




FRANCIS LOUIS
Residential

THE HEMBURY

Acland Park, Feniton - EX14 3WB

Help to Buy Price – **From £232,000**

Full Market Price – **From £290,000**

These 3-bedroom link-detached NEW BUILD homes are situated in the popular Acland Park development in Feniton. Acland Park is built by a quality builder who has been voted Property Developer of the Year for South West England. These homes are finished to a very high standard with upgraded kitchens, bathrooms and flooring included as standard.

The Hembury benefits from an open-plan lounge/kitchen/dining room with oak flooring, a modern kitchen with integrated appliances and solid worktops. These beautiful homes also benefit from an en-suite shower room, a family bathroom, a car port, an enclosed garden and the most amazing views across the surrounding countryside.

Situation

Feniton is a small village located in East Devon which has very good transport links. There is a train station on the London to Exeter Line and the A30 dual carriageway provides quick access to both Honiton and the City of Exeter. The village also offers a local shop, pub and well-regarded primary school.

Developer

The Acland Park development has been built by Feniton Park Ltd. This developer has recently won 'Property Developers of the Year 2019 – South West England' from the Build Magazine 2019 Construction and Engineering Awards.

Specification

Kitchens

- Contemporary kitchen with a high gloss finish and solid worktops.
- Integrated induction hob and extractor.
- Integrated fridge/freezer, dishwasher and washing machine.
- Ceramic Splashbacks.
- Chrome mixer taps.
- LED under cabinet lighting





Bathrooms

- Contemporary white bathroom suites.
- Built in bathroom cabinetry.
- Ceramic tiled floors and walls.
- Heated towel rail.
- Hand wash basin
- Low level WC
- Showers with glazed screens.

Heating and Lighting

- Energy efficient LED lighting.
- Energy efficient Combi boilers.
- Dual zone heating controls.
- TV, radio and telephone points for broadband internet access in living areas.

Interior Finishes

- Oak internal doors.
- Stylish chrome door handles and hinges.
- Smooth white painted ceilings.
- Matt white painted walls.

Peace of Mind

- Mains smoke detector with battery back up to all halls and landings.
- The properties are constructed to NHBC building regulation requirements.
- 10 Year NHBC Warranty. Each home is independently surveyed by NHBC during the construction process. The warranty activates when you move in, meaning you get the full 10 Year warranty cover.

Developers Note

We reserve the right to improve or change the specification and vary the price quoted. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, or constitute a representation warranty and are not part of any contract.



Acland Park – Site Plan

- The Otter
- The Talaton
- The Hembury
- The Cadhay
- The Hydon
- The Gosford
- The Escot



Ground



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Property Developers of the Year
2019 - South West England

BUILD

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