

Loring Fields

Specification

Cloakroom

- White Duravit D Code sanitaryware with chrome fittings
- White Duravit toilet seat
- Choice of wall tiles full height on basin wall

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 splashback to cooker hood
- Selection of ceramic floor tiles
- Built under electric double oven, ceramic hob & electric hood
- Fully integrated fridge freezer*
- Fully integrated dishwasher*
- Freestanding fridge freezer*
- Fully integrated washer dryer*
- Plumbing and electrics for washing machine/washer dryer*

Utility

- Choice of post formed 40mm worktops with matching 150mm upstands*
- Freestanding washing machine and tumble dryer*

Family Bathroom

- White Duravit D Code sanitaryware with chrome fittings
- White Duravit toilet seat
- Wall tiles floor to ceiling on all walls
- Thermostatic shower over bath with screen
- Chrome towel rail plumbed to central heating
- Shaver socket

En-suite

- White Duravit D Code sanitaryware with chrome fittings
- White Duravit toilet seat
- Shower cubicle with thermostatic shower, Mira Flight low profile tray
- Choice of wall tiling floor to ceiling on all walls
- Chrome towel rail plumbed to central heating
- Shaver socket

Electrical

- TV socket to lounge & all bedrooms
- BT socket to lounge, hallway & bedroom 1
- Extractor fan to utility, bathroom & en-suites
- Extractor fan integral with cooker hood (Kitchen)
- Mains operated smoke detectors with battery back up
- Recessed downlighters to kitchen, bathroom, en-suite areas
- Electric door bell push & chime
- External lighting to front door

Decoration

- Internal walls emulsioned white
- All ceilings smooth finish – emulsioned white
- Internal woodwork coated with long life Dulux acrylic white gloss
- Stairs: 32mm square balustrading with square newel, handrail finished in oak

Heating

- Gas fired central heating

Wardrobes

- Sliding mirror wardrobe doors to master bedroom includes 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
- Contemporary oak internal doors*
- Internal: Suffolk (FLB) design moulded grained finish white 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

Garages

- Power & light will be provided to plots with an adjoining garage only

*Specification will vary between house types. Utility where applicable.

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Loring Fields, Landkey EX32 0FB

Welcoming you home. Loring Fields.

Loring Fields is located on the edge of Landkey, a beautiful North Devon village just outside of Barnstaple. A small collection of three and four bedroom properties, the development is only a short walk from local amenities and the Millennium Green with its orchard of cherry trees – an important part of Landkey’s heritage.

Being only 3 miles outside of Barnstaple – North Devon’s principle town – means that whilst you’ll be living within the tranquility of a small village, you’ll never be far from the town’s facilities. Barnstaple’s amenities include independent boutiques and national chain stores, small art galleries, a theatre and cinema, and plenty of restaurants and coffee shops; the historic Pannier Market is also ideal for sampling the local produce.

Barnstaple offers excellent education facilities for every age group: primary and secondary schools are within walking distance and for further education Petroc College is located 2.5 miles away.

Landkey benefits from great transport links – Barnstaple train station, and the nearby A361 (the main road into and out of North Devon) – so there’s good access wherever you’re heading. Exmoor and Dartmoor are perfect for those who enjoy the outdoor life, as is The Tarka Trail cycle route, which runs through Barnstaple and extends from Braunton to Meeth meandering through the North Devon countryside via the disused railway line. Spectacular coastlines with beaches such as Croyde, Saunton and Woolacombe are all within easy reach for a perfect day out.

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Dawson 15/19
Marshall 20/21
Ruskin 5
Sanderson 4/6
Southall 16
Webb 7/8/17/18

Housing Association
 1/2/3/9/10/11/12/13/
 14/22/23/24



● Street light
 See Sales Executive

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 negotiator on site.

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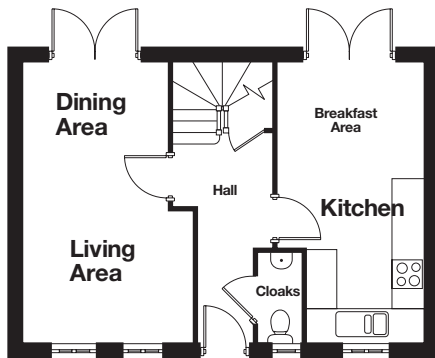
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Marshall

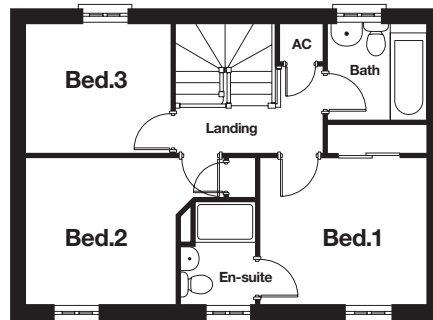


Typical CGI, not site specific.

Ground Floor



First Floor



A detached spacious three bedroom house with open plan living accommodation to the ground floor. Kitchen/breakfast room and separate living/dining room. The Marshall has three bedrooms, master with en-suite and separate family bathroom.

Ground Floor

Kitchen / Breakfast Area
2.26m (min) 2.85m (max) x 5.52m

Living Area / Dining Area
2.85m (min) 3.35m (max) x 5.52m

Cloaks
0.90m x 1.71m

First Floor

Bedroom 1
2.88m x 3.31m

En-suite
1.20m (min) 1.49m (max) x 1.99m

Bedroom 2
2.98m (min) 3.91m (max) x 2.88m

Bedroom 3
2.55m x 2.91m

Bathroom
1.90m x 1.96m

Please note

Kitchen layouts are indicative only, please talk to us for full details.

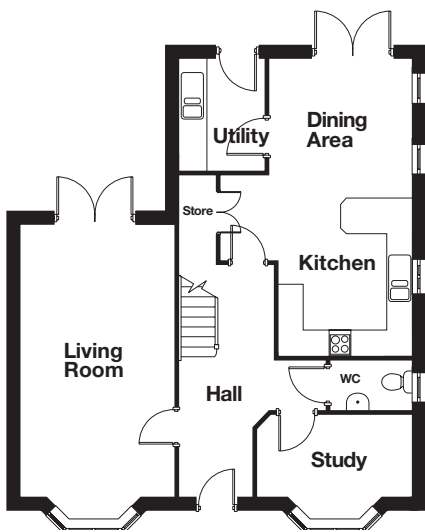
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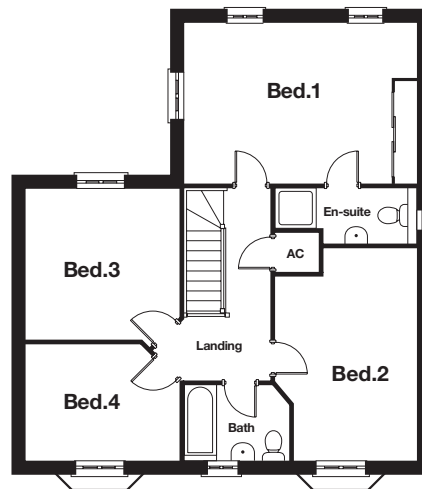
Ruskin



Ground Floor



First Floor



A detached individual four bedroom house with double garage. The Ruskin offers spacious living accommodation to the ground floor including an open plan kitchen/dining room, separate lounge and study. The first floor comprises four bedrooms, master with en-suite and separate family bathroom.

Ground Floor

Kitchen/ Dining Area
6.63m x 3.1m (min)
4.14m (max)

Utility
2.47m x 1.73m

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

Study
3.47m x 1.70m
(excluding bay window)

Cloaks
1.54m x 1.19m

First Floor

Bedroom 1
3.63m x 5.2m

En-suite
3.15m x 1.23m

Bedroom 2
3.15m (max) 2.76m (min)
x 4.07m

Bedroom 3
3.39m x 3.46m

Bedroom 4
2.61m x 3.46m

Bathroom
1.71m x 2.35m

Please note

The CGI above does not illustrate the bay windows on this property.

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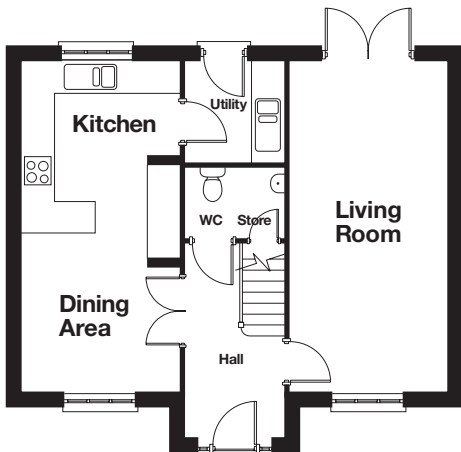
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Sanderson

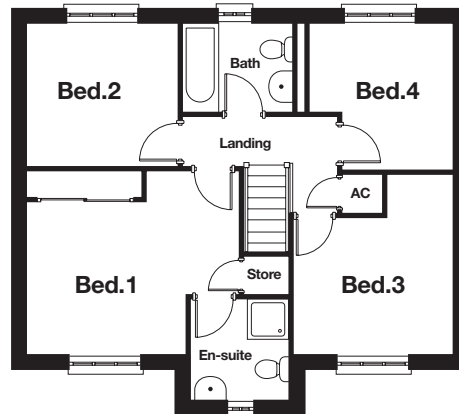


Typical CGI, not site specific.

Ground Floor



First Floor



An imposing four bedroom detached family home with single garage. From the entrance hall you enter the open plan kitchen/dining area or the separate lounge which has French doors opening onto the rear garden. To the first floor are the four bedrooms, en-suite to master bedroom, and a family bathroom.

Ground Floor

Kitchen/Dining Area

3.11m x 6.54m

Utility

2.0m x 1.93m

Living Room

3.11m x 6.54m

WC

1.41m x 1.93m

First Floor

Bedroom 1

3.18m (min) 4.2m (max)

x 3.62m

En-suite

1.98m x 1.93m

Bedroom 2

2.82m x 2.99m

Bedroom 3

2.70m x 3.18m

Bedroom 4

2.89m x 2.85m

Bathroom

1.73m x 2.22m

Please note

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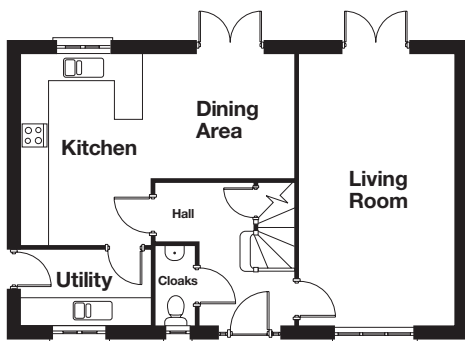
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Southall

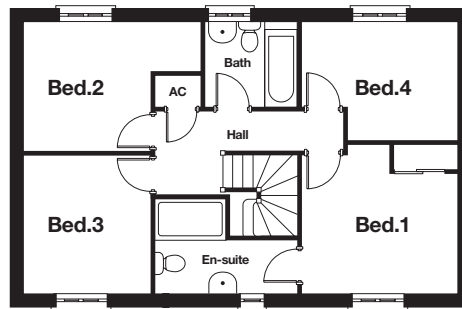


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Ground Floor



First Floor



A detached four bedroom house with double garage. The Southall offers superb living accommodation to the ground floor with open plan dining to the kitchen / dining room which flows into separate living room. Four bedrooms to the first floor with en-suite master bedroom and separate family bathroom.

Ground Floor

Kitchen
4.05m x 2.98m
Utility
2.85m x 1.91m
Dining Area
2.75m x 3.12m
Living Room
3.45m x 6.05m
Cloaks
0.90m x 1.76m

First Floor

Bedroom 1
3.29m x 3.45m
En-suite
1.16m (min) 2.11m (max)
x 3.1m
Bedroom 2
2.85m (min) 3.29m
(max) x 2.88m
Bedroom 3
2.85m x 3.08m
Bedroom 4
2.67m x 3.45m
Bathroom
1.88m x 2.06m

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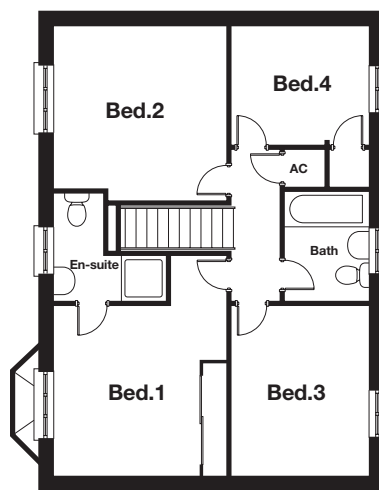
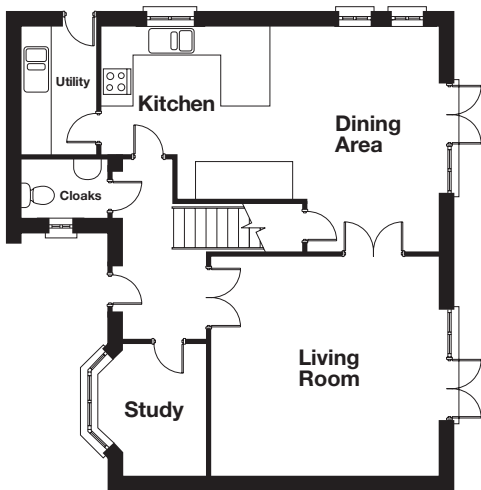
Dawson



Typical CGI, not site specific.

Ground Floor

First Floor



A spacious four bedroom detached house with open plan living accommodation to ground floor and additional study. Four bedrooms to first floor, en-suite to master bedroom and family bathroom.

Ground Floor

Kitchen
4.31m x 3.48m
Dining Area
4.55m x 2.75m
Living Room
4.43m x 4.70m
Study
1.75m (min) 2.27m
(max) x 2.68m
Utility
2.57m x 1.51m
Cloaks
1.74m x 1.16m

First Floor

Bedroom 1
3.57m (min) 4.48m
(max) x 3.71m
En-suite
1.08m (min) 2.27m
(max) x 2.08m
Bedroom 2
3.28m (min) 3.53m
(max) x 3.61m
Bedroom 3
2.79m x 3.46m

Bedroom 4
2.89m x 2.40m
Bathroom
2.23m x 1.71m

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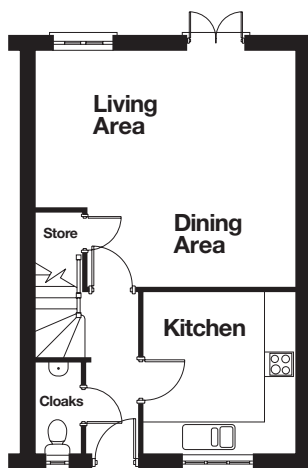
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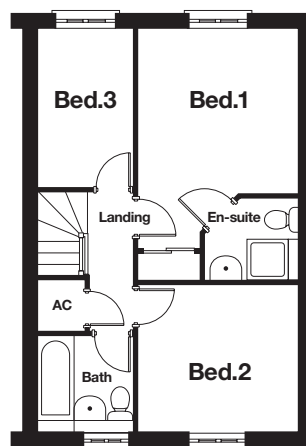


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Ground Floor



First Floor



A spacious three bedroom house designed with open plan living/ dining room and separate kitchen to the ground floor. The first floor comprises of three bedrooms, en-suite to master bedroom and family bathroom.

Ground Floor

Kitchen
2.98m x 3.15m
Cloaks
0.90m x 1.80m
Living Area / Dining Area
4.13m (min) 5.15m (max) x 3.04m (min) 4.65m (max)

First Floor

Bedroom 1
3.17m x 3.26m (min) 4.96m (max)
En-suite
1.83m x 1.62m
Bedroom 2
3.17m x 2.90m
Bedroom 3
1.90m x 3.11m
Bathroom
1.90m x 1.88m

Please note

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