

Chaucer

GARDENS



Welcome to Chaucer Gardens



Introducing Chaucer Gardens - six newly built terraced townhouses on the edge of the popular residential area of 'Poets Corner' in Manadon.

Each house offers versatile and spacious accommodation with 3/4 bedrooms, open-plan living rooms, private gardens and off-road parking.

These contemporary properties make ideal family homes and are being sold with a ten-year ICW new home warranty. Air source heat pumps create a sustainable and cost-effective option for the discerning homebuyer of today.

The location

The area of Manadon is a popular choice for families as it is close to reputable schooling, many local amenities and the convenient shops of Crownhill Village. Derriford and the Nuffield hospitals are a short drive away and local bus routes provide easy access to Plymouth City Centre and beyond.

The area's proximity to the A38 carriageway also allows for convenient travel beyond Plymouth.



Six contemporary 4 bedroom homes in the very heart of Plymouth



Site map



About the developer



Beehive Homes SW are a local, dynamic, well trusted development company based in Plymouth.

Beehive Homes SW are the proud co-sponsors of Plymouth Argyle Football Club, where as well as supporting the local football club they are supporting two large scale projects in partnership with Argyle Community Trust and Project 35 focusing on children's disability and cancer remission.

Recent developments



Plymbridge Gardens,
Glenholt



Lilford Gardens, West Park



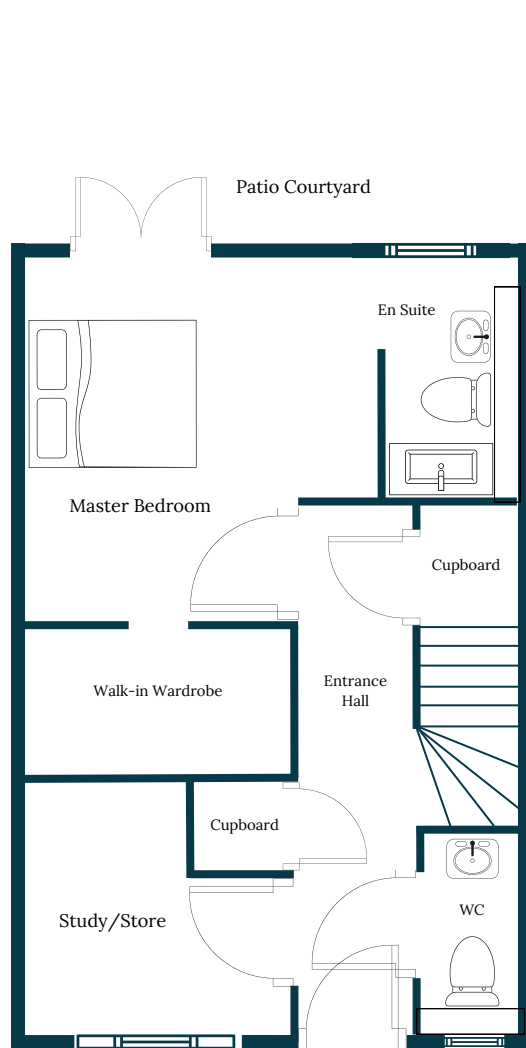
Brown Bear, Devonport

Specification

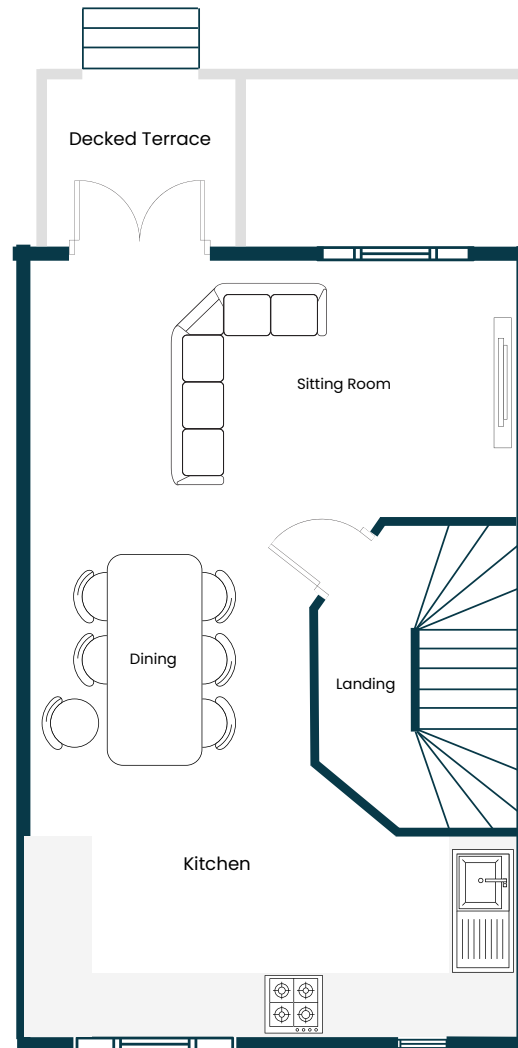
| | | |
|---|---------------------|---|
| General Internal | Walls | Painted finish - Dulux Timeless Matt Emulsion |
| | Woodwork | Painted finish - Dulux White Satin |
| | Doors | Vertical 5 panel doors painted Matt grey with stainless steel hinges. |
| | Ironmongery | Denleigh LR292 polished and satin chrome handles on rose |
| Kitchen | Supplier | Howdens |
| | Style | Greenwich range - Gloss Front Kitchen |
| | Choice of units | A selection of base and high-level units |
| | Worktop | Contemporary 22mm worktops with matching upstand |
| | Splashback | Opaque black glass |
| | Appliances: | 4 beds: Built under Double Oven from Hotpoint or similar, Induction Hob, Extractor, Integrated Dishwasher, Space and Plumbing for Washing Machine in store. |
| | Sink | Drayton SS 1.5 bowl sink with drainer |
| | Tap | Chrome Rienza mixer tap |
| Mechanical, technical and electrical | Heating | Daikin EDLA06 EV3 Class 6 R32 Monobloc ASHP with 250l Cylinder and controls. Radiators - Compact in Select White Finish fitted with thermostatic valves. Towel rail - White or Chrome towel rails |
| | Lighting | Mains LED white down lighters to kitchen, bathroom & ensuite. Standard pendant fittings with LED bulbs to all other rooms. |
| | Electrical fittings | White moulded plastic with concealed screws. Shaver points in bathroom and ensuite |
| | Media | BT full-fibre broadband Aerial loft wiring only Media points in lounge and bedroom 1 |

| | | |
|------------------|-------------------|--|
| Bathroom | Manufacturers | Ideal Standard i-life range or similar |
| | Washbasin | i-life B basin with Cerabase mono mixer tap |
| | Bath | Tempo White bath or similar with Edge wall mounted Bath Shower Mixer kit |
| | WC | Rimless close coupled BTW Pan with compact cistern and dual flush plate in chrome |
| | Flooring | Vinyl flooring Tarkett Modern Living or Homestyle range or equivalent |
| | Tiling | Full Height tiling to bath only and splashback to basin |
| Ensuite | Manufacturer | Ideal Standard i-life range or similar |
| | Washbasin | i-life B basin with Cerabase mono mixer tap |
| | Shower Cubicle | Ultra flat shower tray with Connect 2 1000 Sliding door, Ceratherm round shower column |
| | WC | Rimless BTW Pan with concealed cistern and dual flush plate in chrome |
| | Flooring | Vinyl flooring Tarkett Modern Living or Homestyle range or equivalent |
| | Tiling | Full Height tiling to shower area and half height to basin/wc area where located together. |
| Cloakroom | Manufacturer | Ideal Standard i-life range or similar |
| | Washbasin | i-life B basin with Cerabase mono mixer tap |
| | WC | Rimless close coupled BTW Pan with compact cistern and dual flush plate in chrome |
| | Flooring | Vinyl flooring Tarkett Modern Living or Homestyle range or equivalent |
| Exterior | External Lighting | External light to front door and rear led floodlight |
| | Exterior Doors | IG Grey Composite Front Door. 'Secure By Design' MPL4 lock set and chrome door numbers. |
| | Windows | White UPVC with push button/key white locking handles and stainless-steel hinges |
| | Gardens | Grey Riven paving slabs - front path & rear patio. Rear gardens topsoiled. Rear tap |
| | Private Driveway | Tarmac driveway |

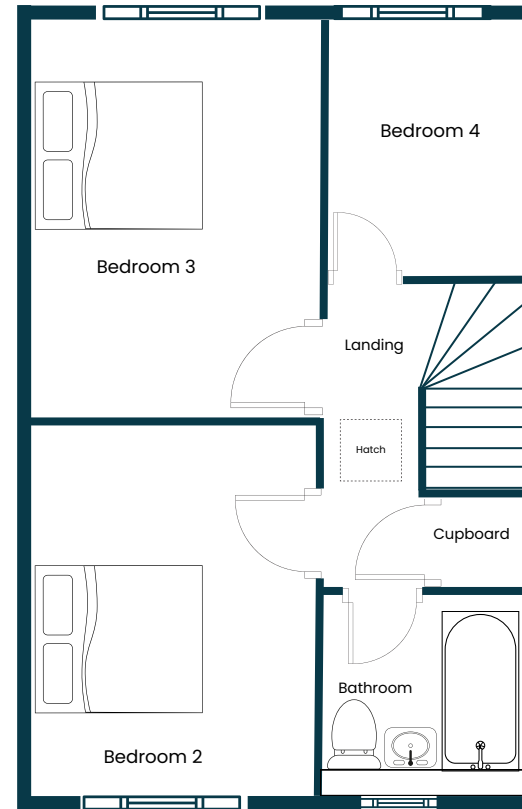
Floor plans: Plots 1 & 4



Ground floor



First floor



Second floor

Dimensions

Ground Floor

Master bedroom
3.7m x 4.4m

Ensuite
1.3m x 3.2m

Study/Store
1.8m x 2.5m

First Floor

Sitting Area
5m x 3.54m

Dining Area
2.7m x 2.6m

Kitchen
5m x 2.5m

Second Floor

Bedroom 2
3m x 4m

Bedroom 3
2.8m x 4.5m

Bedroom 4/Office
2.2m x 3.5m

Bathroom
2m x 2m

Floor plans: Plots 2, 3, 5 & 6



Dimensions

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Disclaimer: Floor plans: Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate, therefore no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

