



Limers Lane Discounted open market housing

Discounted open market housing is being provided by **Strongvox** at a discount to the full market value. The discount will be tied to a legal agreement, known as the *Section 106* and remains on the property for future sales. The buyer owns the whole of the property, there is no third party involved. This form of ownership is aimed at those people who can afford to buy a home of their own but not at the full market value.

Eligibility criteria applies to each property.

Please ask the Strongvox Sales Advisor for more details.



Limers Lane

Discounted open market housing

Discounted Open Market House Types



The Apartments
(1 or 2 bed)



The Dunlin
(3 bed)



The Teal
(2 bed)



The Plover
(3 bed)



Address:
Limers Lane
Northam
Bideford
North Devon
EX39 2RG



Strongvox
Homes

This site plan is indicative only of the development.
It is for general guidance and may be subject to change.



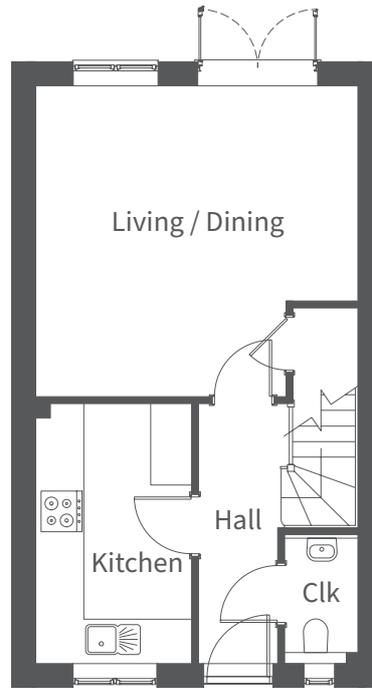
The Teal

Two bedroom discounted open market home

The Teal is a well-planned two bedroom home with accommodation over two floors. On the ground floor the entrance hall provides access to a cloakroom, kitchen, and living/dining room which feature French doors opening to an enclosed rear garden. The stairs (including storage) leads to the first floor master bedroom with en-suite, an additional bedroom, and a family bathroom. Two parking spaces are provided. Interior space is 874 sq ft.

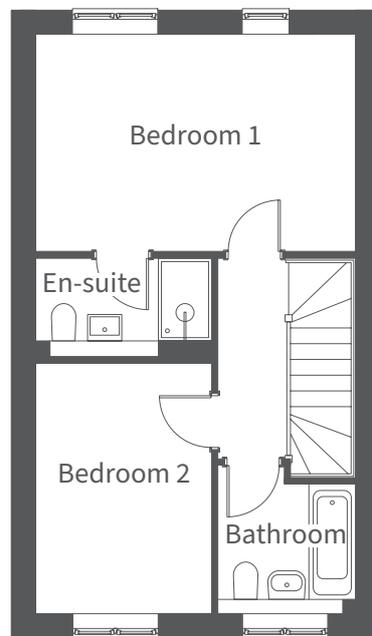
NOTE: Plot 9 (left) is featured in the above CGI

Ground Floor	Millimetres	Feet / inches
Kitchen	3825 x 2280	12'7" x 7'6"
Living / Dining	4685 x 4580	15'4" x 15'0"



Ground Floor

First Floor	Millimetres	Feet / inches
Bedroom 1	4685 x 3185	15'4" x 10'5"
En-suite	2560 x 1440	8'5" x 4'9"
Bedroom 2	3685 x 2560	12'1" x 8'5"
Bathroom	2025 x 1900	6'8" x 6'3"



First Floor

NOTE: Other floor plans and elevations for each property are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



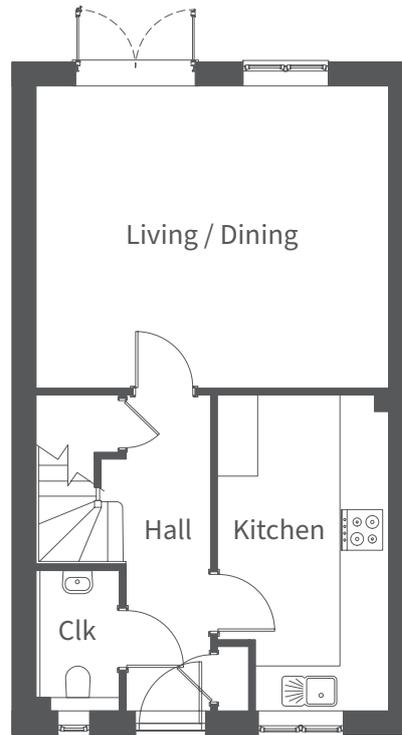
The Dunlin

Three bedroom discounted open market home

The Dunlin is a thoughtfully-planned three bedroom home. On the ground floor the entrance hall provides access to a cloakroom, kitchen, and living/dining room featuring French doors that open to an enclosed rear garden. The stairs (including storage) leads to the first floor master bedroom with en-suite, two additional bedrooms, storage and a family bathroom. Two parking spaces are provided. Interior space is 1,025 sq ft.

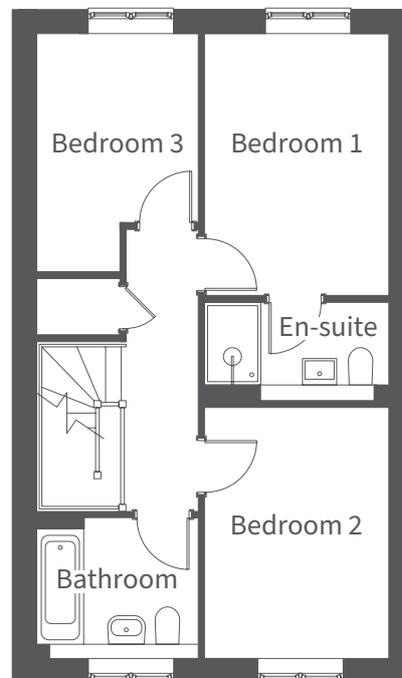
NOTE: Plots 10 (centre) and 11 (right) are featured in the above CGI

Ground Floor	Millimetres	Feet / inches
Kitchen	4640 x 2440	15'3" x 8'0"
Living / Dining	5135 x 4445	16'10" x 14'7"



Ground Floor

First Floor	Millimetres	Feet / inches
Bedroom 1	3860 x 2665	12'8" x 8'9"
En-suite	2665 x 1440	8'9" x 4'9"
Bedroom 2	5225 x 2665	17'2" x 8'9"
Bedroom 3	3500 x 2370	11'6" x 7'9"
Bathroom	2370 x 2050	7'9" x 6'9"



First Floor

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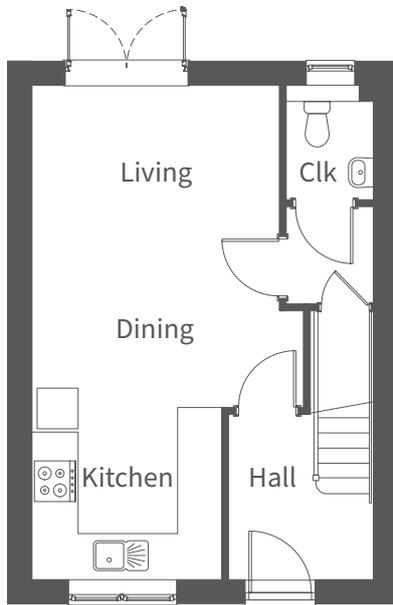
The Plover

Three bedroom discounted open market home

The Plover has well-planned, three bedroom accommodation over three floors. The ground floor hall leads to an open plan kitchen / dining / living space and French doors to an enclosed rear garden, plus cloakroom and understairs storage. The first floor features two bedrooms and a family bathroom with stairs continuing to the second floor master bedroom and storage. Two parking spaces are provided. Interior space is 932 sq ft.

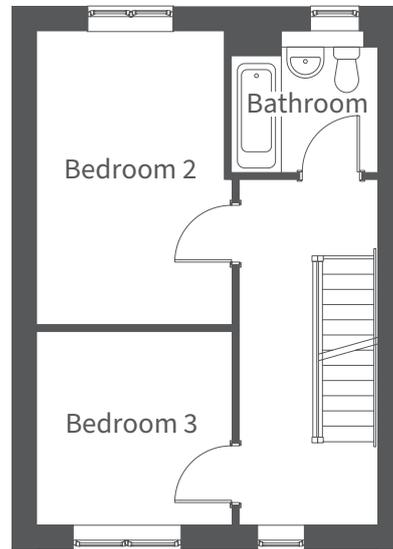
NOTE: Plots 28 (left) and 29 (right) are featured in the above CGI

Ground Floor Millimetres Feet / inches
 Kitchen / Dining / 7220 x 3595 23'8" x 11'10"
 Living



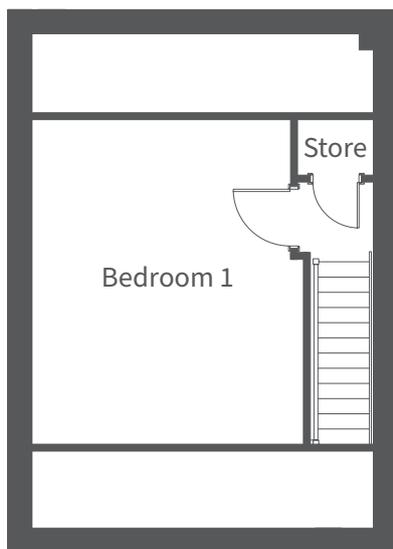
Ground Floor

First Floor Millimetres Feet / inches
 Bedroom 2 4300 x 2845 14'1" x 9'4"
 Bedroom 3 2845 x 2820 9'4" x 9'3"
 Bathroom 2125 x 2050 6'12" x 6'9"



First Floor

Second Floor Millimetres Feet / inches
 Bedroom 1 4230 x 3970 13'11" x 13'0"



Second Floor

NOTE: Other floor plans and elevations for each property are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



The Apartments

One and two bedroom discounted open market apartments

Our one and two bedroom apartments offer modern living on a single floor in a beautiful coastal location. A spacious entrance hall with storage leads to an open-plan kitchen, dining and living area featuring French doors to a Juliette balcony, one or two bedroom(s) and a bathroom. Apartments come with either one or two parking spaces. Interior space is 562 sq ft (one bedroom) and 775 sq ft (two bedroom).

NOTE: Plots 35 - 40 are featured in the above CGI

One bedroom apartments

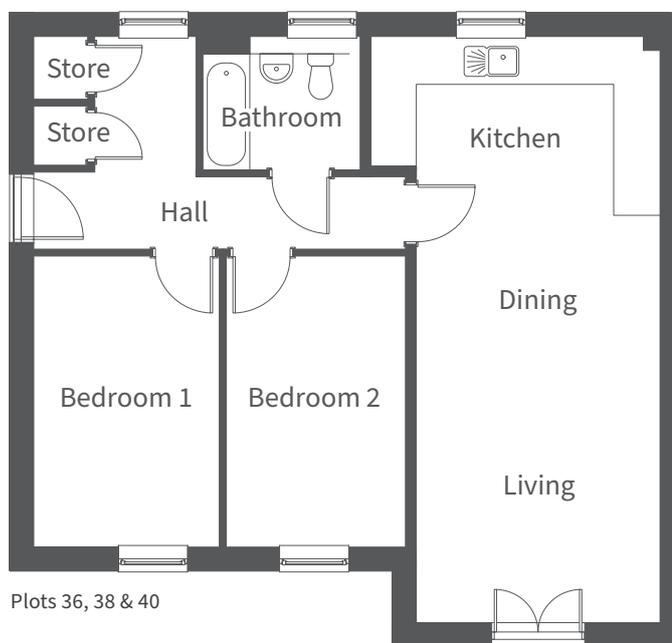
Plots 35, 37, 39	Millimetres	Feet / inches
Kitchen / Dining / Living	7370 x 3410	24'2" x 11'2"
Bedroom 1	3935 x 3805	12'11" x 12'6"
Bathroom	2140 x 1700	7'0" x 5'7"



Plots 35, 37 & 39

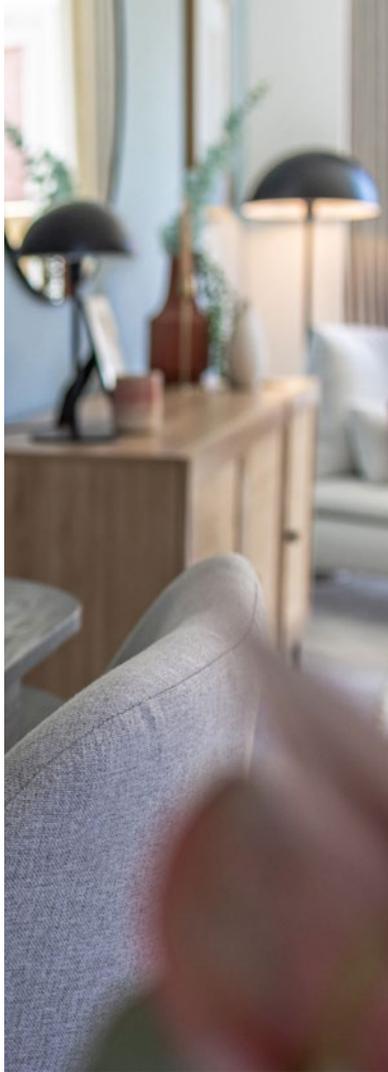
Two bedroom apartments

Plots 36, 38, 40	Millimetres	Feet / inches
Kitchen / Dining / Living	8570 x 4185	28'1" x 13'9"
Bedroom 1	4250 x 2725	13'11" x 8'11"
Bedroom 2	4250 x 2610	13'11" x 8'7"
Bathroom	2290 x 1700	7'6" x 5'7"



Plots 36, 38 & 40

NOTE: Other floor plans and elevations for each property are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.





High specification

Every aspect of the final specification has been thought about with you in mind, from the traditional design, to the practical benefits of modern living. Duravit taps complete the sanitary ware which is complemented by stylish wall tiling. Every detail has been considered, because we know how important the finishing touches are to making a home.

Kitchen

- Choice* of fully fitted kitchen units with ample wall and floor cupboards
- Choice* of profile worktops with matching up-stands
- Eye level stainless steel single oven (3 beds)/double oven (4 beds) with 4 burner gas hob and hood extractor
- Stainless steel/glass splash back* behind the hob
- Stainless steel bowl sink (3 beds)/1½ bowl sink (4 beds) with chrome monobloc mixer tap
- Integrated fridge/freezer and dishwasher

Utility (4 beds only)

- Complementing fitted kitchen units with profile worktops
- Stainless steel 1 bowl sink with chrome monobloc mixer tap
- Space and plumbing for washing machine, plus space for tumble dryer
- Recessed down lights

Bathroom, En-suite and Cloakroom

- Duravit sanitary ware in white with stylish Duravit taps
- Concealed cisterns together with wall hung toilet
- Full height tiling to en-suite shower, plus a concealed thermostatic shower valve with low profile resin stone shower tray
- Full height around bath, plus shower and bath screen (unless a separate shower is provided - eg Camden)
- Half height tiling to basin and toilet when situated on the same wall (splash back tiling behind basin when not on the same wall, includes cloakroom)
- Saneux Aqua Maison gloss white side panel to bath
- Thermostatically controlled radiators and heated chrome Towelrad 'Pisa' towel rails to en-suite and bathroom

Decoration and Internal Finish

- Smooth white emulsion finish to walls and ceilings
- White cottage style internal doors
- Front door with multi point locking system

Discounted open market home specifications

- Kitchens by The Kitchen Company with space for a dishwasher
- Built-in single oven with gas hob
- Integrated fridge
- Downlights to entrance hall, cloakroom, kitchen and bathrooms
- Duravit sanitary ware as above

Electrical Installation

- BT points fitted to:
 - Cupboard in hall or understairs for broadband router
 - Hall (plus study in Camden and Knowle)
- Power sockets with USB points fitted to living room, kitchen and bedroom 1 (plus study in Camden and Knowle)
- TV points in the living room, bedroom 1, and bedroom 2
- Mains operated smoke alarm with battery backup
- Recessed down lights to kitchen, entrance hall, bathroom, en-suite and cloakroom
- External recessed down light or coach light fitted to front and rear
- Infrastructure to garage (where provided) or parking space - 7KW output for electric vehicle charging point

Energy Efficiency, Heating and Insulation

- Gas fired central heating system with combi boiler to 3 beds and to 4 beds with one en-suite. Condensing boiler with cylinder to 4 beds with two en-suites (Knowle and Blenheim)
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows
- Cavity wall and loft insulation installed to Premier Guarantee standards
- Energy Performance Certificate provided for each home
- Photovoltaic (solar) panels fitted to all plots

External Finishes

- External tap provided
- Front gardens landscaped (finish dependent on planning)
- Rear gardens rotavated, top soiled and fenced
- Patios and paths laid in paving slabs (in line with planning)
- Personnel door to some garages (please enquire)

Premier Guarantee

- Each of our homes are independently surveyed during the course of construction by Premier Guarantee who will issue their 10 year Warranty Certificate upon structural completion of the property

*Subject to build stage.

PLEASE NOTE: Specification is subject to change if product becomes unavailable.