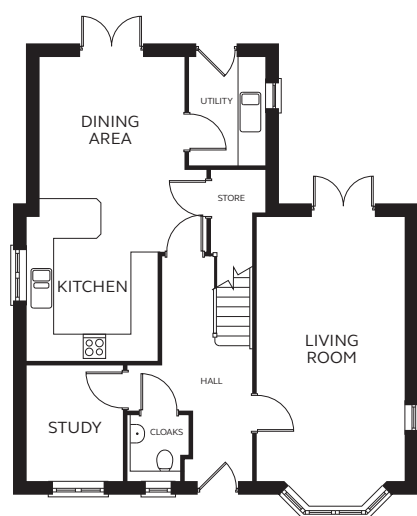
Plot 46 has a different layout.

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CGI shows plot 59

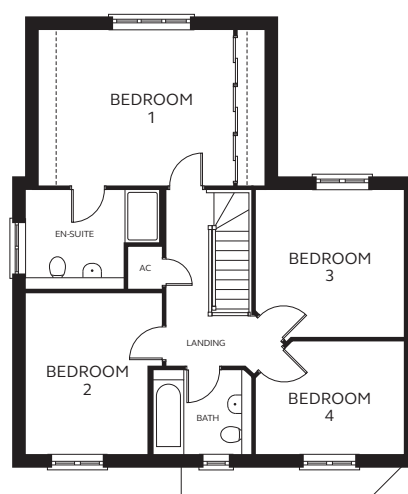
GROUND FLOOR



The living room is dual aspect and light with double doors that open onto the rear garden, while a separate study adds great flexibility.

An en-suite and full width fitted wardrobes create a luxurious master bedroom suite.

FIRST FLOOR



GROUND FLOOR

Kitchen/Dining
3.00 – 3.32m x
4.48 – 7.02m

Living Room
3.40m x 6.09m
(exc bay window)

Utility
1.72m x 2.47m

Study
2.19m x 2.64m

FIRST FLOOR

Cloakroom
1.20 – 1.37m x
0.92 – 1.51m

Bedroom 1
5.23m x 3.63m
(room in roof)

En-suite
2.26 – 3.15m x
1.20 – 2.28m

Bedroom 2
2.80 – 3.15m x 3.73m

Bedroom 3
3.40m x 3.39m

Bedroom 4
3.40m x 2.61m

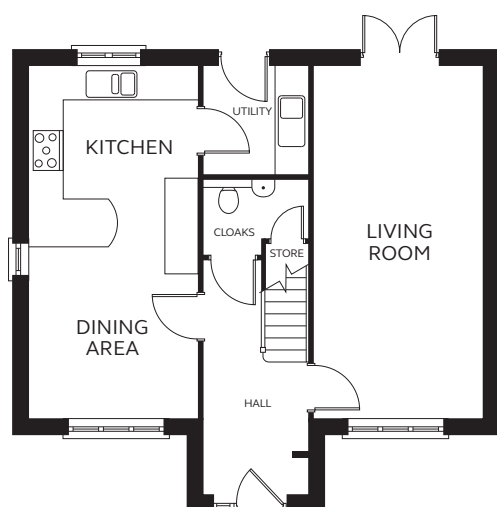
Bathroom
2.31m x 1.93m

Please note
There is no bay
window to plot 42.
Kitchen layouts
are indicative only,
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Sales Executive.

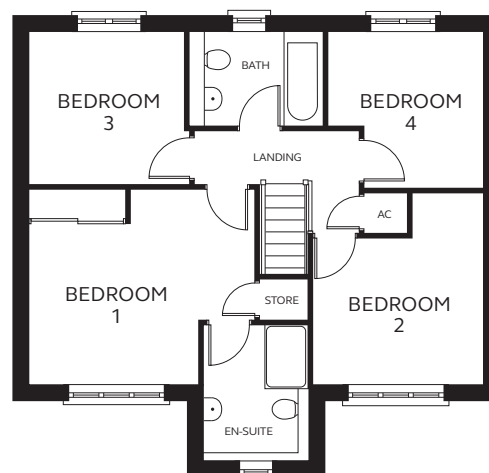


CGI shows plot 61

GROUND FLOOR



FIRST FLOOR



A stylish home with 4 good sized bedrooms, master with en-suite and fitted wardrobes.

The open plan kitchen/dining area has a separate utility room opening onto the back garden, as do French doors in the living room.

GROUND FLOOR

Kitchen/Dining
3.11m x 6.54m

Living Room
3.11m x 6.54m

Utility
1.93m x 2.00m

Cloakroom
1.06 – 1.93m x
1.11 – 1.43m

FIRST FLOOR

Bedroom 1
3.17 – 4.20m x
2.46 – 3.63m
(inc wardrobe space)

En-suite
1.93m x 2.51m

Bedroom 2
1.29 – 3.17m x
2.71 – 3.56m

Bedroom 3
2.87m x 2.83m

Bedroom 4
2.20 – 2.85m x
1.73 – 2.89m

Bathroom
2.55m x 1.73m

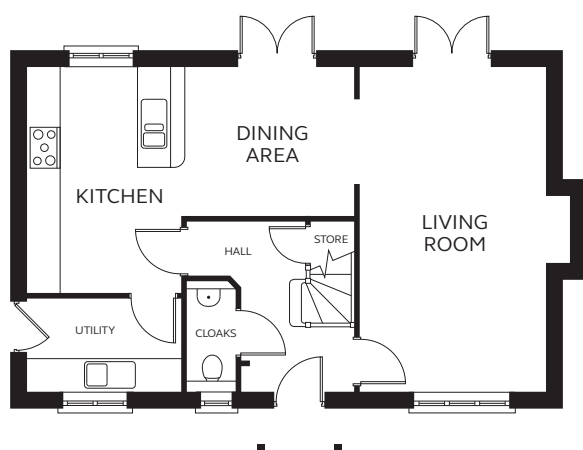
Please note

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CGI shows plot 60

GROUND FLOOR



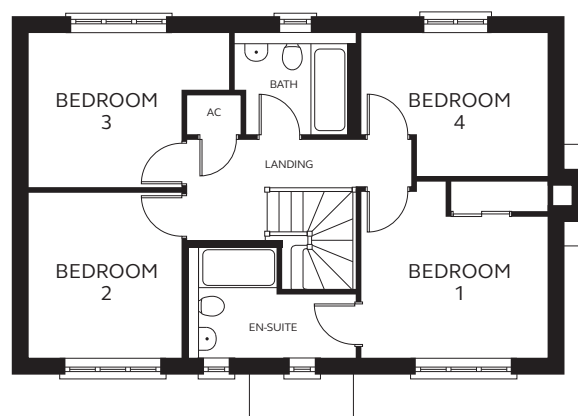
A well-proportioned 4 bedroom house with a large open plan kitchen, dining area, a living room and separate utility room with external access. Two sets of French doors open onto the garden.

Master bedroom with en-suite and fitted wardrobes.

GROUND FLOOR

Kitchen/Dining
2.85 – 6.10m x
2.86 – 4.56m
Living Room
3.45m x 6.38m
Utility
2.85m x 1.73m
Cloakroom
0.90m x 1.71m

FIRST FLOOR



FIRST FLOOR

Bedroom 1
3.45m x 3.30m
(inc wardrobe space)
En-suite
1.47 – 3.10m x
1.37 – 2.32m
Bedroom 2
2.85m x 3.31m
Bedroom 3
2.85 – 3.75m x
1.08 – 2.98m

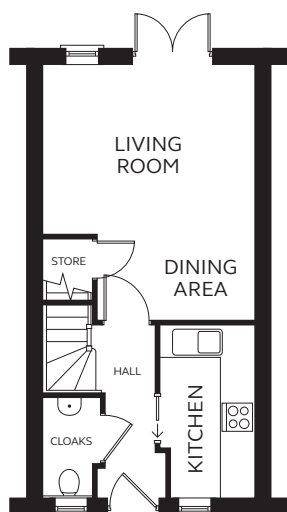
Bedroom 4
2.41 – 3.45m x
1.90 – 2.99m
Bathroom
2.06 – 2.26m x
1.08 – 1.90m

Please note
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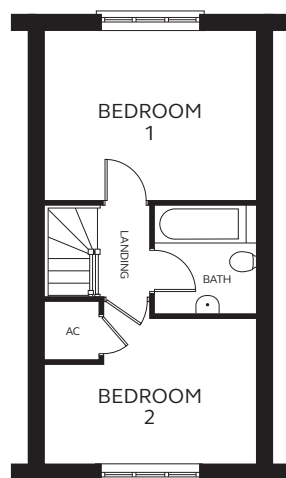


CGI shows plots 67 – 69

GROUND FLOOR



FIRST FLOOR



The Tavy packs a high level of style into a well designed home. The open plan living room and dining area includes French doors that open out onto the rear garden.

GROUND FLOOR

Kitchen
1.52 – 1.72m x
2.28 – 3.16m

Living/Dining
2.88 – 3.85m x
3.11 – 4.70m

Cloakroom
0.86 – 1.03m x
1.21 – 1.80m

FIRST FLOOR

Bedroom 1
3.85m x 3.11m

Bedroom 2
2.79 – 3.85m x
1.80 – 2.96m

Bathroom
1.85m x 2.01m

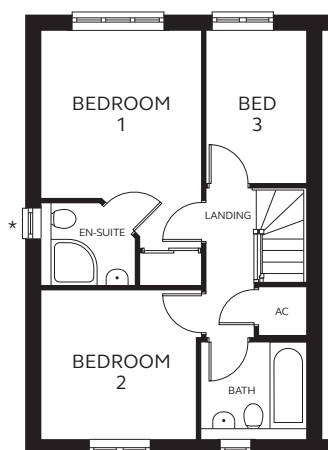
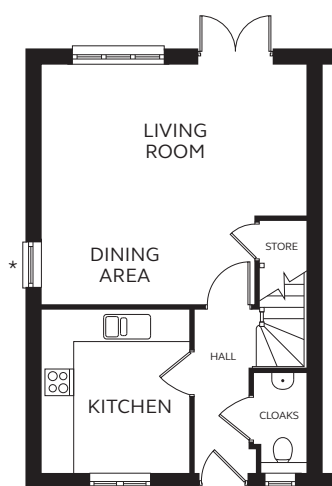
Please note
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Sales Executive.



CGI shows plots 47 & 48

GROUND FLOOR

FIRST FLOOR



The 3 bedroom Webb enjoys a master bedroom with en-suite and built-in wardrobe.

The open plan living room and dining area adds to the airy feel, includes French doors that open out onto the rear garden.

GROUND FLOOR

Kitchen
2.88m x 3.15m

Living/Dining
4.13 – 5.15m x
2.91 – 4.65m

Cloakroom
0.87 – 1.02m x
1.36 – 1.94m

FIRST FLOOR

Bedroom 1
1.22 – 3.12m x
3.26 – 4.96m
(inc wardrobe space)

En-suite
1.12 – 1.65m x
0.92 – 1.62m

Bedroom 2
3.02m x 2.90m

Bedroom 3
1.95m x 2.97m

Bathroom
2.05m x 1.88m

Please note

* Windows to selected plots.

Kitchen layouts are indicative only, please refer to your Sales Executive.