

Tarka View Credition





DEVON
SHIRE
HOMES



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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devonshirehomes.co.uk

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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
Morchard & Copplestone

ABOVE
Morchard 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





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.

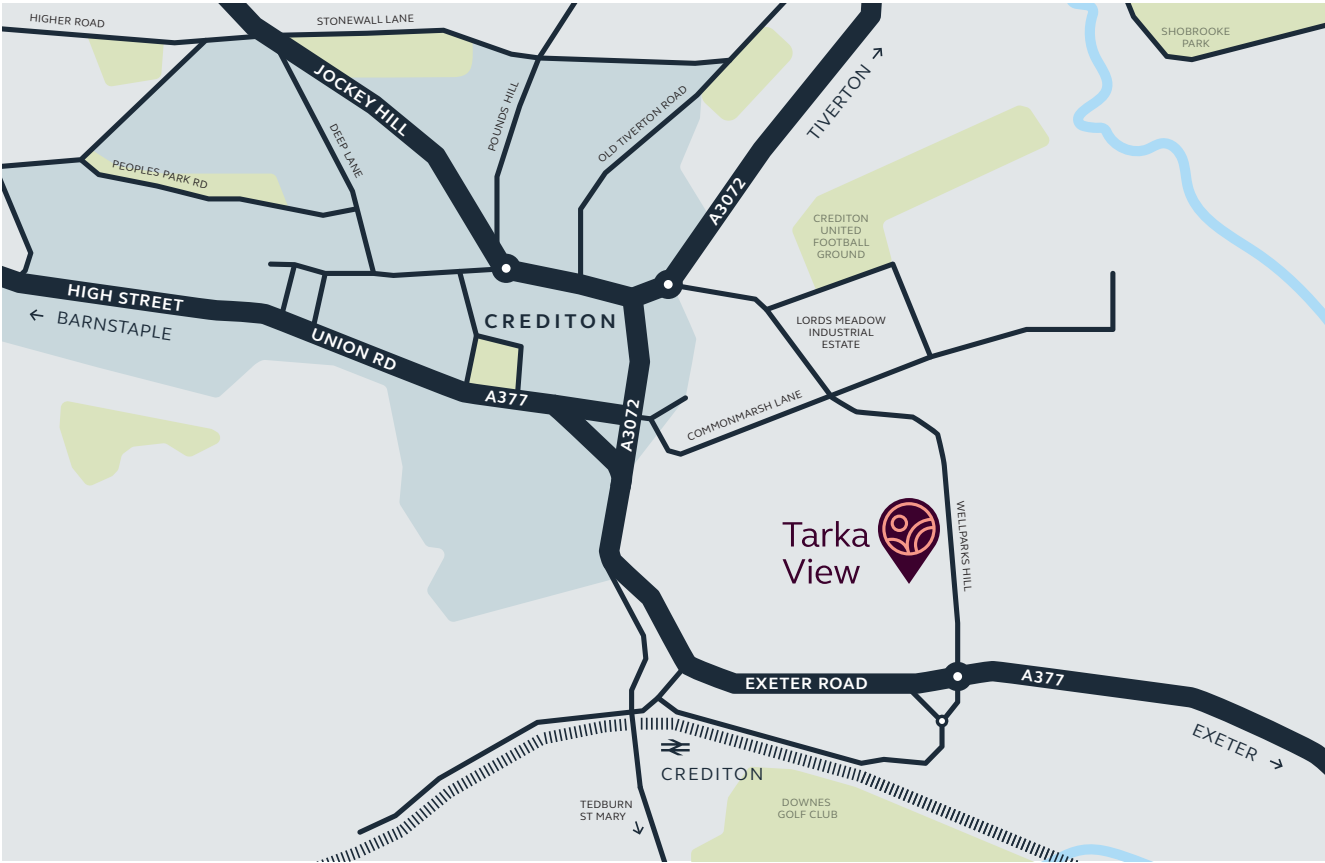
Devonshire Homes are working
with LiveWest at Tarka View.



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.

Tarka View
Crediton



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

PLEASE NOTE
Plots 116 – 129 & 131 – 133 have decking area to rear. Please speak to Sales Executive for details.

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.



Tarka View

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SITE PLAN

HOUSE TYPES

<div></div> SANDFORD	2	11
100 103		
<div></div> TAVY	2	11
10 11 12 13 14 16 17 45 55 56		
74 75 76 77 82 83 105 106 107		
<div></div> TAWSTOCK	2	11
112		
<div></div> BARNSTAPLE	3	11
139 140		
<div></div> COLEBROOK	3	11
146 147 158 159		
<div></div> COPPLESTONE	3	11
48 49 50 51 52 53 54 61 62		
63 64 65 66 92 93 94 95 96		
97 98 99 101 102 104 108 178		
179 180 183 184		
<div></div> MARSHALL	3	11
47 72 73 131 132 164 176 177		
<div></div> WEBB	3	11
1 2 15 18 19 37 38 44 46 78		
79 80 81 84 85		
<div></div> CREDITON	4	11
134 166 167 169		
<div></div> DAWSON (with basement)	4	11
129 171 174		
<div></div> LAPFORD	4	11
137 141 143 144 150 160 162		
163		
<div></div> MORCHARD	4	11
136 138 142 145 148 149 151		
157 161 175 185		
<div></div> MORRIS	4	11
152 170		
<div></div> NEWTON	4	11
116 117 118 119 120 121 122		
123 124 125 126 127 128		
<div></div> SOUTHALL	4	11
130 133 135 153 154 155 156		
165 168 172 173 181 182		

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SINCE 1992