



Westaway Reach

Specification

Cloakroom

- White Duravit D Code sanitaryware with chrome Vado fittings*
- White Duravit toilet seat*
- Choice of wall tiles up to 600mm wide and 600mm high over basin*

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*
- Selection of vinyl to floor*
- Built under electric oven, ceramic hob and electric hood*
- Fully integrated 70/30 fridge freezer*
- Freestanding Smeg 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
- Wall tiles up to 600mm wide and 200mm high 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*
- 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
- Extractor fan to utility, bathroom & en-suites
- Recirculating fan with cooker hood to kitchen
- Mains operated smoke detectors with battery back up
- Recessed downlighters to kitchen, bathroom and en-suite areas*
- 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 Dulux acrylic white gloss
- Stairs: 32mm square balustrades painted white with oak handrail

Heating

- Glow-worm combi boiler*

Wardrobes

- Fitted wardrobes to master bedroom with mirror doors, 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

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

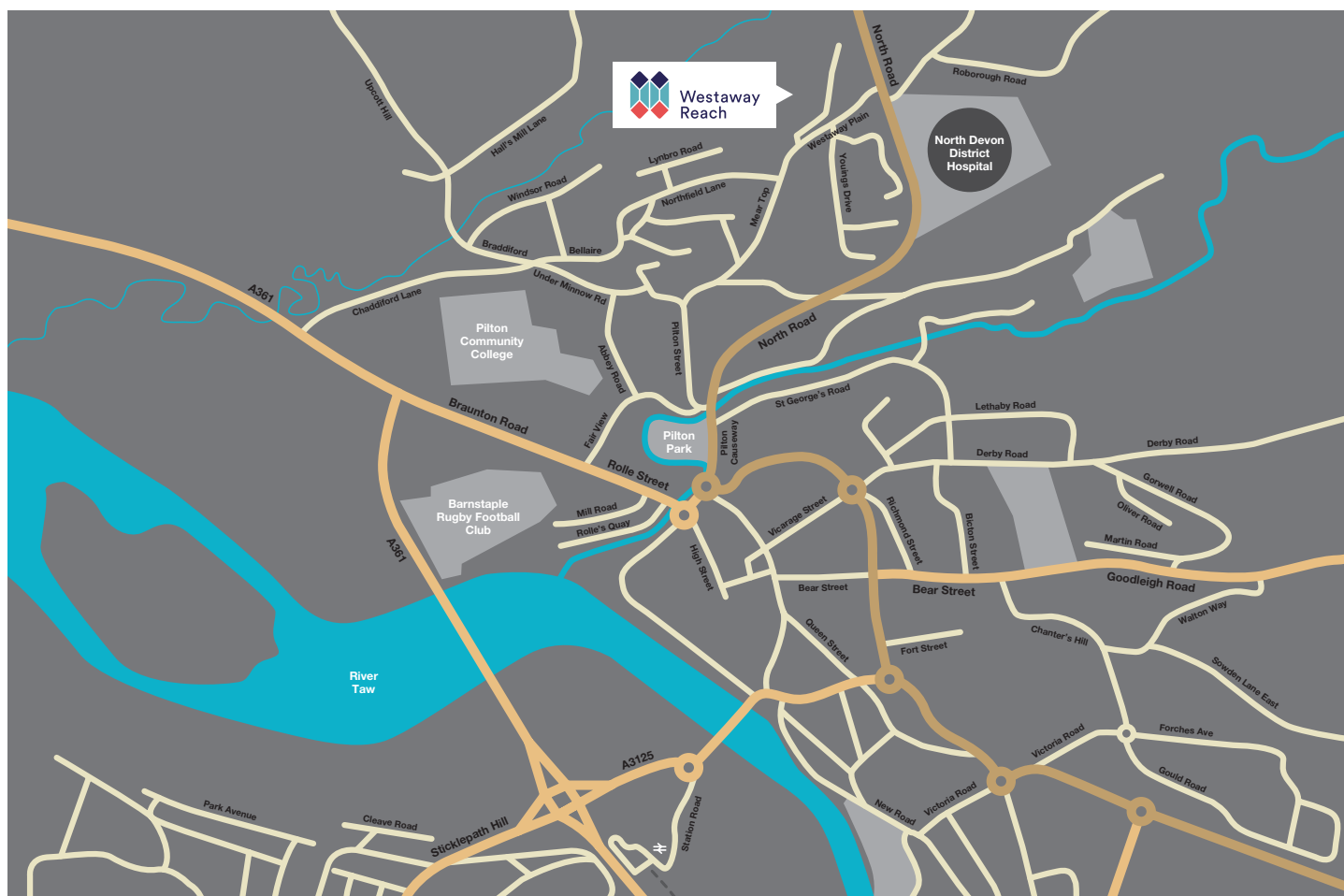
*Specification will vary between house types.

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Westaway Reach



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

Pilton, Barnstaple, Devon EX31 4JQ

Welcoming you home. Westaway Reach.

Westaway Reach is a collection of two, three and four bedroomed homes located in Pilton. Living here will give you the best of both worlds: sitting on the edge of North Devon's principle town of Barnstaple, but surrounded by beautiful rural landscape and only a short distance from the coastline.

Pilton offers the facilities of a small town, but it's only a short walk across the connecting Pilton Causeway to Barnstaple. Here you'll find more extensive amenities, including 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.

The area provides excellent education facilities for every age group: primary and secondary schools are within walking distance of both Pilton and Barnstaple, along with Petroc College for further education and vocational studies.

Pilton 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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**Devonshire
Homes**



Westaway Reach



Marshall

3/23/25/32/33/34/38/39/40

Morris

7/42

Sanderson

2/5/10/30/41

Southall

1/4/6/24/26/27/31

Webb

8/9/35/36

Open market low cost housing

28/29/37

Housing Association

11/12/13/14/15/16/17/
18/19/20/21/22/

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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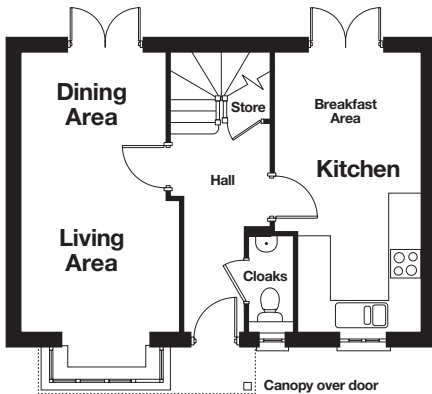
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Marshall

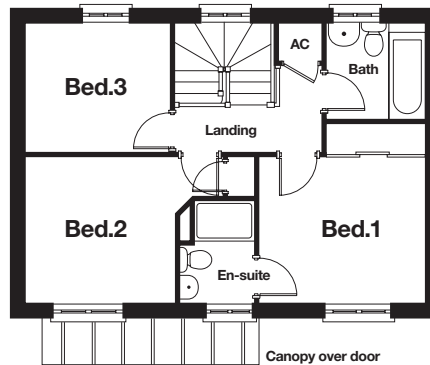


Typical CGI, not site specific.

Ground Floor



First Floor



The Marshall is a detached three bedroom house.

Designed with an open plan kitchen/breakfast area and separate living/dining room to the ground floor.

The first floor comprises family bathroom and three bedrooms, including en-suite to master.

Ground Floor

Kitchen / Breakfast area
5.57m x 2.45m (min)
2.91m (max)
Cloakroom
0.90m x 1.9m
Living Area / Dining Area
5.57m x 3.15m (max)
2.29m (min)
excludes bay

First Floor

Bedroom 1
3.35m x 2.91m
excludes wardrobes
En-suite
1.61m x 2.1m
Bedroom 2
2.92m x 2.91m
Bedroom 3
2.59m x 2.95m
Bathroom
1.95m x 1.90m

Please note

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

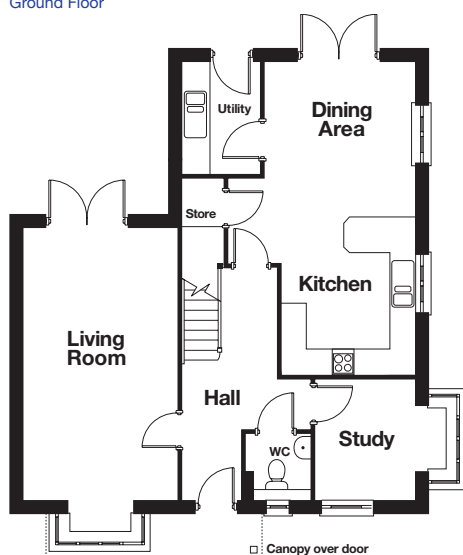
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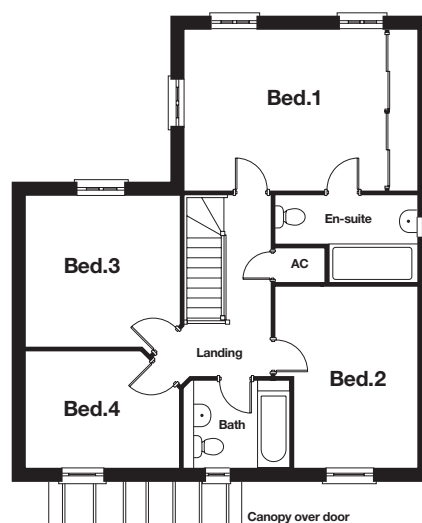


Typical CGI, not site specific.

Ground Floor



First Floor



The Morris is a detached four bedroom house.

Designed with an open plan kitchen/dining area, separate living room and study to the ground floor.

The first floor comprises family bathroom and four bedrooms, including en-suite to master.

Ground Floor

Kitchen/Dining Area
7.02m x 3.37m (max)
3.05m (min)

Utility
1.76m x 2.52m

Living Room
6.14m x 3.45m

Study
2.7m x 2.24m

Cloaks
1.28m x 1.55m

First Floor

Bedroom 1
4.15m x 3.67m
excludes wardrobe

En-suite
1.98m x 3.19m

Bedroom 2
4.08m x 3.19m

Bedroom 3
3.22m x 3.43m

Bedroom 4
2.78m x 2.65m

Bathroom
2.35m x 1.97m

Please note

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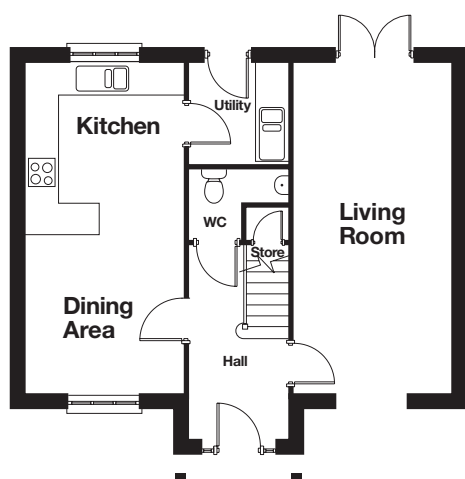
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Sanderson

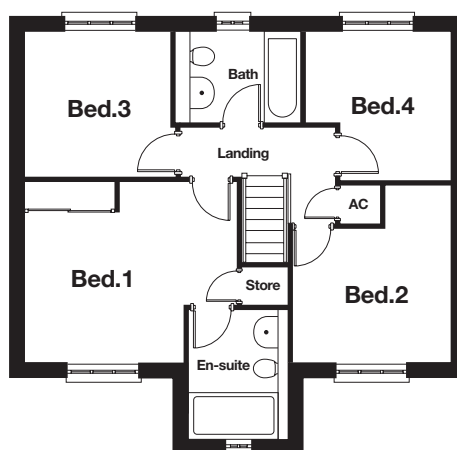


Typical CGI, not site specific.

Ground Floor



First Floor



The Sanderson is an imposing four bedroom detached family home. 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.

The first floor comprises family bathroom and four bedrooms, including en-suite to master.

Ground Floor

Kitchen/Dining Area

6.59m x 3.16m

Utility

1.98m x 2.04m

Living Room

6.59m x 3.16m

WC

1.45m x 1.98m

First Floor

Bedroom 1

3.66m x 4.24m (max)

3.21m (min)

En-suite

2.55m x 1.98m

Bedroom 2

3.21m x 2.75m

Bedroom 3

2.91m x 2.86m

Bedroom 4

2.93m x 2.89m

Bathroom

2.51m x 1.77m

Please note

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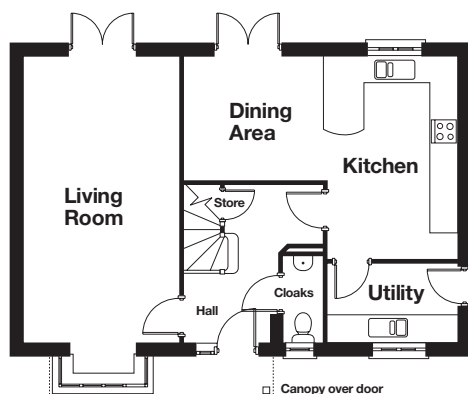
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Southall

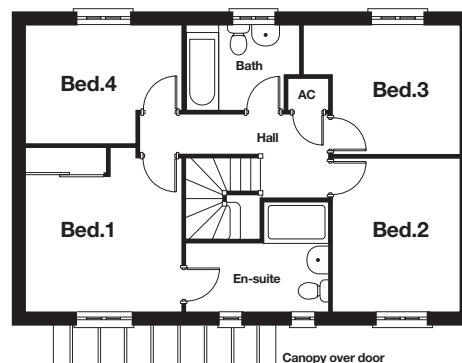


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Ground Floor



First Floor



The Southall is a detached four bedroom house.

Designed with an open plan kitchen/dining area and separate living room to the ground floor.

The first floor comprises family bathroom and four bedrooms, including en-suite to master.

Ground Floor

Kitchen
4.6m x 2.9m
Utility
1.77m x 2.9m
Dining Area
3.25m x 2.8m
Living Room
6.42m x 3.56m
Cloaks
1.97m x 0.94m

First Floor

Bedroom 1
3.66m x 3.5m
En-suite
2.47m x 3.15m
Bedroom 2
2.9m x 3.44m
Bedroom 3
2.92m x 3.53m (max)
2.89m (min)
Bedroom 4
3.5m x 2.7m (max)
2.47m (min)
Bathroom
2.55m x 1.92m

Please note

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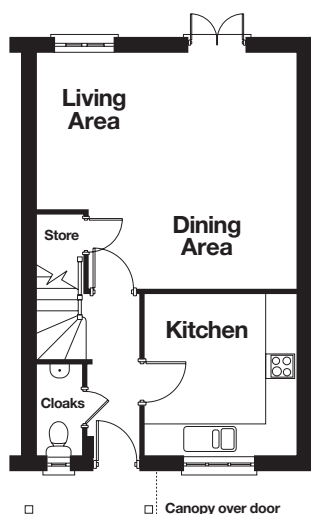
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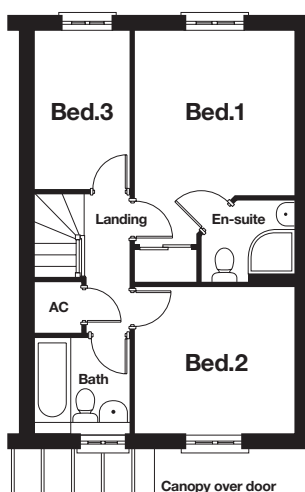


Typical CGI, not site specific.

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 family bathroom and three bedrooms, including en-suite to master.

Ground Floor

Kitchen
3.2m x 2.91m
Cloakroom
1.06m x 1.83m
Living Area / Dining Area
4.7m (max) 3.10m (min) x 5.20m

First Floor

Bedroom 1
3.15m x 3.29m (min) 4.13m (max)
En-suite
1.64m x 1.88m
Bedroom 2
3.15m x 2.94m
Bedroom 3
1.98m x 3.15m
Bathroom
1.98m x 1.91m

Please note

Plots 8 & 9 are semi detached homes.
Plots 35 & 36 are detached homes.
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