



WEST CLIFF
GARDENS
— DAWLISH —



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GOULD HOMES
SOUTH WEST LTD



West Cliff Gardens is a beautiful collection of just 18 bespoke, luxury eco-homes consisting of three and four bedrooms. Nestled within one of Dawlish's most prestigious postcodes, West Cliff Gardens commands exclusivity.

We understand a house is a home and requires space that meets a variety of lifestyles. With that in mind, each home has been designed to accommodate flexible living so you can alter each space to fit your needs as your family grows.

Gould Homes are passionate about delivering high-quality homes with sustainable living at their heart. Each home has been developed to accommodate PV panels and electric car charging ports adapting to today's need for eco-focussed housing and accommodating our climate to create a new way of living that's both environmentally friendly and cost-efficient for it's residents.



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A Place to call home

Dawlish has a great deal to offer with its stunning sandy beaches, local shops, public houses, highly regarded primary and secondary schools ideal for a growing family and a railway station to the town centre of Newton Abbot, Teignmouth and Exeter City Centre where you can find a host of different amenities. This seaside town is also only a short walk away from Dawlish Warren, home to a beautiful nature reserve with a blue flag beach which is just a short distance away and perfect for summer swims and winter walks. Dawlish also benefits from easy access to the A380 making it convenient for commuters to Exeter Airport and Exeter City Centre.

The Surrounding area to West Cliff Gardens has lots on offer to cater for many interests. Dartmoor and Haldon Forest Park are only a short drive away and are great places to explore for cyclists, runners and walkers alike.

Running from Dawlish to Exmouth, The Exe Estuary Trail offers 20 miles of fantastic off road cycling and walking along stunning coastal scenery. Also with easy access from West Cliff Garden is the South West coast path which offers great coastal walking across South Devon.



Nearby

Teignmouth

Teignmouth is a popular sea side town nestled on the South Devon coastline with long sandy beaches, historic Georgian buildings and fantastic fresh local food. Sitting at the mouth of the River Teign, Teignmouth is steeped in maritime history and remains a popular resort by many.

Exeter

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport.

Newton Abbot

Newton Abbot is a thriving market town, which offers cafés and restaurants, shops, supermarkets, racecourse, hospital, pubs and a renowned cider bar.





Your local area



Things to do

- 1 Dawlish Beach: 0.7 mile
- 2 Dawlish Leisure Centre: 1.4 miles
- 3 Golf Course: 2.6 miles
- 4 The Crab Shack Teignmouth: 3.5 miles
- 5 Coombe Cellars Pub: 6.3 miles
- 6 Newton Abbot race course: 8.2 miles

Nearby

- 1 Nearest Shop: 0.6 mile
- 2 Doctors Surgery: 0.5 mile
- 3 Dental Practice: 0.8 mile
- 4 Teignmouth: 3.2 miles
- 5 Newton Abbot: 8.6 miles
- 6 Exeter (City centre): 16.4 miles

Train links

- Teignmouth: 4 minutes
- Newton Abbot: 12 minutes
- Exeter St Davids: 14 minutes
- Plymouth: 55 minutes
- Bristol City Centre: 1 hour 20 minutes
- London Paddington: 2 hours 35 minutes

YOUR OUTLOOK



- **The Warren**
Plots: 2, 3, 4 & 5
Three bedroom semi-detached home
- **The Cofton**
Plot: 6
Three bedroom detached home with garage
- **The Holcombe**
Plots: 7 & 8
Four bedroom detached home with garage
- **The West-Cliff**
Plot: 12
Three bedroom detached home with garage
- **The Exe**
Plots: 9, 10, 11, 13, 14, 15, 16, 17 & 18
Three bedroom town house with snug/office

Affordable housing

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is the developers intention to build in accordance with this layout, however, there may be some occasions when the property designs, boundaries and landscaping positions of roads and footpaths change, as the development progresses. Please check details of your chosen property with your Sales Advisor prior to reservation. Information is correct at the time of going to print. The developer has a policy of continued improvement and reserves the right to change the site plans at any time.



YOUR SPECIFICATION

KITCHENS & UTILITY ROOMS

Mayflower kitchens

All white goods supplied

Integrated dishwasher and washing machine

Silestone® quartz worktops

BATHROOMS & EN-SUITES

ROCCA white sanitary ware

White bath with glazed shower screen

Shaver socket

Heated towel rail

Extractor fan

Choice of colours for tiled basin splashbacks and full height tiling around bath and shower*

CLOAKROOM

ROCCA white sanitary ware

Choice of colours for tiled basin splashback*

WARRANTY

10 year ICW Warranty

HEATING & ENERGY

All homes are given an EPC rating of A

Gas central heating

PV Solar panels to all homes

Wired connection ready for car charger (car charger not included)

INTERIOR FEATURES

White walls and skirting boards

Chrome ironmongery to doors

Oak handrail

Wire for TV only cable in loft, lounge, kitchen and all bedrooms

BT Master to hall and BT points in lounge

Ethernet (RJ 45 network) to lounge, kitchen and all bedrooms

LED recessed downlighting in kitchen, bathroom, en-suites and cloakroom

Pendant fittings in bedrooms, lounge, dining room and hallways

White steel radiators

White plastic switches and wall sockets

Consumer unit to hallway

Mains wired smoke detectors, heat detector and carbon monoxide detector

EXTERIOR FEATURES

Front entrance light and slate house name sign

Front garden turfed

Blocked paved private roads

Tarmac driveways

Concrete patio slabs

Wooden fencing to garden boundary with gate

Cold water tap in back garden

WINDOWS & DOORS

UPVC external windows, grey external face & white internal face White

Internal line type doors - fire doors in willow type house only

*Choices available are dependant on the stange of construction

SPW Developments Ltd attempt to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished properties. However, during the process of construction alterations to the specification may become necessary and improvements or changes may occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture. Elevations, materials, style and position of the windows and porches can all differ in the same house type from plot to plot. Customers should satisfy themselves with all dimensions and ensure they are aware of the detail and the finish provided in their specific plot before purchasing.



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ECO-FRIENDLY

Everyone wants an eco-friendly home but, what does eco-friendly actually mean?

Eco homes offers their occupants the promise of a more sustainable life thanks to features like PV solar panels and air-tight insulation.

Every home at West Cliff Gardens will be A-Rated. All new homes are given an EPC rating between A and G, with A being the most efficient in terms of likely fuel costs and carbon dioxide emissions. An A-rated home doesn't just mean your new home is kind to the environment, it's also kind to your pocket. A-rated homes means lower heating bills, lower energy costs and warmer homes for the future.

So, what makes every home at West Cliff Gardens an A-rated home?

- ✓ Air-tight insulation
- ✓ PV solar panels
- ✓ Electric spur future proofing for a world of electric cars

Did you know, **only 2% of new homes** developed in 2021 were A-Rated? Get in touch with our team to find out more about the available homes at West Cliff Gardens.



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For more information regarding West Cliff Gardens, please get in touch with our selling agent, Complete Property.

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