

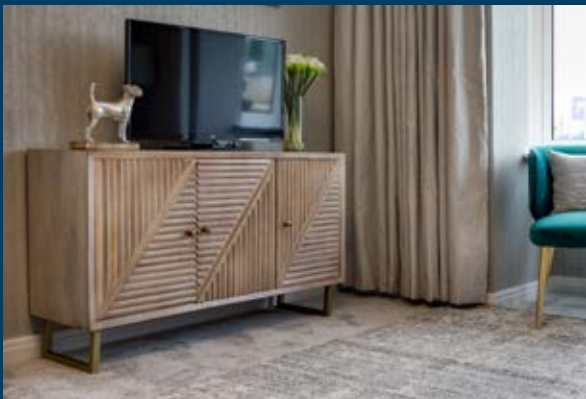
So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales advisors will be pleased to provide guidance.



Shorelands Bude



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The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales advisor.

Produced by the Bovis Homes Graphic Design Department.

DBUDE GD52354 / 09.19



Specification

bovishomes.co.uk



Shorelands

Bude

Use this guide to see what features are included in your new home. Your sales advisor will be happy to discuss the **Select** range of extras available.

		2 bedroom	The Buckthorn	3 bedroom	The Hazel	The Cypress	The Spruce	The Beech	4 bedroom	The Salisbury	The Juniper	The Chestnut	The Aspen	The Alder	5 bedroom	The Birch
Kitchen																
Choice of standard fitted kitchen (doors and worktops)*		■			■	■	■	■		■	■	■	■	■		
Choice of premium fitted kitchen (doors and worktops)*																■
Stainless steel sink and drainer (single bowl) with chrome mixer tap		■														
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap				■	■	■	■	■		■	■	■	■	■		■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility					■	■							■	■		■
Hotpoint hob (60cm) with built-in single oven (high level or under), with glass splashback and curved glass chimney hood		■		■	■	■	■	■		■						
Hotpoint hob (75cm) with built-in double oven (high level or under), with glass splashback and curved glass chimney hood											■	■	■	■		
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood															■	
Pre-wired for under unit lighting option		■		■	■	■	■	■								
LED under unit flexible strip lighting									■	■	■	■	■	■		■
Fridge / freezer space		■		■	■	■	■	■	■							
Integrated (Indesit) 50 / 50 fridge freezer										■	■	■	■	■		■
Space for integrated dishwasher with plumbing and electrics (with removable base unit)		■		■	■	■	■	■	■	■	■	■	■	■		
Integrated (Indesit) dishwasher															■	
Space for washing machine with plumbing and electrics in utility					■	■							■	■	■	
Space for washing machine with plumbing and electrics in kitchen		■						■	■	■	■					
Bathrooms and en suite(s)																
Ideal Standard contemporary white sanitary ware suite		■		■	■	■	■	■								
Ideal Standard contemporary white Concept Air sanitary ware suite with Aqua blade WC technology									■	■	■	■	■	■		■
Ideal Standard close coupled WC to cloakroom				■	■	■	■	■	■	■	■	■	■	■		■
Ideal Standard low profile shower tray with glass enclosure				■	■	■	■	■	■	■	■	■	■	■		■
Handheld hair wash attachment				■	■	■	■	■	■	■	■	■	■	■		■
Shower over the bath		■														
En suite to bedroom 1				■	■	■	■	■	■	■	■	■	■	■		■
En suite to bedroom 2															■	
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*		■		■	■	■	■	■								
Choice of Premium Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*									■	■	■	■	■	■		■
Shaver socket/ toothbrush charger to bathroom and main en suite		■		■	■	■	■	■	■	■	■	■	■	■		■
Angled spotlight fitting in chrome to bathroom and en suite(s)		■		■	■	■	■	■	■	■	■	■	■	■		■
Radiator or white towel warmer in bathroom / en-suite (where applicable)		■		■	■	■	■	■								
Chrome towel warmer in bathroom and en suite(s)									■	■	■	■	■	■		■



		2 bedroom	The Buckthorn	3 bedroom	The Hazel	The Cypress	The Spruce	The Beech	4 bedroom	The Salisbury	The Juniper	The Chestnut	The Aspen	The Alder	5 bedroom	The Birch
Bedrooms																
Built-in wardrobe(s) to bedroom 1 (with shelf and rail)										■	■	■	■	■		■
Doors and Windows																
Front door with multi-point security locking system and security chain		■		■	■	■	■	■		■	■	■	■	■		■
PVCu double glazing to windows		■		■	■	■	■	■		■	■	■	■	■		■
Double glazed PVCu French doors				■	■	■	■	■		■						
Powder coated aluminium double glazed bi-fold doors											■	■	■	■		■
White painted four-panel internal doors with chrome lever handles		■		■	■	■	■	■		■	■	■	■	■		■
Paving outside French/bifold door and path to garage personnel door (where applicable)		■		■	■	■	■	■								■
General																
White painted walls and smooth white ceilings		■		■	■	■	■	■		■	■	■	■	■		■
Combined usb/double sockets in kitchen and bedroom 1		■		■	■	■	■	■		■	■	■	■	■		■
Multi-media point in living room		■		■	■	■	■	■		■	■	■	■	■		■
TV point to bedroom 1 and family room (where applicable)		■		■	■	■	■	■		■	■	■	■	■		■
Master telephone socket (plus to study where shown)		■		■	■	■	■	■		■	■	■	■	■		■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)		■		■	■	■	■	■		■	■	■	■	■		
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)														■		■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)		■		■	■	■	■	■		■	■	■	■	■		■
Wiring for external light to front porch, and rear door				■	■	■	■	■		■	■	■	■	■		■
Mains wired smoke detectors with battery back-up		■		■	■	■	■	■		■	■	■	■	■		■
Power and lighting to 'on plot' garage (where applicable)				■	■	■	■	■		■	■	■	■	■		■
Enclosed fenced rear garden, and garden gate (where applicable)				■	■	■	■	■		■	■	■	■	■		■
Landscaped front gardens				■	■	■	■	■		■	■	■	■	■		■
NHBC Buildmark cover		■		■	■	■	■	■		■	■	■	■	■		■
First two years' customer service support from Bovis Homes		■		■	■	■	■	■		■	■	■	■	■		■

■ fitted as standard - included in the property
* subject to stage of construction

Shorelands

Bude

2 bedroom house

 The Buckthorn

3 bedroom house

 The Hazel

 The Spruce

 The Cypress

 The Beech

4 bedroom house

 The Salisbury

 The Juniper

 The Chestnut

 The Aspen

 The Alder

5 bedroom house

 The Birch



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This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales advisor. Development layout plan correct at time of going to print.

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DBUDE GD54767 / 02.20

**Bovis
Homes**





Shorelands

Bude

A taste of local life

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**Bovis
Homes** 



Welcome to Shorelands

Shorelands is an exciting new development in the popular Cornish coastal town of Bude and within walking distance of two beautiful sandy beaches. The bustling town centre is also nearby and has a range of local shops and services. Bude also has health, education, sports and leisure facilities within the town.

This attractive new Bovis Homes development offers a range of properties to suit all needs. Choose from two, three, four and five bedroom homes all thoughtfully designed to suit modern lifestyles. If you're looking for a quality new home in an outstanding coastal location, your search ends here!

Getting around

Shorelands is less than a mile from Bude town centre and a short distance from the A39. Known as The Atlantic Highway, the A39 is a major access route to North Cornwall and North Devon where the A361 North Devon Link Road takes you directly to the M5. Buses run between Bude and the surrounding area and a rail link coach service connects the town to Exeter Railway station.

A trip to the shops

Bude town centre offers a diverse range of shops catering for both the tourist trade and for local residents. As well as popular seaside outlets and surf shops, there are clothing boutiques, booksellers, a delicatessen, jewellers, post offices, banks, a convenience store and major supermarkets. For serious retail therapy visit the Atlantic Village near Bideford, where you'll find more than 30 outlets selling famous brands including M&S, Denby, Nike, Gap and Cadbury.

Taking time out

With a home so close to the Atlantic coast you have a huge choice of outdoor pursuits on your doorstep such as surfing, kayaking and mountain biking. The coastline is a site of special scientific interest with two sandy beaches within walking distance as well as Bude's Sea Pool, a sea-filled swimming area created in the 1930's. If you prefer dry land the town has its own golf course, Budehaven Leisure centre, two cinemas, nature reserves, the South West Coast Path, the national Cycle Network and the historic Bude Canal with a popular walking route along the tow path.

Education

Bude offers education facilities for all ages starting with Bude Children's Centre designed for the under fives. Youngsters at Bude Infant School, progress to Bude Junior School and senior pupils attend Budehaven Community School which also offers Sixth Form facilities.

St Petroc's School in Bude is an independent school for pupils aged from three months to 11 years.

Shorelands

Binhamy Road - A39,
Bude, Cornwall EX23 9AA
01288 662 002

From Barnstaple

- Head south westerly on the A39 (Atlantic Highway) towards Bude
- Continue for approximately 26 miles to Stratton
- Go straight over the roundabout and you will find Shorelands on your right hand side

From Exeter

- At the end of the M5 take the A30 signposted Okehampton. Remain on this road for approximately 24 miles turning left at Sourton Cross signposted Bude/Bideford and then turn right at the T junction onto the A386
- After 2 miles take the first left at the mini roundabout onto the A3079 and remain on this road for a further 13 miles
- At Brandis Corner crossroads turn left onto the A3072 and follow this road towards Bude
- At the T junction in Stratton turn left onto the A39
- After half a mile continue straight over the roundabout and you will find Shorelands on your right hand side



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Cover photograph of Bishops Itchington. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales advisor.

Bovis Homes Limited, South West region
Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. Telephone: 01392 344 700

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**Bovis
Homes** 



The Buckthorn

2 bedroom home

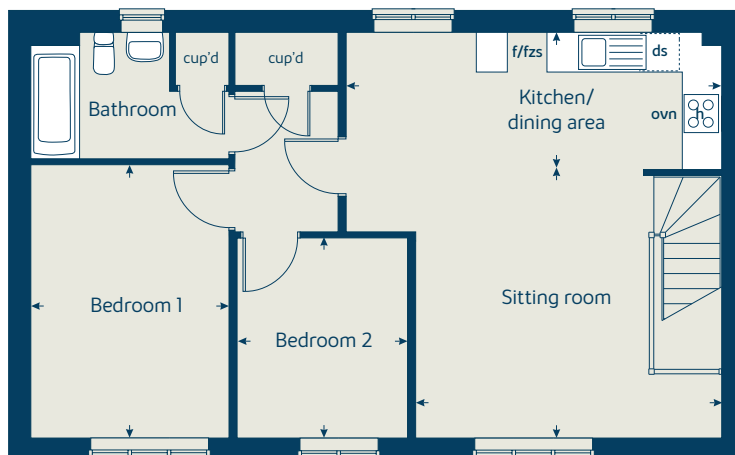
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**Bovis
Homes** 

The Buckthorn

2 bedroom home

First floor



First floor	metres	feet/inches
Kitchen/dining area	5.06 x 2.06	12' 9" x 6' 5"
Sitting room	4.64 x 4.03	15' 5" x 13' 5"
Bedroom 1	4.10 x 3.01	15' 3" x 9' 8"
Bedroom 2	3.00 x 2.58	13' 3" x 9' 11"

The Buckthorn | XF201 P2 DBUDE |

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ovn	oven	f/fzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	↔	measuring points
ws	washing machine space		

Please refer to the sales advisor for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

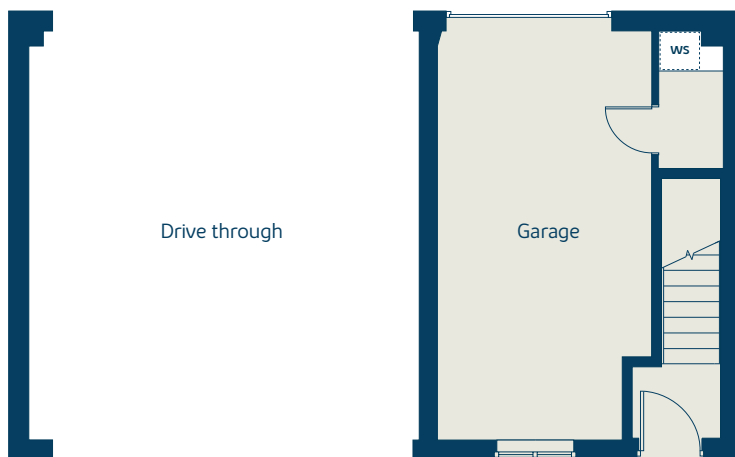
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Ground floor





The Hazel

3 bedroom home

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**Bovis
Homes** 

The Hazel

3 bedroom home

Ground floor	metres	feet/inches
Kitchen/dining area	5.18 x 2.98	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor

Bedroom 1	3.49 x 2.97	11' 7" x 9' 8"
Bedroom 2	3.04 x 2.95	9' 11" x 9' 8"
Bedroom 3	2.44 x 2.15	8' 0" x 7' 0"

The Hazel | X305 P5 vt DBUDE |

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* Windows apply to plots 177 and 178 only. Please see sales advisor for further details.

ovn	oven	f/fzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	↔	measuring points
ws	washing machine space		

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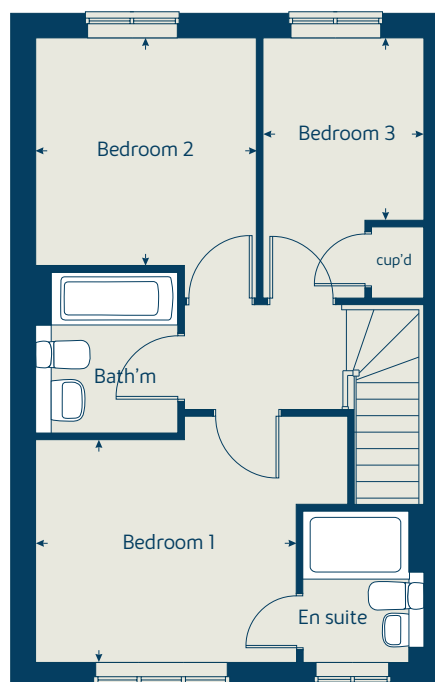
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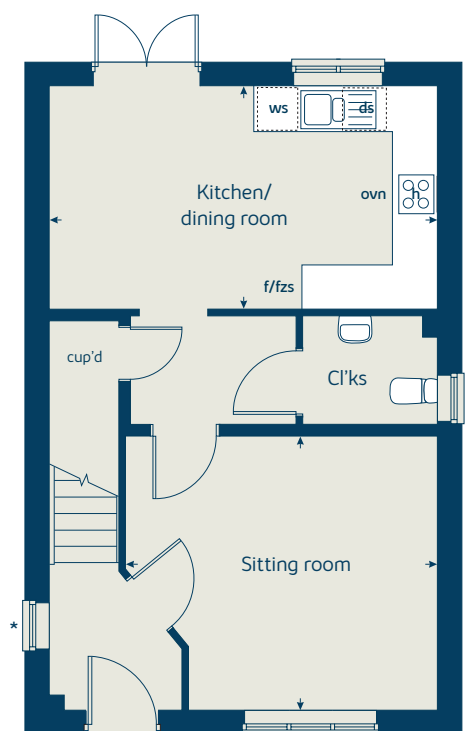
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First floor



Ground floor





The Spruce

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Spruce

3 bedroom home

Ground floor	metres	feet/inches
Kitchen/dining area	5.18 x 2.98	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor

Bedroom 1	3.49 x 2.97	11' 7" x 9' 8"
Bedroom 2	3.04 x 2.95	9' 11" x 9' 8"
Bedroom 3	2.44 x 2.15	8' 0" x 7' 0"

The Spruce | X307 P5 DBUDE |

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ovn	oven	f/fzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	↔	measuring points
ws	washing machine space		

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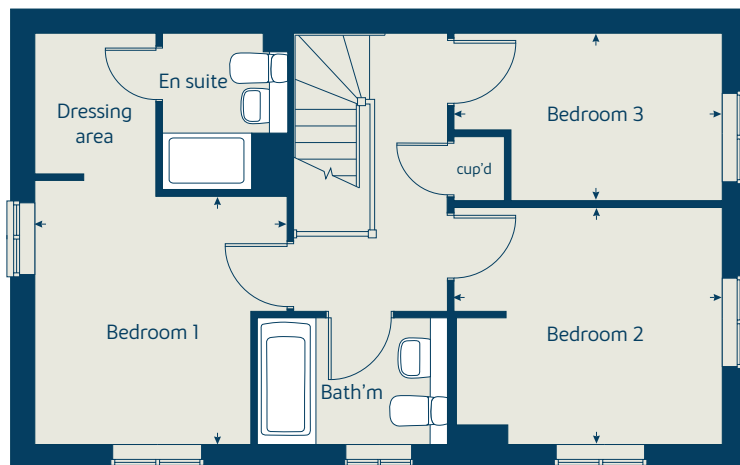
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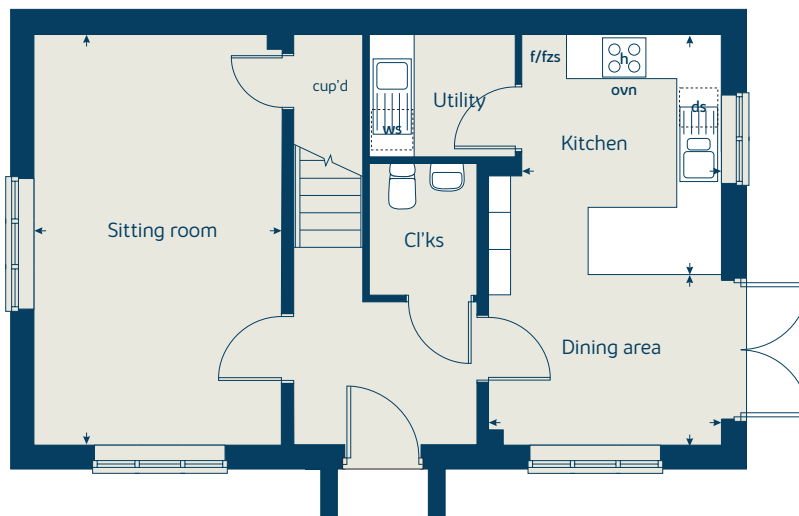
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First floor



Ground floor





The Cypress

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Cypress

3 bedroom home

Ground floor	metres	feet/inches
Kitchen/dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.32 x 3.40	14' 2" x 11' 1"

First floor

Bedroom 1	4.09 x 3.27	13' 5" x 10' 9"
Bedroom 2	3.27 x 2.76	10' 9" x 9' 1"
Bedroom 3	2.55 x 2.16	11' 7" x 7' 1"

The Cypress | X308 P6 vt DBUDE |

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ovn	oven	f/fzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	↔	measuring points
ws	washing machine space		

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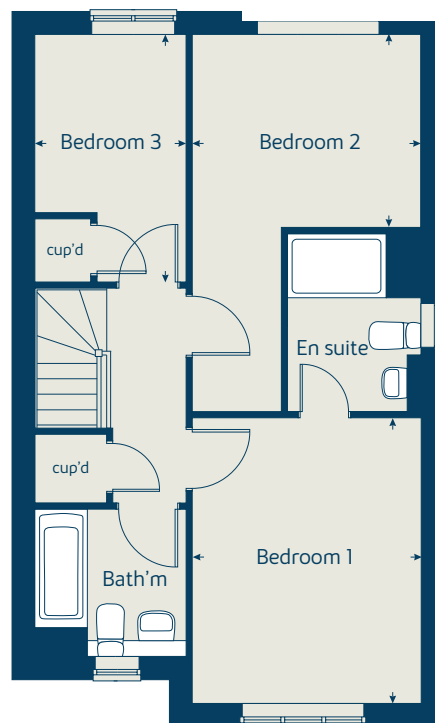
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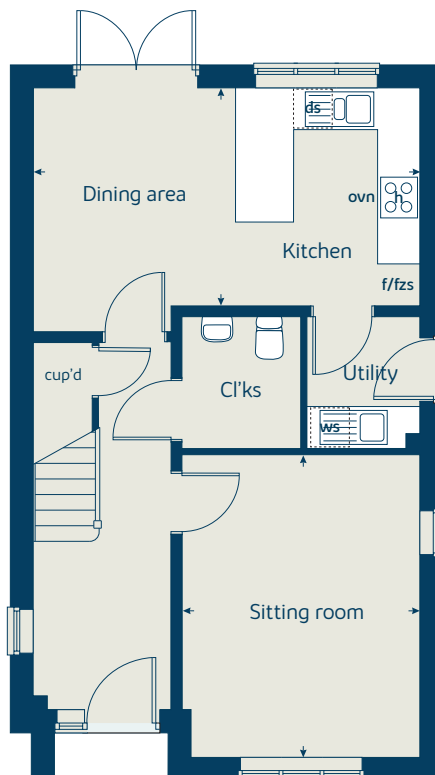
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First floor



Ground floor





The Juniper

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Juniper

4 bedroom home

Ground floor	metres	feet/inches
Kitchen/dining/family area	7.21 x 3.51	23' 7" x 11' 6"
Sitting room	4.55 x 3.04	14' 7" x 10' 0"
Study	2.34 x 1.85	7' 8" x 6' 0"

First floor

Bedroom 1	4.66 x 3.05	15' 3" x 10' 0"
Bedroom 2	2.97 x 2.84	9' 8" x 9' 3"
Bedroom 3	3.60 x 2.38	11' 9" x 7' 9"
Bedroom 4	3.51 x 2.38	11' 6" x 7' 9"

The Juniper | X412 P4 DBUDE |

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* Windows apply to selected plots only. Please see sales advisor for further details.

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	↔	measuring points

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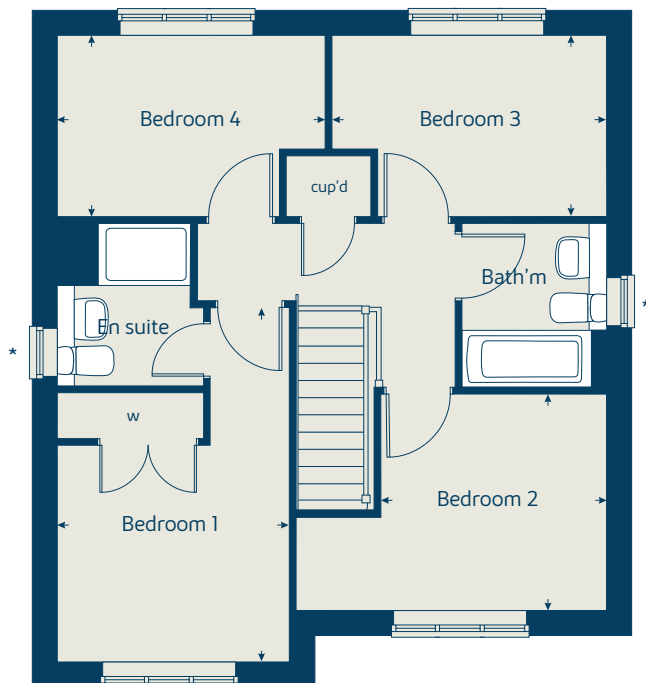
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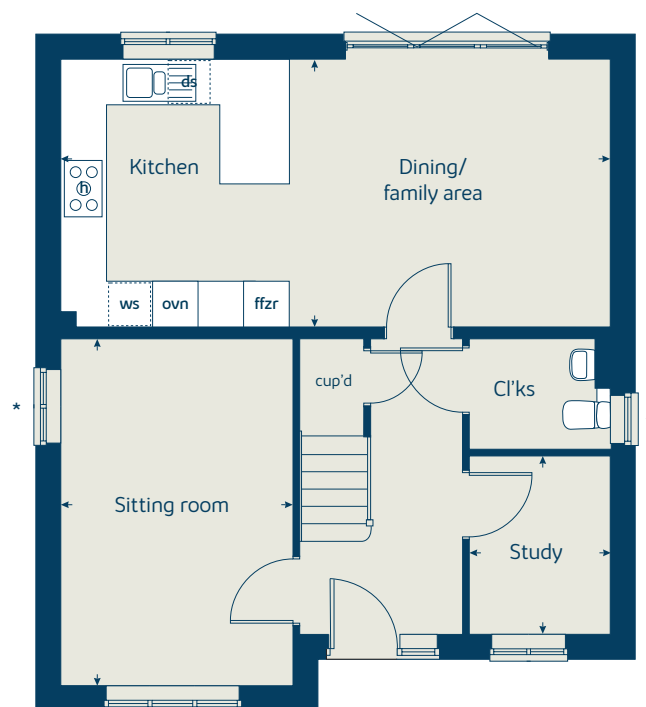
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First floor



Ground floor





The Chestnut

4 bedroom home

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**Bovis
Homes** 

The Chestnut

4 bedroom home

Ground floor	metres	feet/inches
Kitchen	4.03 x 3.04	13' 2" x 9' 11"
Dining/family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

First floor

Bedroom 1	3.24 x 2.98	10' 7" x 9' 8"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.25 x 2.35	10' 7" x 7' 8"
Bedroom 4	3.42 x 2.34	11' 2" x 7' 8"

The Chestnut | X413 PS vt DBUDE |

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ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	↔	measuring points

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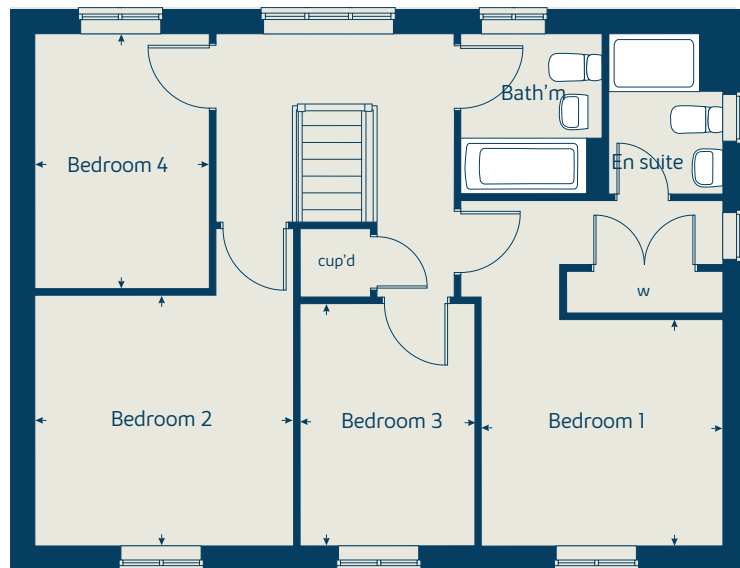
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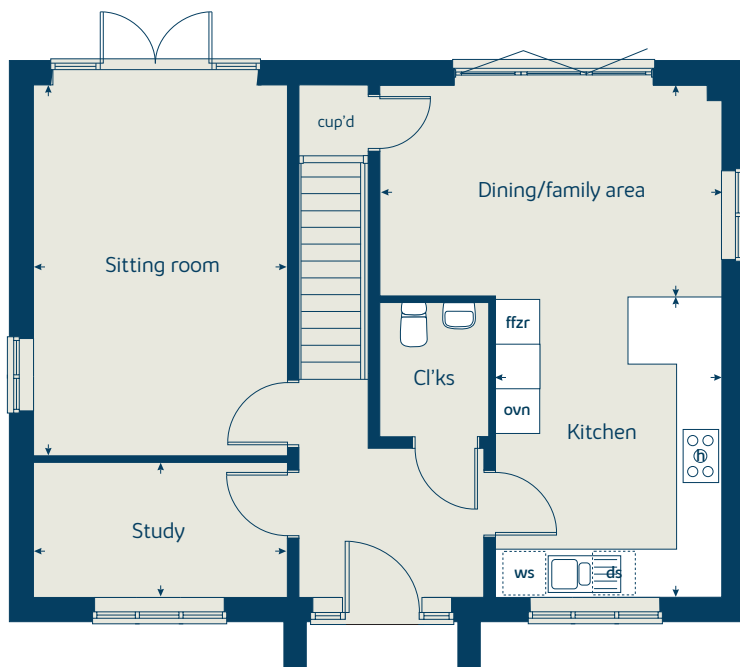
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First floor



Ground floor





The Aspen

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Aspen

4 bedroom home

Ground floor	metres	feet/inches
Kitchen/dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

First floor

Bedroom 1	3.94 x 3.03	12' 11" x 9' 9"
Bedroom 2	3.75 x 3.11	12' 3" x 10' 2"
Bedroom 3	4.07 x 2.45	13' 3" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

The Aspen | X414 P5 vt DBUDE |

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ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	↔	measuring points

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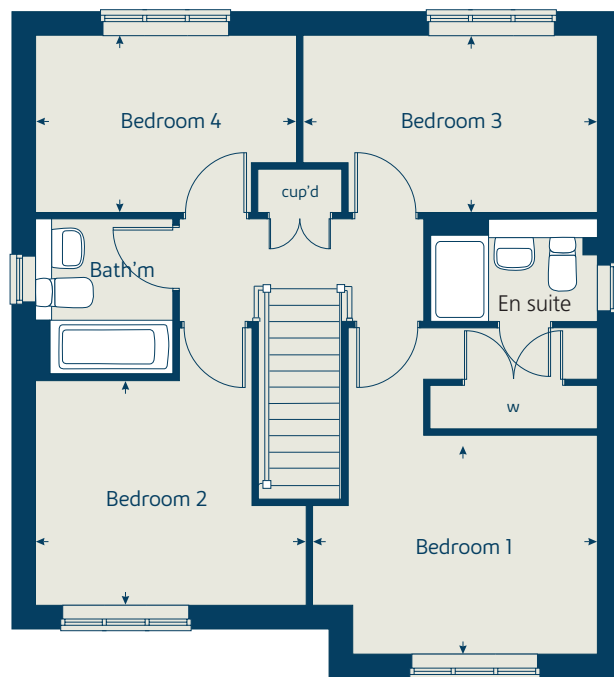
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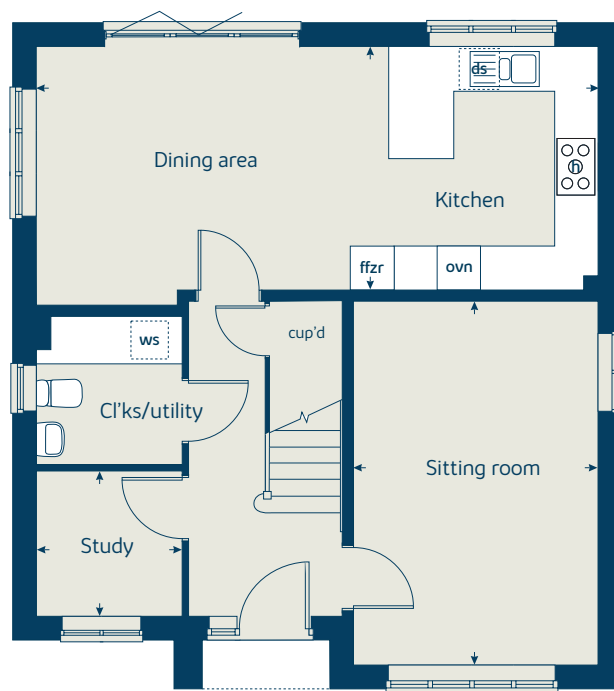
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First floor



Ground floor





The Birch

5 bedroom home

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**Bovis
Homes** 

The Birch

5 bedroom home

Ground floor	metres	feet/inches
Kitchen	3.94 x 3.71	12' 11" x 12' 2"
Family/dining area	5.42 x 3.51	17' 9" x 11' 6"
Sitting room	4.17 x 3.61	13' 8" x 11' 10"
Study/dining room	3.41 x 3.00	11' 2" x 9' 10"

First floor

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.06 x 2.82	10' 0" x 9' 3"
Bedroom 4	2.98 x 2.83	9' 9" x 9' 3"
Bedroom 5	3.00 x 2.83	9' 10" x 9' 3"

The Birch | X518 P5 vt DBUDE |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales advisor.

* Window omitted to plot 154 only. Please see sales advisor for further details.

ovn	oven	cyl	hot water cylinder
h	hob	w	wardrobe
dw	dishwasher	cup'd	cupboard
ws	washing machine space	↔	measuring points
ffzr	fridge freezer		

Please refer to the sales advisor for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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First floor



Ground floor

