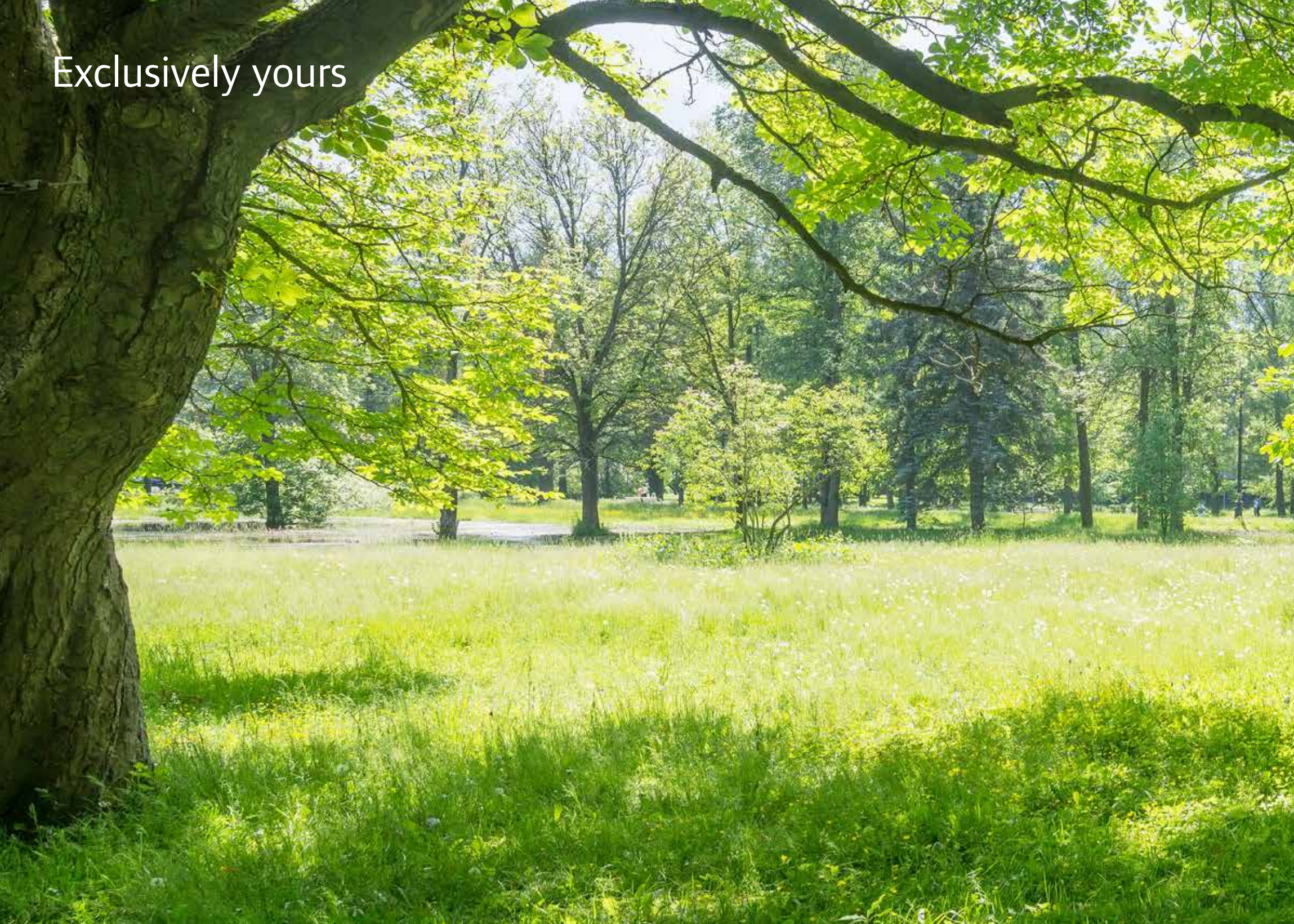




Exclusively yours, made in Devon.  
A stunning new development of 2, 3 and 4 bedroom homes



Exclusively yours





Situated off Teignmouth Road, Kingsteignton, Kings Gate is a stunning new development boasting easy access to Newton Abbot and Teignmouth, as well as having its own local shops, facilities and amenities. To add to this, Exeter is only a short commute away.

Brought to you by Linden Homes, one of the UK's leading housebuilders, our passion for design and quality is evident throughout our award-winning homes.

**Haldon Forest** a short drive from your home

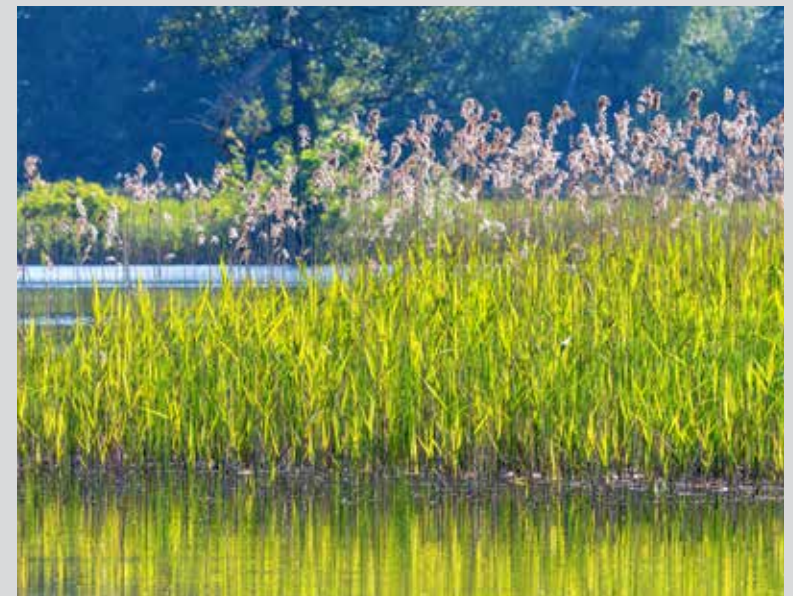
# In Kingsteignton, with easy access to Newton Abbot, Teignmouth and Exeter



**Day-to-day shopping** Newton Abbot

Kingsteignton, although close to Newton Abbot, takes pride in being a separate entity. Over the years it became the largest village in England, with a population of 11,000, leading to its status being changed to that of a town in 2009.

It is this 'village within a town' that makes living at Kings Gate the best of both worlds. The beauty of the countryside on your doorstep, with views to match, but the convenience of the town offering you shops, sports and leisure facilities, as well as a wealth of local clubs, hotels and facilities. There are also doctors and dentists nearby and the town provides primary schools and a secondary school, while nearby Newton Abbot offers further choice in both state and private schooling.



**On your doorstep** Hackney Marshes



**Time to relax** Exeter Quayside

As well as providing education and shopping opportunities, including a thriving market, Newton Abbot offers a greater range of cafés, pubs and restaurants, plus a cinema/theatre and a well-known horse racing course. The coastal town of Teignmouth, only 4 miles away, offers excellent surfing and sailing opportunities and the 2.5 mile stretch of golden sand beach lends itself to fantastic summer days out. Moreover, the wonderful historic city of Exeter, 14 miles away, affords further shopping and leisure facilities.

**Beaches to enjoy** Teignmouth



**Destination shopping** Exeter

# Whatever you're looking for, Kings Gate has it all!



**Countryside to explore** Dartmoor



**A day at the races** Newton Abbot

Added to all these benefits, Dartmoor National Park, which covers over 350 square miles of some of South Devon's most beautiful countryside, is within a 20 minute drive of Kings Gate. Boasting endless choices of scenic hikes, historic castles and clusters of hidden villages to explore, there's always something to do on the moors. Also, just a 10 minute drive away, Haldon Forest Park covers 3,500 acres of woodland and walking trails and makes for a wonderful day out.

Overall, given the amazing quality of outdoor living, the host of family friendly visitor attractions, the nearby racecourse and the seaside resorts of the English Riviera, you'll soon see why living at Kings Gate makes such perfect sense.



**Family fun** South Devon coast



KINGS GATE  
KINGSTEIGTON



National Strength,  
Locally Delivered



Award winning homes  
in the best locations





**Renowned for our award-winning homes and a reputation for quality, we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.**

#### **THE BIGGER PICTURE**

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that complement and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes, including modern building methods and renewable energy products. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket, not to mention future generations.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.

#### **CUSTOMER EXPERIENCE**

Right from the moment you register your interest in a new Linden home, we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first-class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.

#### **FOUNDATIONS FOR SUCCESS**

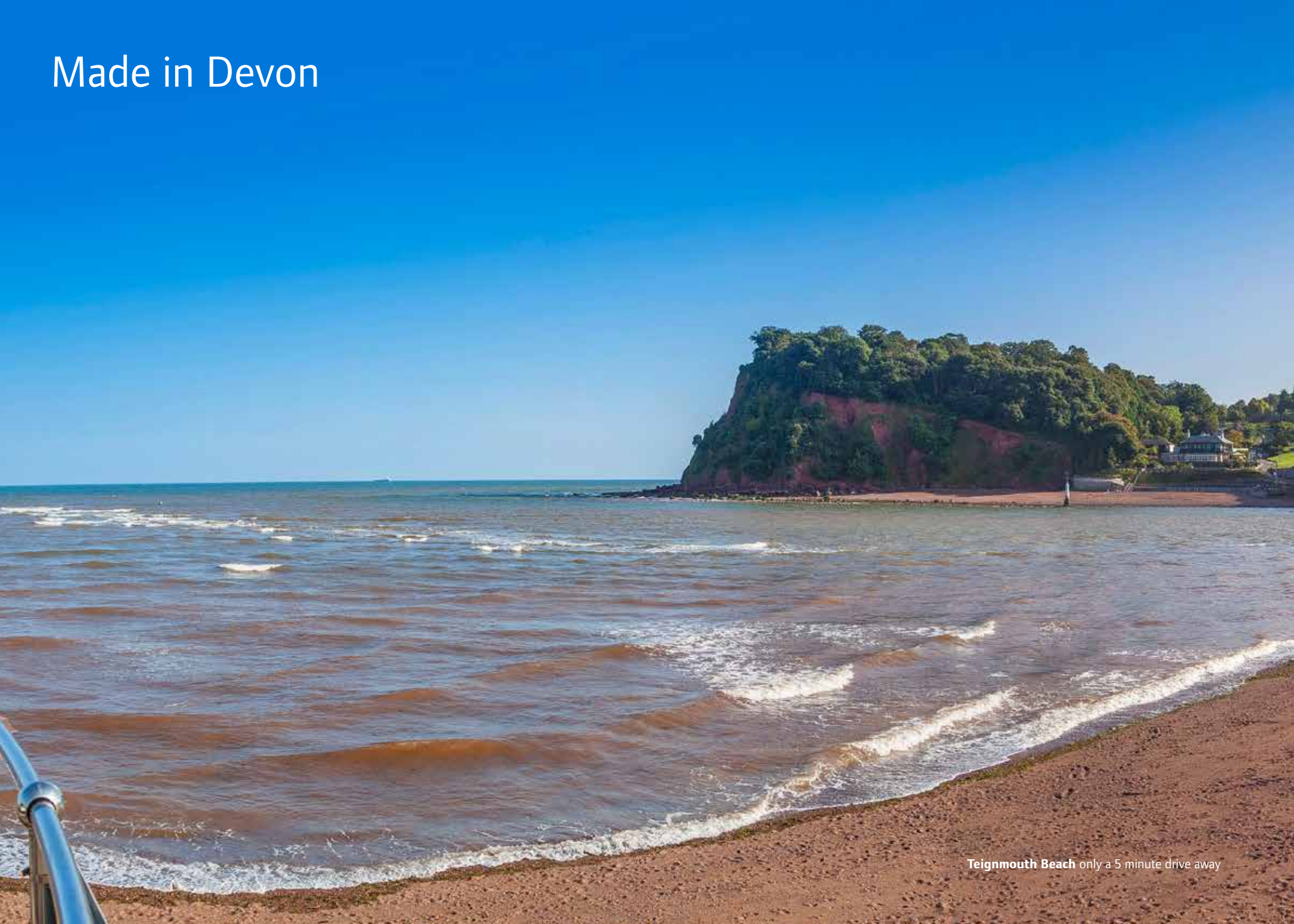
Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Forth Road Bridge in Scotland.

#### **NEW HOMES MORTGAGE HELPLINE**

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. This is the leading new homes mortgage specialist in the UK, and can provide advice and help on all the financial aspects of buying a new home.

For more information visit [nhmh.co.uk](http://nhmh.co.uk)  
or call **01206 715 415**

Made in Devon



Teignmouth Beach only a 5 minute drive away



Postcode for Satellite Navigation: **TQ12 3BA**

The A380 is just minutes from Kings Gate, linking with Exeter to the north and Torquay and Paignton to the south. The A38 is 5 miles away and provides a route south west to Plymouth and Cornwall, or north east to Exeter and the M5. Newton Abbot railway station is only 2 miles from Kings Gate, from where direct trains to London Paddington have a fastest journey time of 2 hours 30 minutes\* and to Plymouth, a fastest journey time of 36 minutes\*. Exeter Airport is 18 miles away, while ferries from Plymouth operate to France and Spain.



## How to find us

### From A380

Leave the A380 at the junction, signposted Ashburton A383, Teignmouth A381, and at the roundabout take the 1st exit when heading north, or the 3rd exit when heading south, onto Teignmouth Road, signposted Kingsteignton A383. The entrance to Kings Gate is a short distance on your left.

Kings Gate, off Teignmouth Road, Kingsteignton TQ12 3BA

\*Source: National Rail Enquiries

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## The Allerton

### 2 bedroom home

Home 11

With its own integral garage to the ground floor and living accommodation to the first floor, The Allerton features an open plan kitchen/living/dining room, plus 2 good sized bedrooms and family bathroom.

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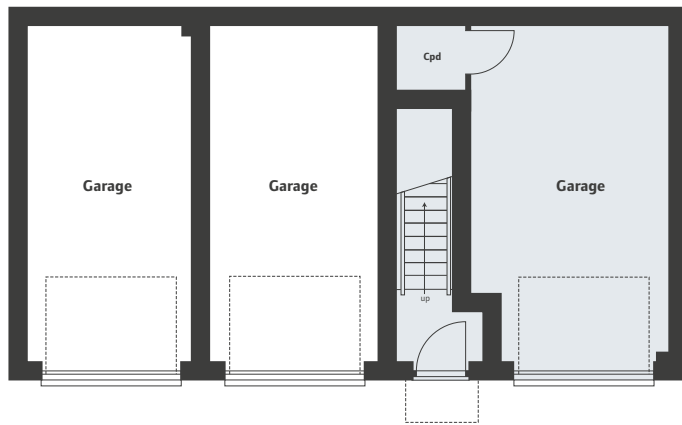


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HOMES

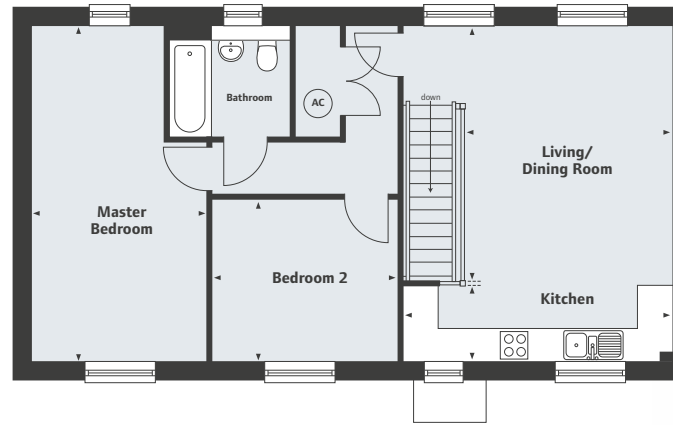
# The Allerton

## 2 bedroom home

Home 11



**GROUND FLOOR**



**FIRST FLOOR**

### FIRST FLOOR

#### Living/Dining Room\*

4497 x 3650mm 14'9" x 12'0"

#### Kitchen\*

4700 x 1458mm 15'5" x 4'9"

#### Master Bedroom\*

5955 x 3025mm 19'6" x 9'11"

#### Bedroom 2

3250 x 2876mm 10'8" x 9'5"

\*Refer to floor plans for details.

\*Please ask to see separate kitchen layouts.

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## The Witley

### 3 bedroom home

Homes 5, 6, 13, 14, 16, 17, 18, 28 & 29

The Witley is a well laid out home boasting an open plan living/dining room, plus kitchen and cloakroom to the ground floor. The first floor comprises a master bedroom with en-suite, 2 further bedrooms and family bathroom.

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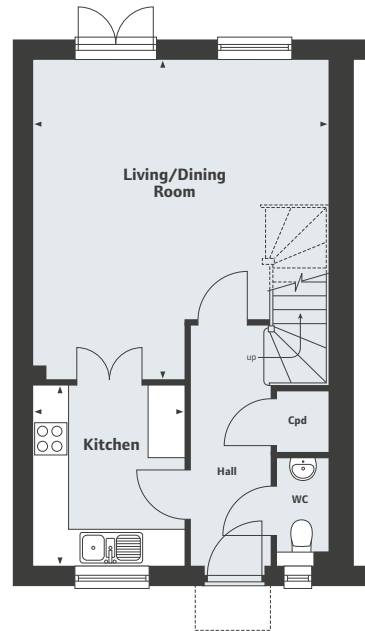
# The Witley

## 3 bedroom home

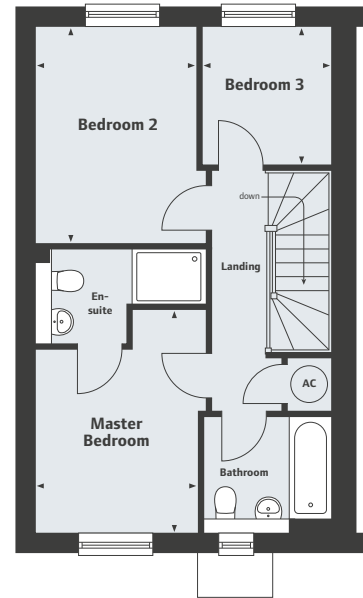
Homes 5, 6, 13, 14, 16, 17, 18, 28 & 29



**KINGS GATE**  
KINGSTEIGNTON



**GROUND FLOOR**



**FIRST FLOOR**

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### GROUND FLOOR

#### Living/Dining Room\*

5353 x 4894mm 17'7" x 16'1"

#### Kitchen\*

2981 x 2505mm 9'9" x 8'3"

### FIRST FLOOR

#### Master Bedroom\*

3728 x 2684mm 12'3" x 8'10"

#### Bedroom 2\*

3625 x 2645mm 11'11" x 8'8"

#### Bedroom 3

2296 x 2140mm 7'6" x 7'0"

\*Refer to floor plans for details.

\*Please ask to see separate kitchen layouts.

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## The Lancaster

### 3 bedroom home

Homes 15 & 20

The Lancaster is an elegant home with a combined kitchen/dining room, separate living room and cloakroom to the ground floor. The first floor features a master bedroom with en-suite, 2 further bedrooms and family bathroom.

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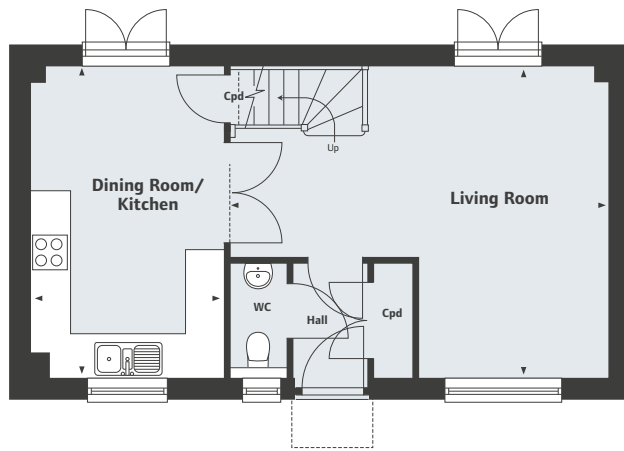
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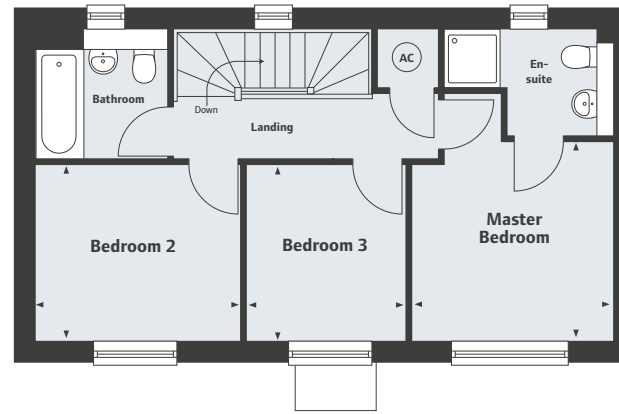
# The Lancaster

## 3 bedroom home

Homes 15 & 20



GROUND FLOOR



FIRST FLOOR

### GROUND FLOOR

#### Dining Room/Kitchen\*

4852 x 3000mm 15'11" x 9'10"

#### Living Room\*

5803 x 4852mm 19'0" x 15'11"

### FIRST FLOOR

#### Master Bedroom\*

3136 x 3102mm 10'3" x 10'2"

#### Bedroom 2

3155 x 2755mm 10'4" x 9'0"

#### Bedroom 3

2755 x 2450mm 9'0" x 8'0"

\*Refer to floor plans for details.

\*Please ask to see separate kitchen layouts.

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## The Ribsden

### 4 bedroom home

Home 27

The Ribsden is charming family home featuring a superbly laid-out open plan kitchen/dining/living room, together with a cloakroom. Upstairs contains the master bedroom with en-suite, 3 further bedrooms and family bathroom.

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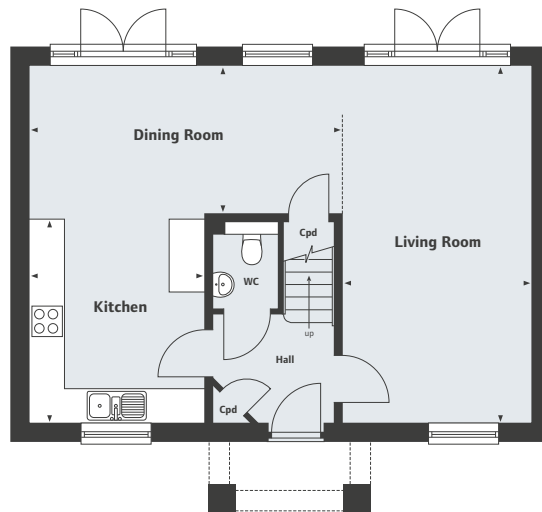
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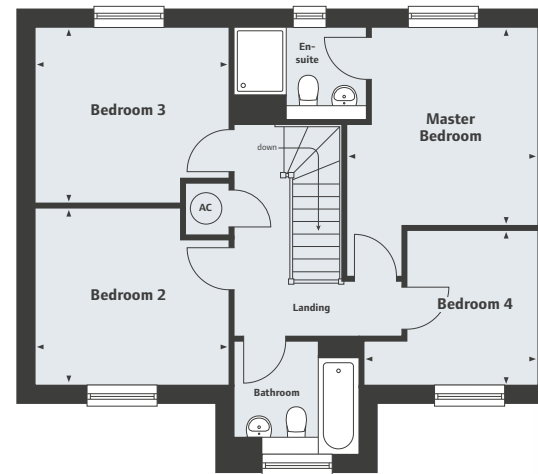
# The Ribsden

## 4 bedroom home

Home 27



**GROUND FLOOR**



**FIRST FLOOR**

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### GROUND FLOOR

#### Living Room

6315 x 3300mm 20'9" x 10'10"

#### Dining Room\*

5490 x 2615mm 18'0" x 8'7"

#### Kitchen\*

3280 x 3065mm 10'9" x 10'1"

### FIRST FLOOR

#### Master Bedroom\*

3508 x 3342mm 11'6" x 11'0"

#### Bedroom 2\*

3366 x 3108mm 11'1" x 10'2"

#### Bedroom 3\*

3366 x 3113mm 11'1" x 10'3"

#### Bedroom 4\*

3055 x 2712mm 10'0" x 8'11"

\*Refer to floor plans for details.

\*Please ask to see separate kitchen layouts.

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## The Carlton

### 4 bedroom home

Homes 7, 10, 19, 21, 22, 23, 24, 25 & 26

With eye-catching elevations, The Carlton boasts an integral garage, large kitchen/dining room, separate living room and cloakroom to the ground floor. On the first floor you'll find the master bedroom with en-suite, 3 further bedrooms and family bathroom.

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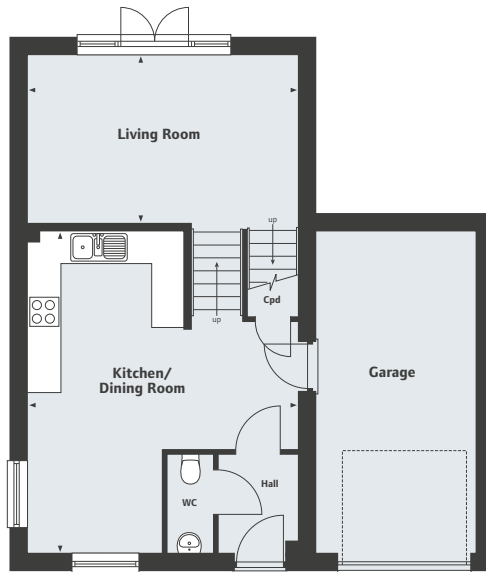
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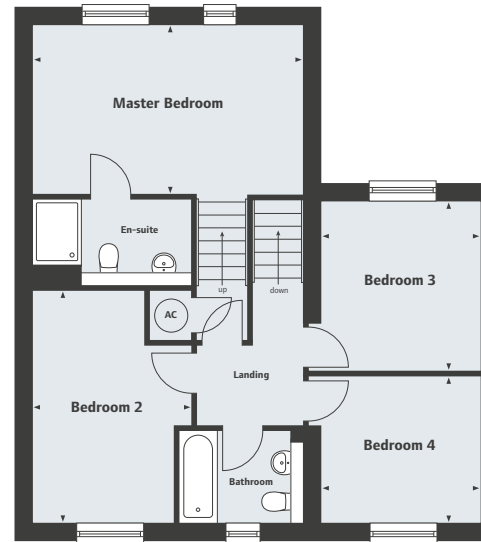
# The Carlton

## 4 bedroom home

Homes 7, 10, 19, 21, 22, 23, 24, 25 & 26



**GROUND FLOOR**



**FIRST FLOOR**

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### GROUND FLOOR

#### Living Room

4965 x 3133mm 16'3" x 10'3"

#### Kitchen/Dining Room\*\*

5978 x 4965mm 19'7" x 16'3"

### FIRST FLOOR

#### Master Bedroom

4965 x 3141mm 16'3" x 10'4"

#### Bedroom 2\*

4300 x 2924mm 14'1" x 9'7"

#### Bedroom 3

3167 x 2915mm 10'5" x 9'7"

#### Bedroom 4

2915 x 2710mm 9'7" x 8'11"

\*Refer to floor plans for details.

\*\*Please ask to see separate kitchen layouts.

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## The Stirling

### 4 bedroom home

Home 12

The Stirling is imaginatively laid-out over 3 floors - the ground floor offers an open plan living/dining room, kitchen and separate cloakroom. The first floor comprises 3 bedrooms and a family bathroom, while the top floor houses the master bedroom suite.

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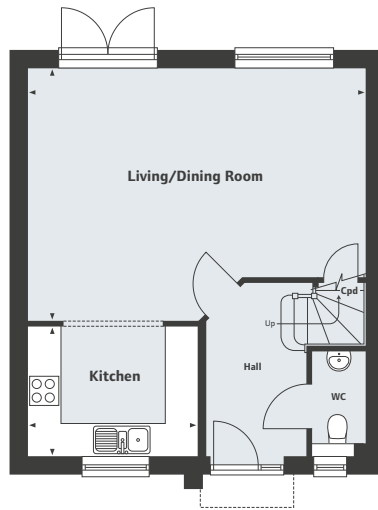


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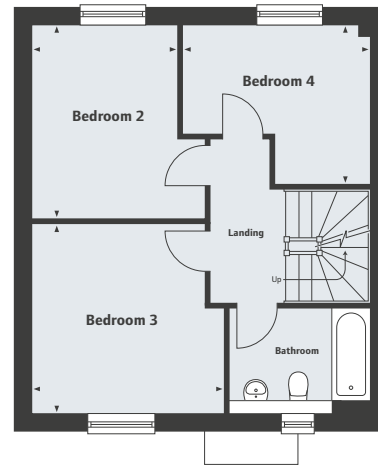
# The Stirling

## 4 bedroom home

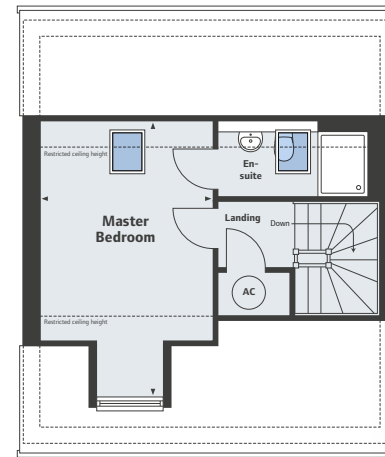
Home 12



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

### GROUND FLOOR

#### Living/Dining Room\*

6180 x 4685mm 20'3" x 15'4"

#### Kitchen\*

3115 x 2405mm 10'3" x 7'11"

### FIRST FLOOR

#### Bedroom 2\*

3590 x 3148mm 11'9" x 10'4"

#### Bedroom 3\*

3505 x 3500mm 11'6" x 11'6"

#### Bedroom 4\*

3440 x 2940mm 11'3" x 9'8"

### SECOND FLOOR

#### Master Bedroom\*

5135 x 3140mm 16'10" x 10'4"

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\*Refer to floor plans for details.

\*Please ask to see separate kitchen layouts.

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## The Walmer

### 4 bedroom home

Homes 8 & 9

The Walmer is a beautiful family home with an attached garage, spacious kitchen/breakfast room, open-plan living/dining room/study area, utility and cloakroom to the ground floor. Upstairs, is a master bedroom with en-suite, 3 further bedrooms and family bathroom.

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# The Walmer

## 4 bedroom home

Homes 8 & 9



**GROUND FLOOR**



**FIRST FLOOR**

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### GROUND FLOOR

#### Living/Dining Room/Study Area\*

6545 x 3340mm 21'6" x 10'11"

#### Kitchen/Breakfast Room\*

6095 x 2945mm 20'0" x 9'8"

### FIRST FLOOR

#### Master Bedroom\*

4635 x 3235mm 15'2" x 10'7"

#### Bedroom 2

3215 x 2841mm 10'7" x 9'4"

#### Bedroom 3\*

3365 x 2940mm 11'0" x 9'8"

#### Bedroom 4

3511 x 2265mm 11'6" x 7'5"

\*Refer to floor plans for details.

\*Please ask to see separate kitchen layouts.

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# Specification

Architectural features, designer kitchens and bathrooms, high quality fittings, energy efficiency and the latest wiring for home entertainment and connectivity are just some of the ways you'll experience the benefits of a fine Linden home.



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# Specification

## KITCHENS

	2 bedroom	3 bedroom	4 bedroom
Choice of contemporary styled kitchens*	●	●	●
Inset stainless steel 1.5 bowl sink and drainer	●	●	●
Chrome mixer taps	●	●	●
Stainless steel built under single oven	●	●	
Built in double oven			●
Gas stainless steel hob	●	●	●
Stainless steel chimney extractor canopy	●	●	●
Fully integrated fridge freezer		●	●
Fully integrated dishwasher			●
Soft close drawers and doors	●	●	●

## BATHROOMS & EN-SUITES

	2 bedroom	3 bedroom	4 bedroom
Contemporary white sanitary ware	●	●	●
Choice of ceramic wall tiles*	●	●	●
Shaver point	●	●	●
Low voltage extractor fan	●	●	●
Steel bath with matching panel	●	●	●
Enclosed shower cubicle with shower and glazed screen	●	●	●
Full height tiling to shower enclosure	●	●	●
White towel warmer			●

Linden Homes subscribes to the Consumer Code of Conduct. Please refer to the Sales Executive for details.

Specification may be amended at any time without notice. Please check specific plot details with the Sales Executive prior to commitment, particularly on items which are more important to you. \*Choice where stage of construction permits.

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## ELECTRICAL

	2 bedroom	3 bedroom	4 bedroom
White electrical fittings throughout	●	●	●
Brushed stainless steel electrical fittings to kitchen/dining and living room			●
TV points to living room and master bedroom	●	●	●
BT points to hall, living room and study or smallest bedroom	●	●	●

## INTERIOR FINISHES

	2 bedroom	3 bedroom	4 bedroom
Oak effect internal doors	●	●	●
Satin chrome style levers with matching hinges	●	●	●
Smooth white ceilings	●	●	●
White wood staircase with solid oak handrail	●	●	●

## PEACE OF MIND

- Mains smoke detector with battery back-up to hall and landings
- 10 year NHBC warranty. Each home will be independently surveyed during construction by the National House Building Council, who will issue their 10 year warranty certificate on completion of the home.

## PERSONAL OPTIONAL EXTRAS

When it comes to choice, Linden Homes' philosophy is clear, you can never have too much. We also appreciate that making the choices for your new home is an important decision and one that should be made over time and in comfort.

### Optional extras include:

- Additional ceramic tiling\*
- Additional power point/TV/BT sockets\*
- Integrated or freestanding appliances\*
- Fitted wardrobes\*

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# The first phase of this stunning new development



- **The Allerton**  
2 bedroom home  
Home 11
- **The Witley**  
3 bedroom home  
Homes 5, 6, 13, 14, 16, 17, 18, 28 & 29
- **The Lancaster**  
3 bedroom home  
Homes 15 & 20
- **The Ribsden**  
4 bedroom home  
Home 27
- **The Carlton**  
4 bedroom home  
Homes 7, 10, 19, 21, 22, 23, 24, 25, & 26
- **The Stirling**  
4 bedroom home  
Home 12
- **The Walmer**  
4 bedroom home  
Homes 8 & 9

Offering an exciting range of 2, 3 and 4 bedroom homes, plus attractive areas of open space, this first phase of development at Kings Gate offers an excellent opportunity for you and your family.

Here, these individual, stylish homes offer bright, modern accommodation, fitted kitchens, contemporary bathrooms, high quality features and excellent energy efficiency.

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