



Libbets Grange

CREDITON



Bellway



An idyllic location

With outstanding natural beauty on your doorstep

Libbets Grange is a lovely development of new homes located on the edge of the town of Crediton, Devon. Under the Artisan specification, this development will offer 2, 3, 4, and 5-bedroom homes, and will appeal to a whole host of buyers, including families and

first-time buyers. Additionally, the site will boast spectacular views of the local area, well-situated amenities within walking distance, and several areas of public open space.

Choose a fine quality of life in Crediton

A charming town with a thriving community spirit

Those looking to commute or travel throughout Devon can take advantage of Libbets Grange's fantastic local transport links. With Crediton train station only a mile-and-a-half away from the development, commuters can travel south-east to Exeter in around 10 minutes and north-west to Barnstaple in around an hour.

Residents who prefer to travel by car can reach Exeter in as little as 20 minutes, while Taunton, Torquay, and Barnstaple are all only a little over 30 miles away.

For travelling nationally or internationally, Exeter Airport provides the perfect option, and is only just over 30 minutes away by car.

Keep the cupboards stocked by utilising the variety of amenities available in just a short walk of Libbets Grange. A well-known supermarket is located under a mile away from the development and can be reached in as little as a 20-minute walk.

Alternatively, The Creedy Centre in central Crediton and the Princesshay shopping centre in Exeter provide residents of Libbets Grange with plenty of choice for retail therapy, with both playing host to a variety of high-street stores and independent shops.

Local pubs and restaurants are particularly abundant around the development, which is an especially attractive prospect for food lovers. From Thai cuisine through to traditional Indian dishes, there's so much choice on offer.

From beautiful parks to educational heritage spots, there's so much to see and do in Crediton and the wider Devon area.

Shobrooke Park, which is around half-a-mile away from the development, is open to visitors throughout the year, and boasts stunning fishing spots, spectacular gardens, and a range of walking trails.

Around five minutes' drive away from Libbets Grange is Downes Crediton Golf Club, an 18-hole course set in the Downes Estate parkland that provides the perfect challenge for golfers of all abilities.

Exeter city centre is also home to a range of attractions and is only around nine miles away from the development. Residents can visit Exeter Cathedral, explore the Underground Passages, and so much more.

Any families seeking to make a home at Libbets Grange will be pleased with the number of highly regarded schools in the area, whether in Crediton or in the neighbouring towns.

For younger children, Hayward's Primary School is little more than a mile away from the development, while Landscore Primary School is less than a 10-minute drive. Secondary-level education is also available, with Queen Elizabeth's School under two miles away.

A wide range of higher education courses are on offer at the nearby University of Exeter, which can be reached in around 20 minutes by car.





5 Bedroom Homes

-  **The Draper**
Plots 134, 151, 152, 155 & 160
-  **The Watchmaker**
Plots 136, 145, 153, 154 & 156

4 Bedroom Homes

-  **The Jeweller**
Plots 148, 161, 193 & 208
-  **The Weaver**
Plots 8, 11, 68, 84, 180, 187, 214, 215 & 229
-  **The Lorimer**
Plots 71, 72, 135, 138 & 158
-  **The Goldsmith**
Plots 3, 4, 9, 69, 70, 75, 88, 137, 139, 146, 147, 149, 157, 162, 163, 186, 188, 192, 194, 198, 206, 207, 230, 231, 252 & 256
-  **The Philosopher**
Plots 85, 106, 181 & 189
-  **The Bowyer**
Plots 5, 10, 73, 83, 92, 96, 105, 115, 182, 190, 196, 244, 248 & 257
-  **The Cutler**
Plots 66, 67, 97, 98, 150, 159, 209, 210, 211, 239, 240, 241 & 242
-  **The Reedmaker**
Plots 243 & 249
-  **The Cartwright**
Plots 6, 7, 20, 21, 79, 80, 116, 117, 176, 177, 232, 233, 250 & 251
-  **The Scrivener**
Plots 216, 217 & 218

3 Bedroom Homes

-  **The Mason**
Plots 2, 38, 39, 40, 41, 56, 57, 74, 86, 87, 100, 101, 114, 118, 119, 184, 185, 195, 197 & 199
-  **The Tanner**
Plots 64, 78, 90 & 143
-  **The Quilter**
Plots 55, 65, 89, 91, 124, 144, 175 & 191
-  **The Thespian**
Plots 1, 22, 27, 37, 42, 58, 76, 99, 102, 109, 120 & 247
-  **The Turner**
Plots 23, 24, 25, 26, 81, 107, 108, 125, 126, 128, 129, 178, 200, 201, 202, 212, 213, 237, 238, 245, 246, 253, 254 & 255

2 Bedroom Homes

-  **The Saddler**
Plots 77, 93, 127, 183, 204, 205 & 235
-  **The Slater**
Plots 82, 179 & 203
-  **The Cooper**
Plots 12, 13, 14, 15, 51, 52, 53, 54, 94, 95, 140, 141, 142, 164, 165, 166, 167, 234 & 236

1-4 Bedroom Homes

-  **Affordable Homes**
-  **Showhome and Sales Area**



Key to plan p/s Pump station, e/s Electricity sub-station, v Visitor parking, bcp Bin collection point

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



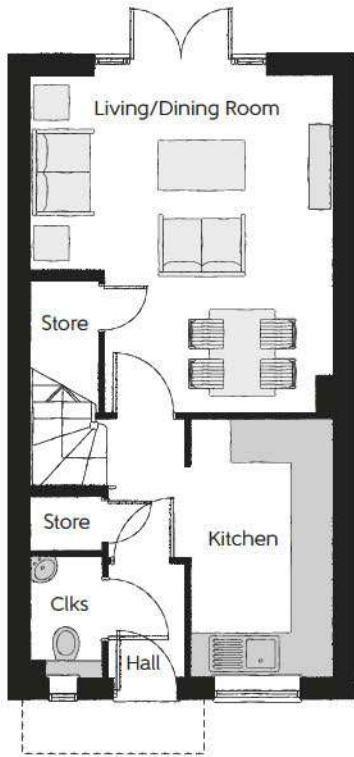
The Cooper

Two bedroom home



First Floor

Bedroom 1	3.19m x 3.90m (max)	10'5" x 12'9" (max)
Bedroom 1 En Suite	1.37m x 2.06m	4'6" x 6'9"
Bedroom 2	4.22m x 2.27m (max)	13'10" x 7'5" (max)
Bathroom	1.91m x 1.99m	6'3" x 6'6"



Ground Floor

Kitchen	1.99m x 3.58m	6'6" x 11'9"
Living/Dining Room	4.22m x 4.67m (max)	13'10" x 15'4" (max)
Cloakroom	0.99m x 1.66m	3'3" x 5'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. CO/CB/500/S00/S/01/J.

The Cooper

TWO BEDROOM HOME





The Slater

TWO BEDROOM HOME



Bellway

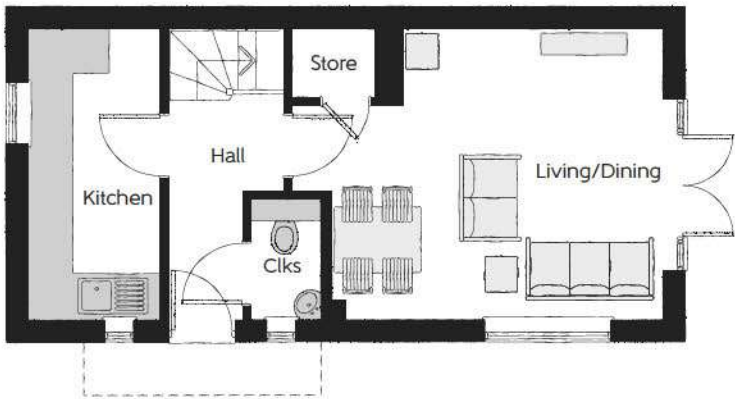
The Slater

Two bedroom home



First Floor

Bedroom 1	3.99m x 3.88m (max) (max)	13'1" x 12'9" (max) (max)
Bedroom 1 En Suite	1.90m x 1.48m	6'3" x 4'10"
Bedroom 2	3.99m x 2.63m (max) (max)	13'1" x 8'7" (max) (max)
Bathroom	1.90m x 1.92m	6'3" x 6'3"



Ground Floor

Kitchen	3.99m x 1.82m	13'1" x 6'0"
Living/Dining	3.99m x 5.15m (max) (max)	13'1" x 16'11" (max) (max)
Cloakroom	1.62m x 1.01m	5'4" x 3'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. SL/CB/500/S00/S/01/A.



The Saddler

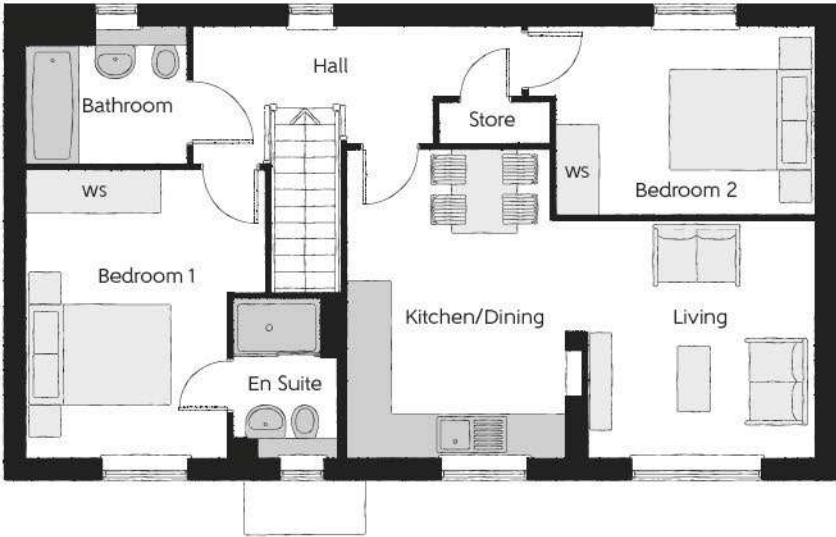
TWO BEDROOM COACH HOUSE



Bellway

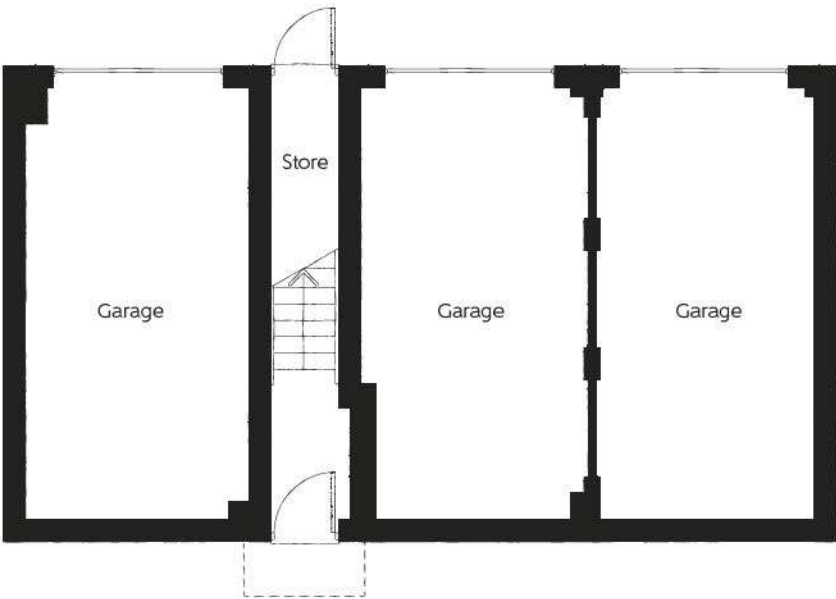
The Saddler

Two bedroom coach house



First Floor

Kitchen/Dining	3.08m x 4.28m (max) (max)	10'1" x 14'0" (max) (max)
Living	3.14m x 3.29m	10'4" x 10'10"
Bedroom 1	3.31m x 3.98m (max)	10'10" x 13'1" (max)
Bedroom 1 En Suite	1.46m x 2.20m	4'9" x 7'3"
Bedroom 2	3.58m x 2.59m	11'9" x 8'6"
Bathroom	2.21m x 1.91m	7'3" x 6'3"



Ground Floor

Important note: The Saddler is allocated a single garage.
Please refer to the Sales Advisor for further information.

Ciks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. SA/CB/500/S00/D/01/E.



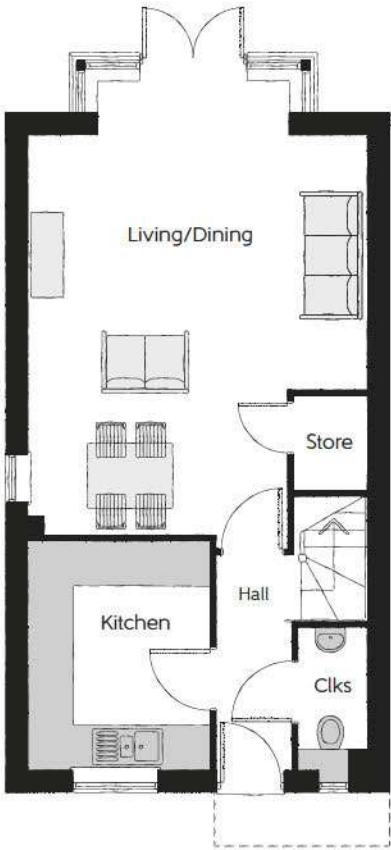
The Turner

Three bedroom home



First Floor

Bedroom 1	3.46m x 4.16m (max) (max)	11'4" x 13'8" (max) (max)
Bedroom 1 En Suite	1.48m x 1.96m	4'10" x 6'5"
Bedroom 2	2.15m x 3.49m	7'1" x 11'5"
Bedroom 3	2.43m x 3.51m (max) (max)	8'0" x 11'6" (max) (max)
Bathroom	2.15m x 1.92m	7'1" x 6'3"



Ground Floor

Kitchen	2.50m x 3.12m	8'3" x 10'3"
Living/Dining	4.67m x 6.25m (max)	15'4" x 20'6" (max)
Cloakroom	0.94m x 1.96m	3'1" x 6'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. TU/CB/500/S00/S/01/N.

The Turner

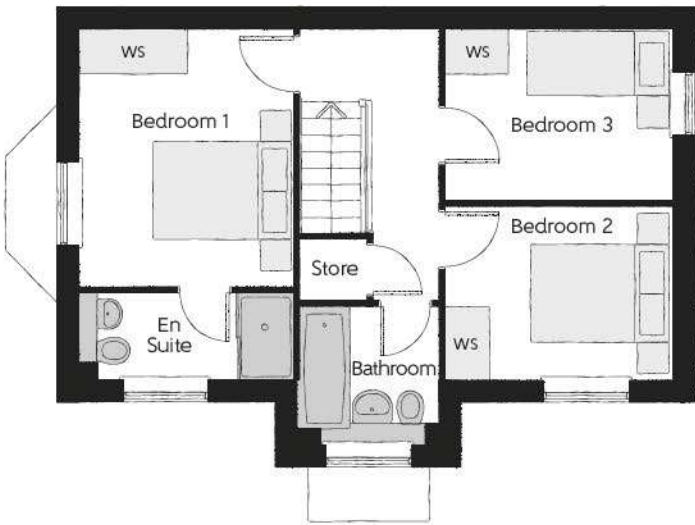
THREE BEDROOM HOME





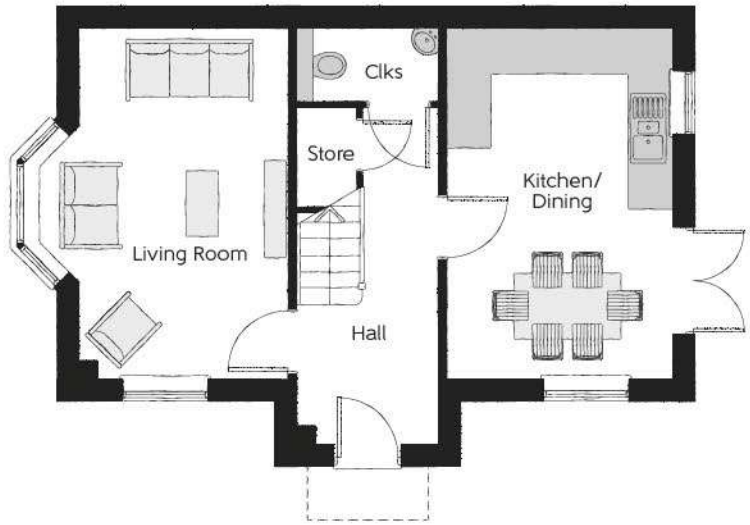
The Thespian

Three bedroom home



First Floor

Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"



Ground Floor

Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m (max)	11'5" x 15'11" (max)
Cloakroom	1.92m x 0.96m	6'4" x 3'2"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. TH/CB/500/S00/D/01a/L.

The Thespian

THREE BEDROOM HOME



Bellway



The Quilter

THREE BEDROOM HOME



Bellway

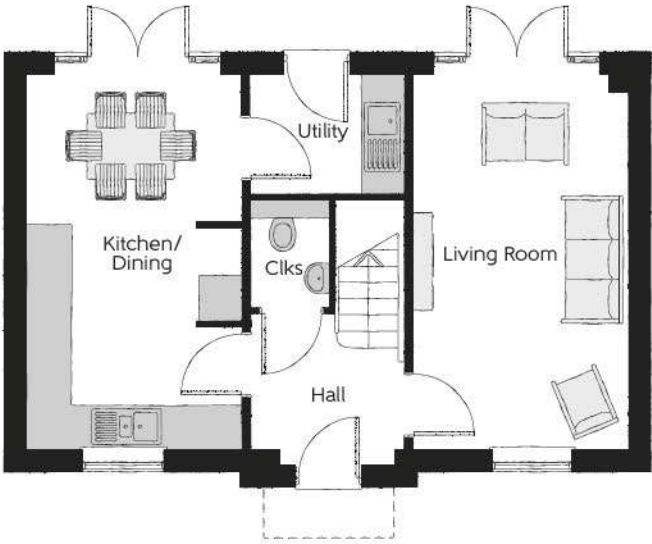
The Quilter

Three bedroom home



First Floor

Bedroom 1	3.02m x 3.12m	9'11" x 10'3"
Bedroom 1 En Suite	2.14m x 1.62m	7'0" x 5'4"
Bedroom 2	4.18m x 2.68m (max)	13'8" x 8'9" (max)
Bedroom 3	3.10m x 2.42m	10'2" x 7'11"
Bathroom	1.91m x 1.98m	6'3" x 6'6"



Ground Floor

Kitchen/Dining	2.96m x 5.19m	9'8" x 17'0"
Living Room	2.96m x 5.19m	9'8" x 17'0"
Utility	2.13m x 1.62m	7'0" x 5'4"
Cloakroom	1.07m x 1.53m	3'6" x 5'0"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. QU/CB/500/S00/D/01/K.



The Tanner

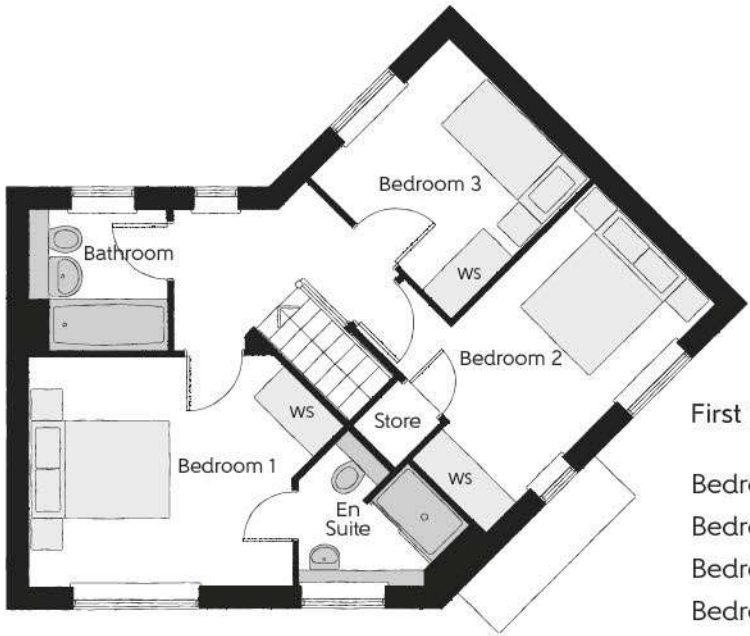
THREE BEDROOM HOME



Bellway

The Tanner

Three bedroom home



First Floor

Bedroom 1	4.36m x 3.18m (max)	14'4" x 10'5" (max)
Bedroom 1 En Suite	2.39m x 2.09m (max)	7'10" x 6'10" (max)
Bedroom 2	4.50m x 3.29m (max)	14'9" x 10'10" (max)
Bedroom 3	2.72m x 2.76m (max)	8'11" x 9'1" (max)
Bathroom	1.91m x 1.91m	6'3" x 6'3"



Ground Floor

Kitchen/Dining	3.76m x 5.19m (max)	12'4" x 17'0" (max)
Living Room	3.01m x 5.19m	9'10" x 17'0"
Cloakroom	1.50m x 1.47m (max)	4'11" x 4'10" (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. TN/CB/500/S00/S/01/E.



The Mason

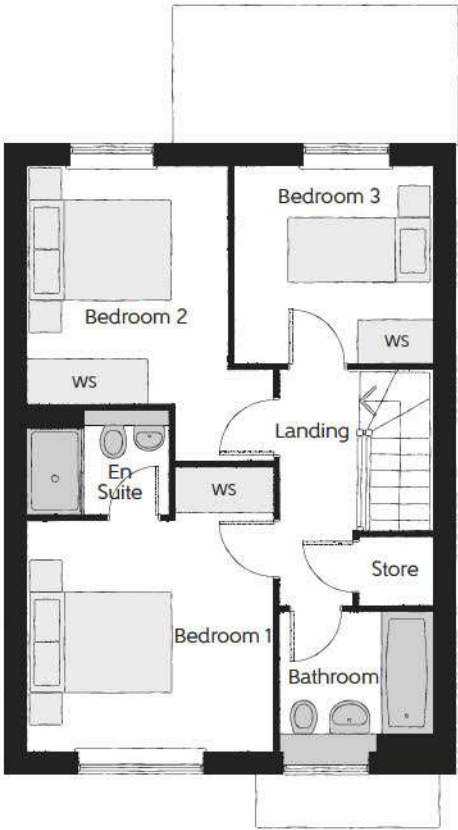
THREE BEDROOM HOME



Bellway

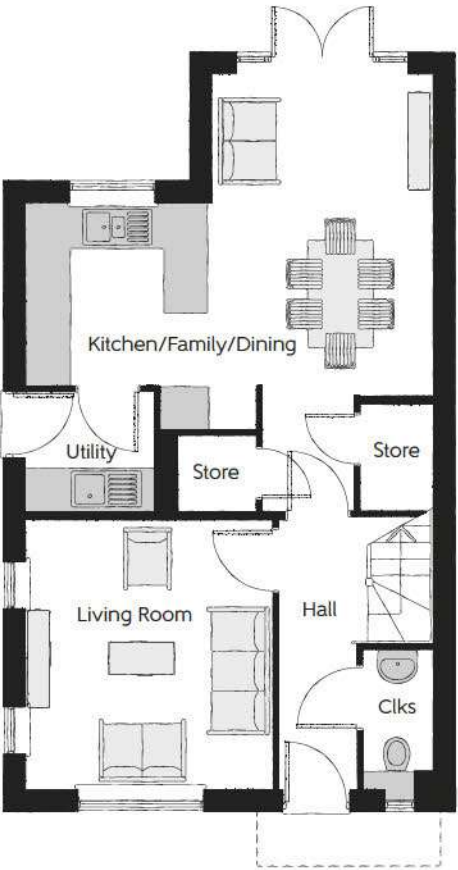
The Mason

Three bedroom home



First Floor

Bedroom 1	3.44m x 3.93m (max)	11'3" x 12'11" (max)
Bedroom 1 En Suite	1.98m x 1.46m	6'6" x 4'9"
Bedroom 2	2.81m x 4.09m (max)	9'3" x 13'5" (max)
Bedroom 3	2.74m x 2.74m	9'0" x 9'0"
Bathroom	2.08m x 1.91m	6'10" x 6'3"



Ground Floor

Kitchen/Family/Dining	5.64m x 6.05m (max) (max)	18'6" x 19'10" (max) (max)
Living Room	3.42m x 3.71m	11'3" x 12'2"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	0.96m x 1.91m	3'2" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. MA/CB/500/S00/D/01/Q.



The Scrivener

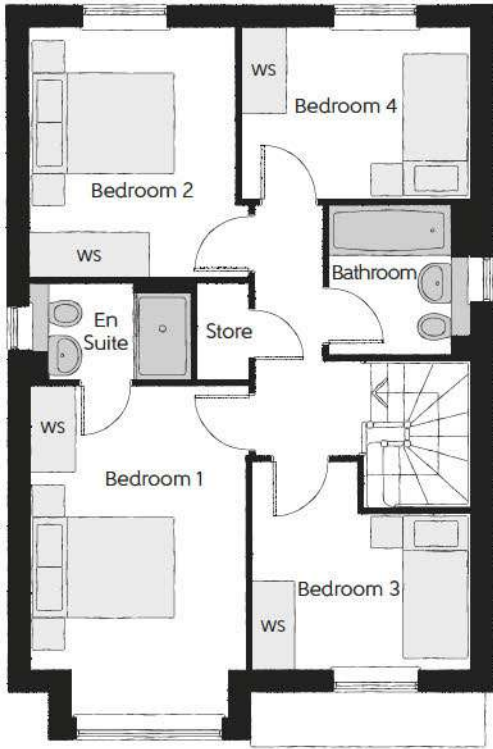
FOUR BEDROOM HOME



Bellway

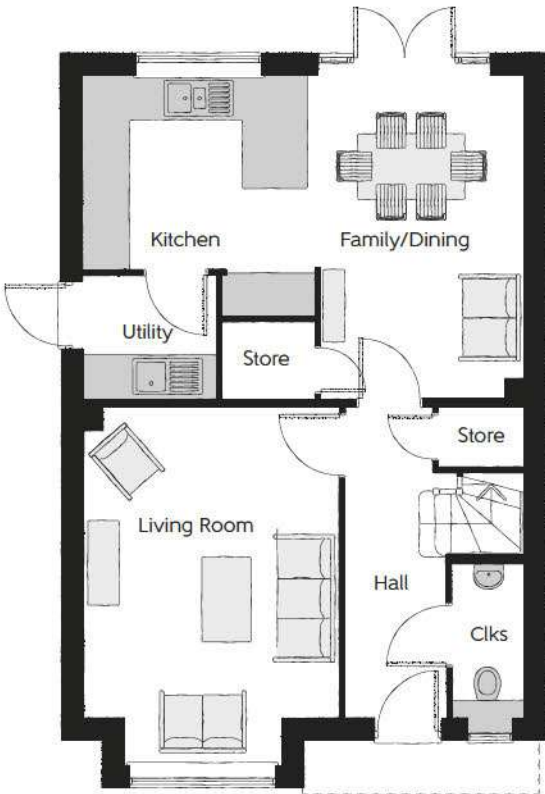
The Scrivener

Four bedroom home



First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bay)
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"



Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m (inc. bay)	11'7" x 16'3" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. SC/CB/500/S00/D/01/N.



The Cartwright

FOUR BEDROOM HOME



Bellway

The Cartwright

Four bedroom home

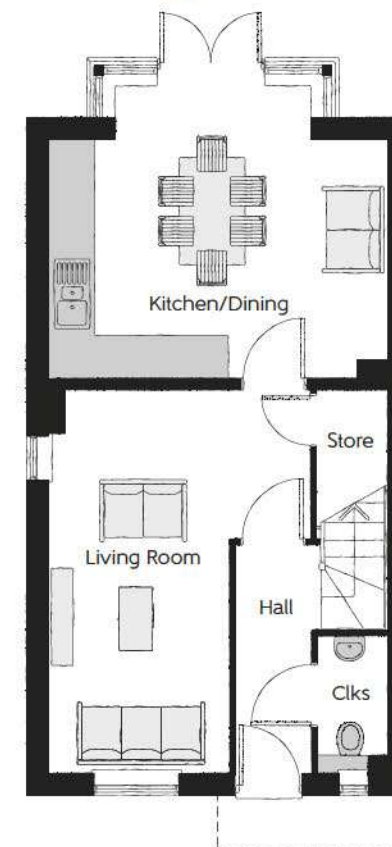


Second Floor

Bedroom 2	3.63m x 3.81m (max)	11'11" x 12'6" (max)
Bedroom 4	2.25m x 3.38m (max)	7'5" x 11'1" (max)
Shower	2.33m x 2.29m	7'8" x 7'6"

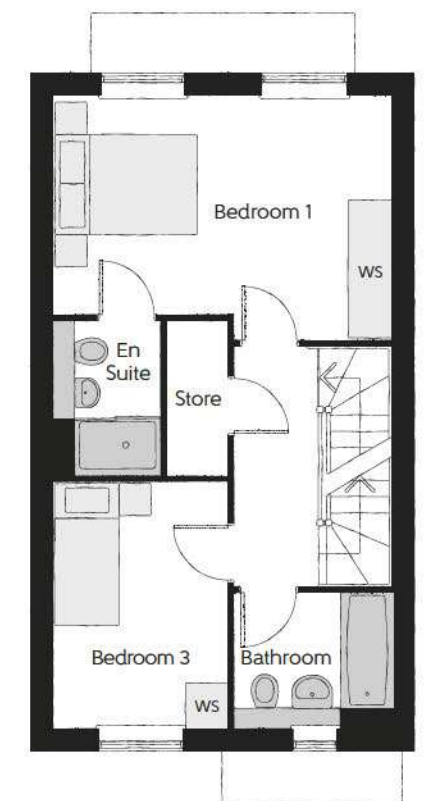


Bedroom 1	4.67m x 3.37m (max)	15'4" x 11'1" (max)
Bedroom 1 En Suite	1.39m x 2.15m	4'7" x 7'1"
Bedroom 3	2.38m x 3.46m	7'10" x 11'4"
Bathroom	2.20m x 1.91m	7'3" x 6'3"



Ground Floor

Kitchen/Dining	4.67m x 4.10m (max)	15'4" x 13'5" (max)
Living Room	3.63m x 5.33m (max)	11'11" x 17'6" (max)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window ---- - Reduced Head Height

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. CW/CB/500/S00/S/01/F.



The Reedmaker

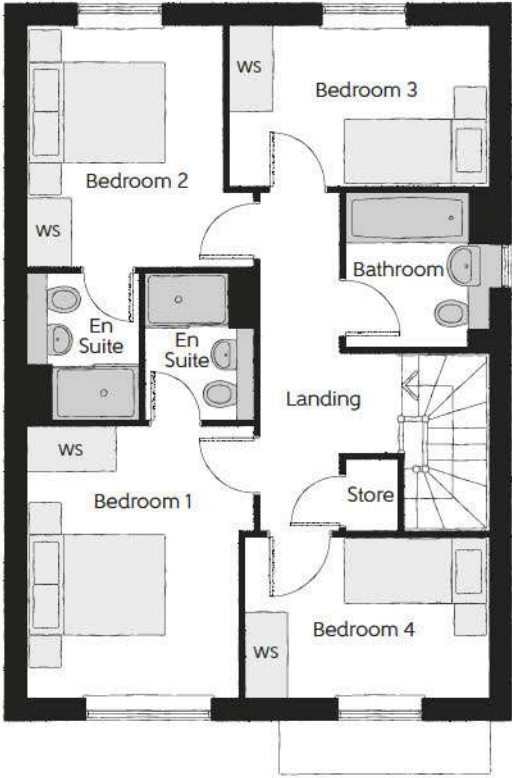
FOUR BEDROOM HOME



Bellway

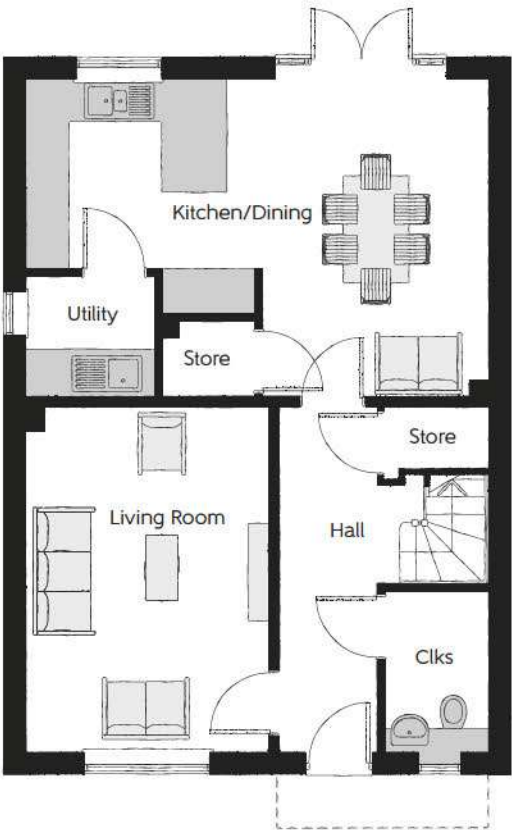
The Reedmaker

Four bedroom home



First Floor

Bedroom 1	3.19m x 3.78m (max)	10'5" x 12'5" (max)
Bedroom 1 En Suite	1.56m x 2.05m	5'1" x 6'9"
Bedroom 2	2.73m x 3.35m	9'0" x 11'0"
Bedroom 2 En Suite	1.54m x 2.05m	5'1" x 6'9"
Bedroom 3	3.60m x 2.25m	11'10" x 7'4"
Bedroom 4	3.40m x 2.22m	11'2" x 7'4"
Bathroom	1.98m x 2.15m	6'6" x 7'1"



Ground Floor

Kitchen/Dining	6.42m x 4.42m (max)	21'1" x 14'6" (max)
Living Room	3.39m x 4.77m	11'1" x 15'8"
Utility	1.78m x 1.61m	5'10" x 5'3"
Cloakroom	1.46m x 2.22m	4'10" x 7'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. RE/CB/500/S00/D/01/G.



The Cutler

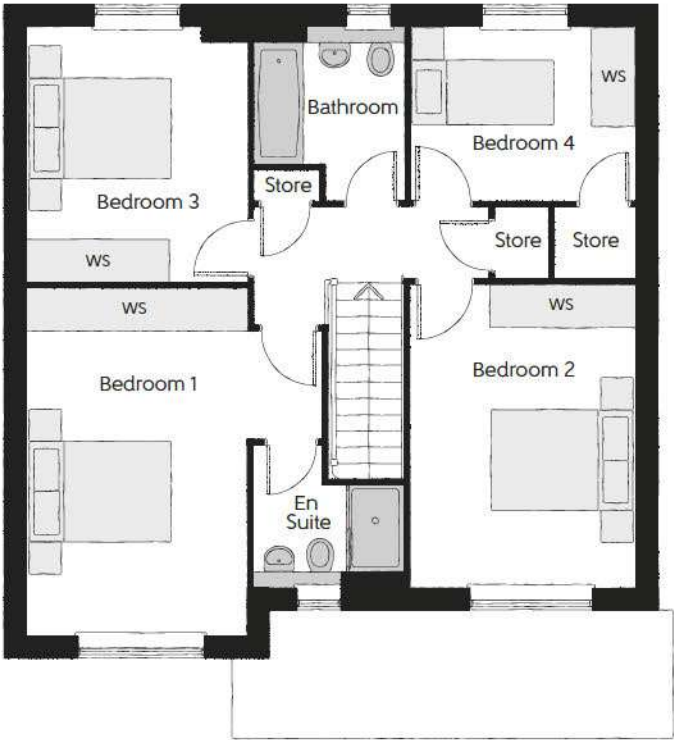
FOUR BEDROOM HOME



Bellway

The Cutler

Four bedroom home

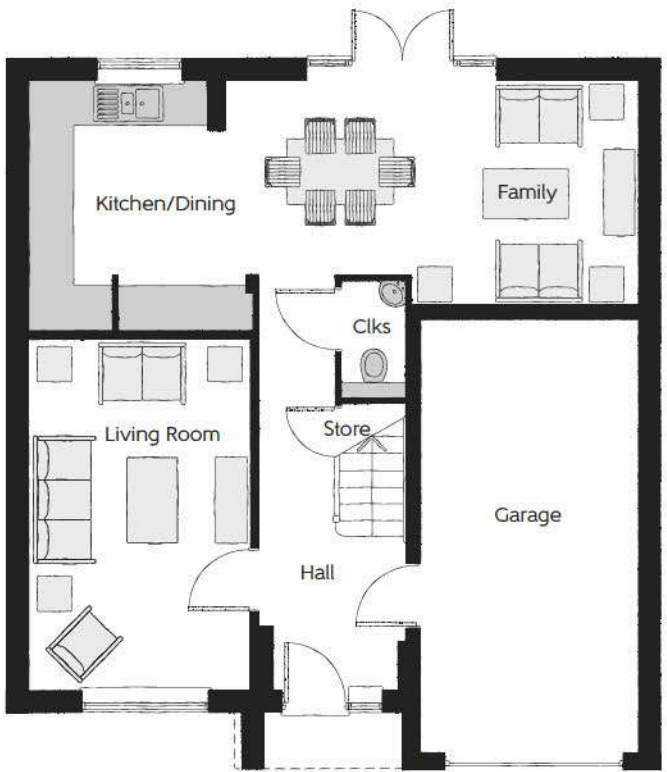


First Floor

Bedroom 1	4.10m x 4.83m (max)	13'5" x 15'10" (max)
Bedroom 1 En Suite	2.10m x 1.95m	6'11" x 6'5"
Bedroom 2	3.12m x 4.21m	10'3" x 13'10"
Bedroom 3	3.05m x 3.53m	10'0" x 11'7"
Bedroom 4	3.16m x 2.40m	10'4" x 7'10"
Bathroom	2.07m x 2.40m	6'9" x 7'10"

Ground Floor

Kitchen/Dining	5.33m x 3.45m	17'6" x 11'4"
Family	3.12m x 3.11m	10'3" x 10'3"
Living Room	3.05m x 4.85m	10'0" x 15'11"
Cloakroom	0.90m x 1.63m	3'0" x 5'4"
Garage	3.05m x 6.05m	10'0" x 19'10"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. CU/CB/500/S00/D/02/J.



The Bowyer

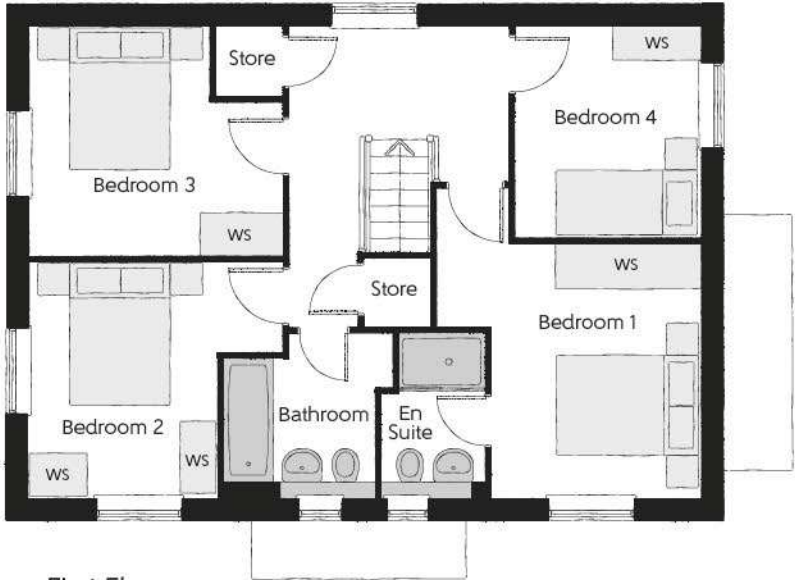
FOUR BEDROOM HOME



Bellway

The Bowyer

Four bedroom home



First Floor

Bedroom 1	3.66m x 3.52m (max)	12'0" x 11'7" (max)
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'5"
Bedroom 2	3.53m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.53m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.58m x 2.93m	8'6" x 9'7"
Bathroom	2.35m x 2.25m (max)	7'9" x 7'5" (max)



Ground Floor

Kitchen/Dining	4.39m x 6.54m (inc. bay)	14'5" x 21'5" (inc. bay)
Living Room	3.42m x 6.54m	11'3" x 21'5"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.00m x 1.65m	3'3" x 5'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. BO/CB/500/S00/D/01/K.



The Philosopher

FOUR BEDROOM HOME



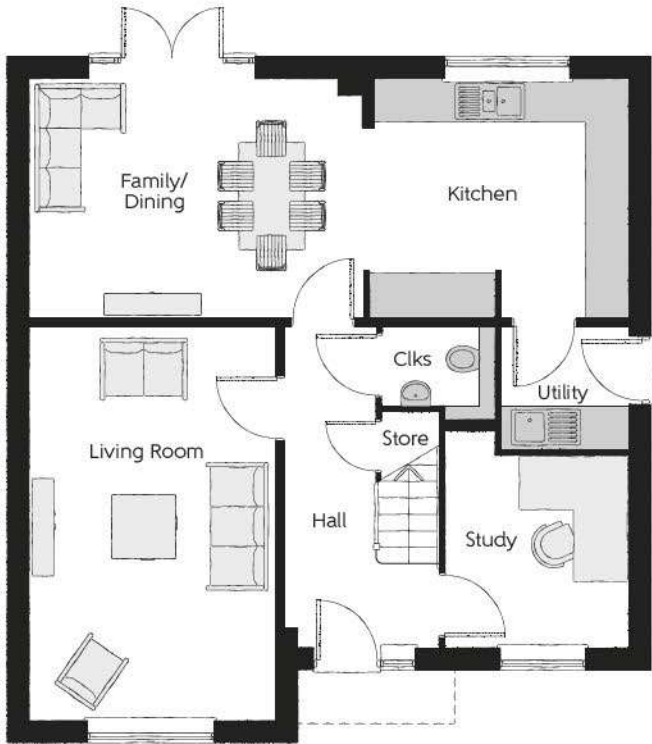
Bellway

The Philosopher

Four bedroom home



First Floor		
Bedroom 1	3.39m x 4.92m	11'1" x 16'2"
Bedroom 1 En Suite	2.23m x 2.27m (max) (max)	7'4" x 7'5" (max) (max)
Bedroom 2	3.39m x 3.89m	11'1" x 12'9"
Bedroom 3	2.55m x 5.03m (max)	8'4" x 16'6" (max)
Bedroom 4	2.75m x 2.76m	9'0" x 9'1"
Bathroom	2.02m x 2.76m (max) (max)	6'8" x 9'1" (max) (max)



Ground Floor		
Kitchen	3.67m x 3.30m	12'0" x 10'10"
Family/Dining	4.63m x 3.30m	15'2" x 10'10"
Living Room	3.39m x 5.45m	11'1" x 17'11"
Study	2.55m x 3.03m (max)	8'4" x 9'11" (max)
Utility	1.78m x 1.71m	5'10" x 5'7"
Cloakroom	1.57m x 1.32m (max)	5'2" x 4'4" (max)

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. PH/CB/500/S00/D/02/H.



The Goldsmith

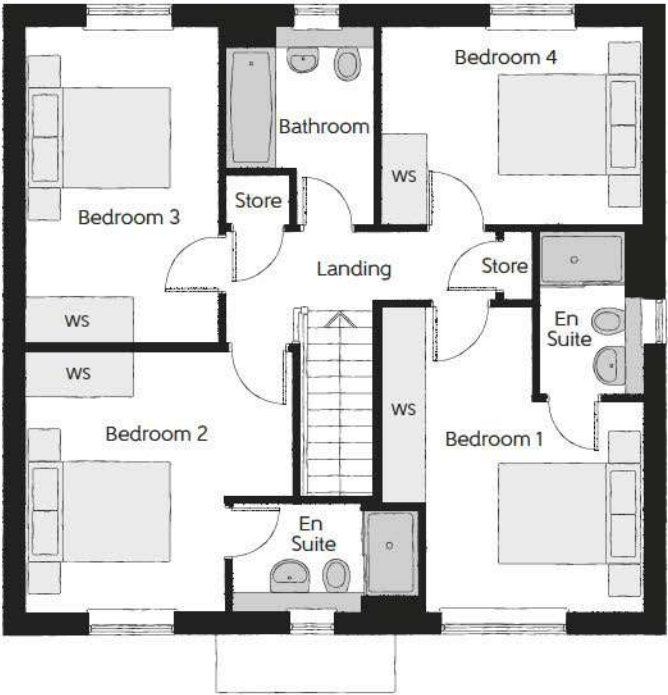
FOUR BEDROOM HOME



Bellway

The Goldsmith

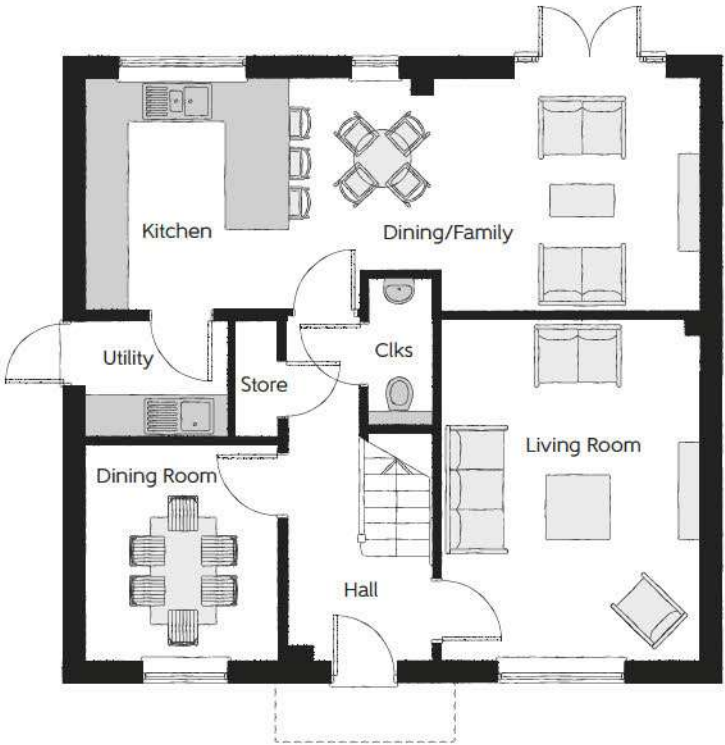
Four bedroom home



First Floor		
Bedroom 1	3.65m x 4.26m (max)	12'0" x 14'0" (max)
Bedroom 1 En Suite	1.44m x 2.28m	4'9" x 7'6"
Bedroom 2	3.69m x 3.65m (max)	12'1" x 12'0" (max)
Bedroom 2 En Suite	2.60m x 1.53m (max)	8'6" x 5'0" (max)
Bedroom 3	2.66m x 4.38m	8'9" x 14'4"
Bedroom 4	3.65m x 2.71m	12'0" x 8'11"
Bathroom	2.08m x 2.71m (max)	6'10" x 8'11" (max)

Ground Floor

Kitchen/Dining/Family	8.56m x 3.22m (max)	28'1" x 10'7" (max)
Living Room	3.59m x 4.74m	11'9" x 15'7"
Dining Room	2.67m x 3.02m	8'9" x 9'11"
Utility	1.98m x 1.63m	6'6" x 5'4"
Cloakroom	0.90m x 2.06m	3'0" x 6'9"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. GO/CB/500/S00/D/01/H.



The Lorimer

FOUR BEDROOM HOME



Bellway

The Lorimer

Four bedroom home



First Floor		
Bedroom 1	4.52m x 5.46m (max) (max)	14'10" x 17'11" (max) (max)
Bedroom 1 En Suite	1.97m x 2.26m	6'6" x 7'5"
Bedroom 2	3.14m x 4.52m (max) (max)	10'4" x 14'10" (max) (max)
Bedroom 2 En Suite	1.99m x 1.41m	6'6" x 4'8"
Bedroom 3	3.33m x 4.02m (max) (max)	10'11" x 13'2" (max) (max)
Bedroom 4	3.12m x 3.46m (max) (max)	10'3" x 11'4" (max) (max)
Bathroom	2.15m x 2.16m	7'1" x 7'1"



Ground Floor		
Kitchen/Dining	5.16m x 3.28m (max) (max)	16'11" x 10'9" (max) (max)
Family	3.63m x 3.28m	11'11" x 10'9"
Living Room	3.50m x 4.38m	11'6" x 14'5"
Utility	1.91m x 2.04m	6'3" x 6'8"
Cloakroom	1.50m x 2.04m	4'11" x 6'8"
Garage	3.07m x 6.11m	10'1" x 20'1"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

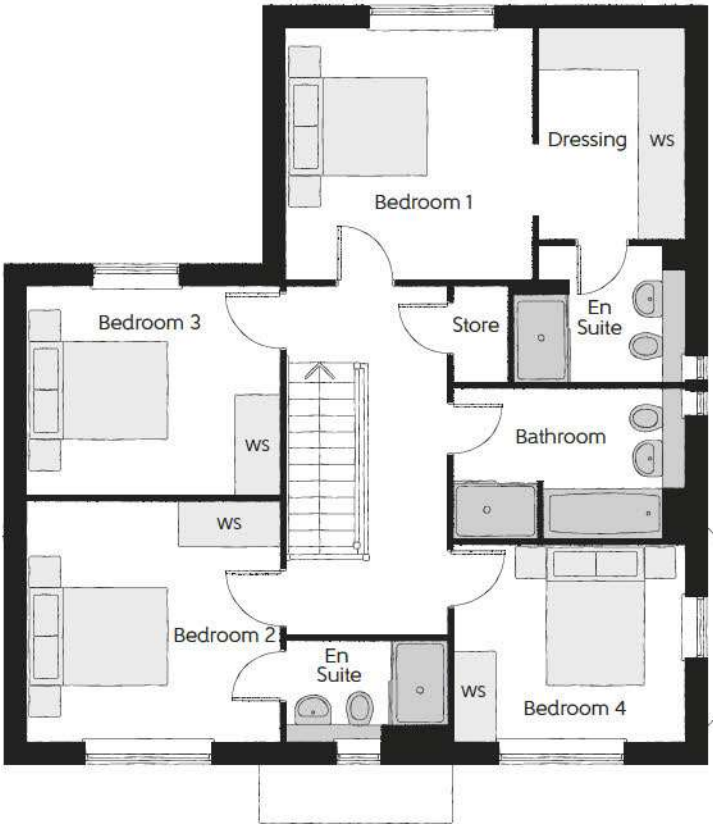
Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. LO/CB/500/S00/D/01/G.



The Weaver

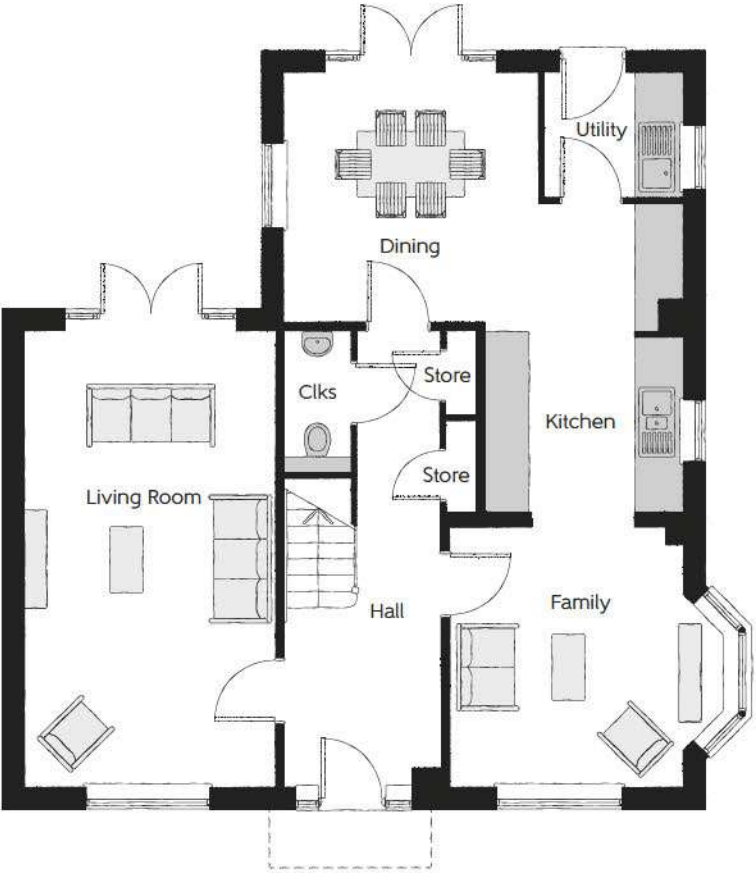
Four bedroom home



First Floor		
Bedroom 1	3.43m x 3.50m	11'3" x 11'6"
Dressing	2.01m x 2.91m	6'7" x 9'7"
Bedroom 1 En Suite	2.36m x 1.91m	7'9" x 6'3"
Bedroom 2	3.51m x 3.31m	11'6" x 10'10"
Bedroom 2 En Suite	2.24m x 1.40m	7'4" x 4'7"
Bedroom 3	3.51m x 2.91m	11'6" x 9'7"
Bedroom 4	3.19m x 2.73m	10'6" x 8'11"
Bathroom	3.19m x 2.10m	10'6" x 6'11"

Ground Floor

Kitchen/Dining	5.52m x 6.18m (max) (max)	18'1" x 20'3" (max) (max)
Family	3.21m x 3.59m	10'6" x 11'9"
Living Room	3.45m x 6.31m	11'4" x 20'8"
Utility	1.91m x 1.71m	6'3" x 5'7"
Cloakroom	0.90m x 1.94m	3'0" x 6'4"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. WE/CB/500/S00/D/01/K.

The Weaver
FOUR BEDROOM HOME





The Jeweller

FOUR BEDROOM HOME



Bellway

The Jeweller

Four bedroom home

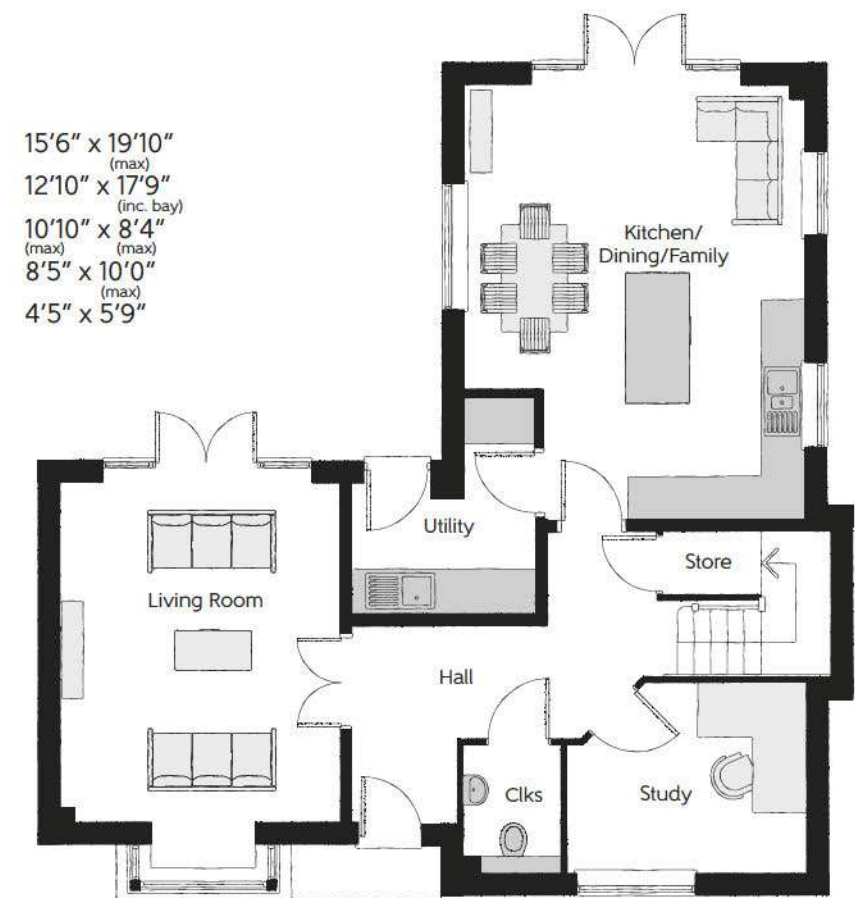
First Floor

Bedroom 1	5.54m x 2.93m (max) (max)	18'2" x 9'7" (max) (max)
Bedroom 1 En Suite	3.41m x 1.90m (max)	11'2" x 6'3" (max)
Dressing	2.04m x 1.72m	6'8" x 5'8"
Bedroom 2	3.44m x 5.03m (max) (max)	11'4" x 16'6" (max) (max)
Bedroom 2 En Suite	1.20m x 3.14m	3'11" x 10'3"
Bedroom 3	4.74m x 2.61m (max) (max)	15'6" x 8'7" (max) (max)
Bedroom 4	2.94m x 2.88m	9'8" x 9'5"
Bathroom	2.37m x 1.90m	7'9" x 6'3"



Ground Floor

Kitchen/Dining/Family	4.74m x 6.04m (max)	15'6" x 19'10" (max)
Living Room	3.91m x 5.42m (inc. bay)	12'10" x 17'9" (inc. bay)
Study	3.31m x 2.55m (max) (max)	10'10" x 8'4" (max) (max)
Utility	2.57m x 3.04m (max)	8'5" x 10'0" (max)
Cloakroom	1.34m x 1.75m	4'5" x 5'9"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. JE/CB/500/S00/D/01/C.



The Watchmaker

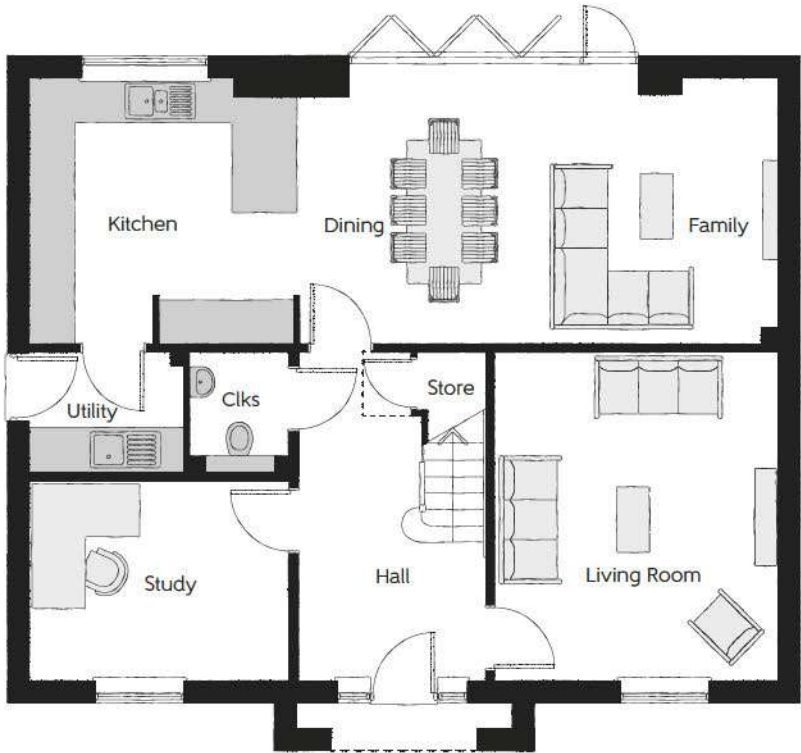
Five bedroom home



First Floor		
Bedroom 1	3.62m x 4.46m (max)	11'11" x 14'8" (max)
Bedroom 1 En Suite	2.59m x 1.41m	8'6" x 4'8"
Bedroom 2	3.62m x 3.35m (max)	11'11" x 11'0" (max)
Bedroom 2 En Suite	2.76m x 1.41m	9'1" x 4'8"
Bedroom 3	3.80m x 3.39m (max)	12'6" x 11'2" (max)
Bedroom 4	3.62m x 3.78m (max)	11'11" x 12'5" (max)
Bedroom 5	2.94m x 2.98m	9'8" x 9'10"
Bathroom	2.76m x 2.68m	9'1" x 8'10"

Ground Floor

Kitchen	3.70m x 3.65m	12'2" x 12'0"
Dining	2.96m x 3.43m	9'9" x 11'3"
Family	3.70m x 3.65m	12'2" x 12'0"
Living Room	3.90m x 4.54m	12'10" x 14'11"
Study	3.56m x 2.74m	11'8" x 9'0"
Utility	2.10m x 1.65m	6'11" x 5'5"
Cloakroom	1.37m x 1.65m	4'6" x 5'5"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe - - - - Reduced Head Height

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. WA/CB/500/500/D/01/G.

The Watchmaker

FIVE BEDROOM HOME



Bellway

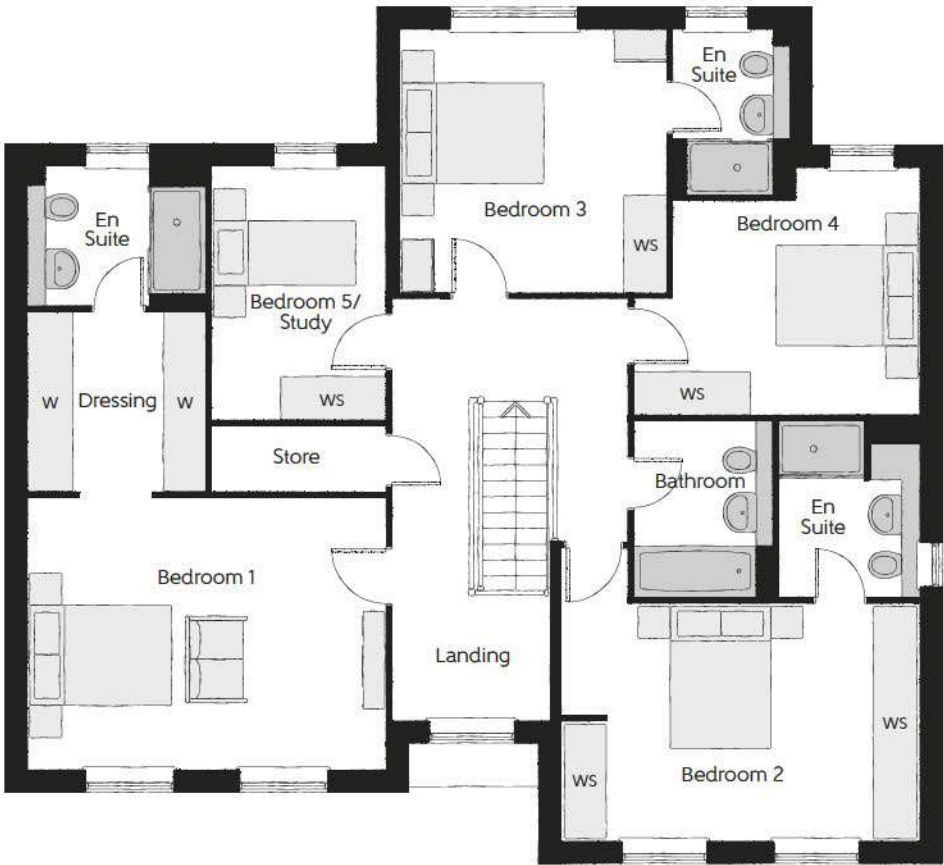


The Draper

Five bedroom home

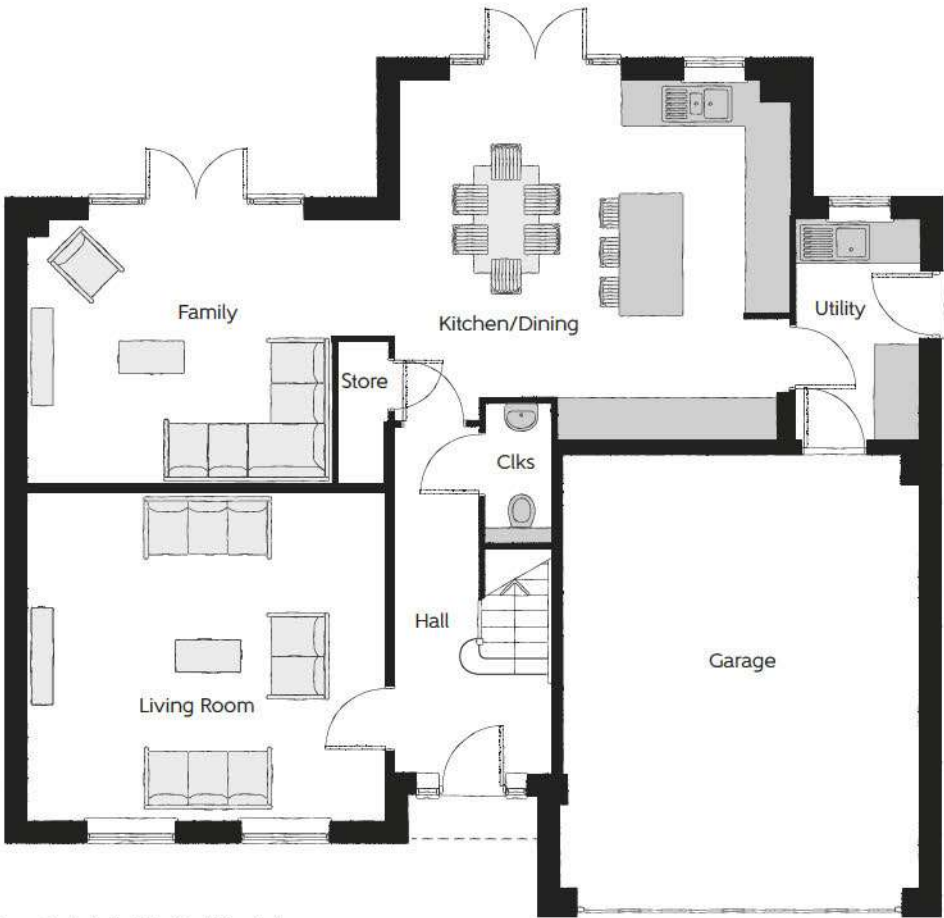
First Floor

Bedroom 1	4.96m x 4.44m (inc. bay)	16'3" x 14'7" (inc. bay)
Dressing	2.46m x 2.48m	8'1" x 8'2"
Bedroom 1 En Suite	2.46m x 1.91m	8'1" x 6'3"
Bedroom 2	5.04m x 3.29m (max)	16'6" x 10'10" (max)
Bedroom 2 En Suite	1.95m x 2.46m	6'5" x 8'1"
Bedroom 3	3.71m x 3.63m	12'2" x 11'11"
Bedroom 3 En Suite	1.61m x 2.28m	5'3" x 7'6"
Bedroom 4	3.95m x 3.42m (max)	13'0" x 11'3" (max)
Bedroom 5/ Study	2.41m x 3.50m (max)	7'11" x 11'6" (max)
Bathroom	1.92m x 2.46m	6'3" x 8'1"



Ground Floor

Kitchen/Dining	5.54m x 4.94m (max)	18'2" x 16'2" (max)
Family	5.05m x 3.64m (max)	16'7" x 11'11" (max)
Living Room	4.55m x 4.96m (max)	14'11" x 16'3" (max)
Utility	1.71m x 3.02m	5'7" x 9'11"
Cloakroom	0.90m x 1.98m	2'11" x 6'6"
Garage	4.97m x 6.05m (max)	16'3" x 19'10" (max)



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) W - Fitted Wardrobe

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. DR/CB/500/S00/D/01/J.

The Draper

FIVE BEDROOM HOME



Bellway

FINISHES			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
FINISHES	Entrance Doors:	GRP Insulated Door	•	•	•	•
	Loft Hatch:	Loft Hatch - Hinged Drop Down ▼†	•	•	•	•
	Ceilings:	Crown White Matt Emulsion	•	•	•	•
	Walls:	Crown White Matt Emulsion	•	•	•	•
	Floors:	Concrete Ground Floor / Chipboard First Floor	•	•	•	•
	Window Cills:	White Satin MDF	•	•	•	•
	Stairs:	Timber Stair - White Satin MDF Strings	•	•	•	•
	Balusters:	White Satin Stop Chamfered Balusters	•	•	•	•
	Newel Posts:	White Satin Stop Chamfered Newels	•	•	•	•
	Newel Posts:	Oak Stop Chamfered Newels				•
	Newel Caps:	White Satin Flat Top Newel Caps	•	•	•	
	Newel Caps:	Oak Flat Top Newel Caps				•
	Handrail:	White Satin Heavy Duty Handrail	•	•	•	
	Handrail:	Oak Heavy Duty Handrail				•
	Skirting:	White Satin 94x14 MDF Grooved & Chamfered	•	•	•	
	Skirting:	White Satin 120x14 MDF Grooved & Chamfered				•
	Architrave:	White Satin 69x18 MDF Grooved & Chamfered	•	•	•	•
	Internal Doors:	White Pre Finished Vertical Panel Internal Doors	•	•	•	•
	Ironmongery:	Chrome SR100 Door Furniture	•	•	•	
	Ironmongery:	Chrome SR700 Door Furniture				•
	Wardrobes:	Hinged Fitted Wardrobes to Bed 1				•
KITCHENS	Kitchen Tap:	Leisure Chrome Aquapace Tap	•	•	•	•
	Hob Splashback:	Stainless Steel Splashback	•	•	•	•
	Utility Tap:	Leisure Chrome Aquapace Tap			•	•
	Frontals:	Bellway Band B options TT	•	•		
	Frontals:	Bellway Band C options TT			•	
	Frontals:	Bellway Band D options TT				•
	Carcass:	Premium Grade 18mm thk Colour Matched Carcass	•	•	•	•
	Units:	Frontal Matching Table Ends	•	•		
	Units:	Unit Framing			•	•
	Worktops:	40mm Square Edge Worktops with upstand	•	•	•	•
	Kitchen Sink:	Leisure Eaton Single Bowl SS Sink	•			
	Kitchen Sink:	Leisure Atlanta Bowl & Half SS Sink			•	
	Kitchen Sink:	Leisure Nimbus Bowl & Half SS Sink				•
	Kitchen Sink:	Leisure Eaton Bowl & Half SS Sink		•		
	Utility Sink:	Leisure Atlanta Single Bowl SS Sink			•	
	Utility Sink:	Leisure Nimbus Single Bowl SS Sink				•
	Utility Sink:	Leisure Eaton Single Bowl SS Sink		•		
	Appliances Oven:	Electrolux Single Oven KOFGH00BX	•	•		
	Appliances Oven:	Electrolux Single Oven KOFGH40TX			•	
	Appliances Oven:	A E G Single Oven BPK556260M				•
	Appliances Hob:	Electrolux 4 Burner Gas Hob KGS64045X	•	•		
	Appliances Hob:	Electrolux 4 Burner Gas Hob KGS6424X			•	
	Appliances Hob:	A E G 5 Burner Gas Hob HGB75420YM				•
	Appliances Extractor:	Cooker Hood Extractor LFC316X(recirculating)	•	•	•	
	Appliances Extractor:	A E G Cooker Hood Extractor DKB4950M (recirculating)				•
	Appliances Microwave:	Electrolux Combination Microwave KVLFE46TX			•	
	Appliances Microwave:	A E G Combination Microwave KMK525860M				•
	Appliances Fridge Freezer:	Fridge Freezer Space Only	•	•		
	Appliances Fridge Freezer:	Electrolux 70/30 Fridge Freezer LNS5LE18S			•	
	Appliances Fridge Freezer:	Electrolux 70/30 Fridge Freezer LNS5LE18S (2no)				•
	Appliance Dishwasher:	Removable Unit (inc Feed & Waste) *	•	•		
	Appliance Dishwasher:	Electrolux Dishwasher KEAF7200L			•	•
	Appliance Washing Machine:	Washing Machine Space Only (inc Feed & Waste)	•	•	•	•
WET ROOMS	Cloaks - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate **	•	•	•	•
	Cloaks - Basin:	Roca Wash Hand Basin \$	•	•	•	•
	Cloaks -Brassware:	Bristan PISA Small Basin Chrome Mixer Tap	•	•	•	•
	Cloaks - Tiling:	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	•	•		
	Cloaks - Tiling:	Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim			•	•
	Bathroom - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate **	•	•	•	•
	Bathroom - Basin:	Roca DEBBA 500 WHB with Full Pedestal ^	•	•		
	Bathroom - Basin:	Roca DEBBA 550 WHB with Semi Pedestal ^			•	•
WET ROOMS	Bathroom - Bath:	Roca OSLO Acrylic Bath & Rigid Bath Panel \$	•	•	•	•
	Bathroom -Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•		
	Bathroom -Brassware:	Bristan SAIL Chrome Bath & Basin Mixer Taps				
	Bathroom -Shower Tray:	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure \$	•	•	•	•
	Bathroom -Shower:	Mira MINIMAL Single Thermostatic Shower + ~ »	•	•	•	•
	Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ± ‡	•	•		
	Bathroom - Tiling:	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ± ‡			•	•
	En-Suite - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate **	•	•	•	•
WET ROOMS	En-Suite - Basin:	Roca DEBBA 450 WHB with Full Pedestal	•	•		
	En-Suite - Basin:	Roca DEBBA 550 WHB with Semi Pedestal			•	•
	En-Suite - Bath:	Roca OSLO Acrylic Bath & Rigid Bath Panel \$				•
	En-Suite -Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•		
	En-Suite -Brassware:	Bristan SAIL Chrome Bath & Basin Mixer Taps				
	En-Suite - Shower Tray:	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure \$	•	•	•	•
	En-Suite - Shower:	Mira MINIMAL Single Thermostatic Shower + ~ »	•	•	•	
	En-Suite - Shower:	Mira MINIMAL Dual Thermostatic Shower				•
MECHANICAL	En-Suite - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ± ‡	•	•		
	En-Suite - Tiling:	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ± ‡			•	•
	Waste Water Heat Recovery:	Waste Water Heat Recovery System \$		•	•	•
	Boiler:	Ideal LOGIC Combination Boiler (Cb) ▯	•	•		
	Boiler:	Ideal LOGIC Boiler & ThermoQEvocyl HW Cylinder (HOb) ▯			•	•
	Controls:	Honeywell T6R Dual Zone Smart Thermostat	•	•	•	•
	Radiators:	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•	•
	Towel Warmers:	Flat Chrome to Bathroom			•	
MECHANICAL	Towel Warmers:	Flat Chrome to Bathroom & En-Suite 1				•
	Ventilation:	Window Trickle Ventilators with Mechanical Extract Fans (system 3)dMEV	•	•	•	•
ELECTRICS	Safety - Heat:	Heat Detector DET <	•	•	•	•
	PV Generation Optimiser:	Marlec Solar iBoost \$			•	•
	Safety - Fire:	Optical Smoke Detectors LD2 D2DET	•	•	•	•
	Safety - Carbon:	Carbon Monoxide Alarm (Battery Powered) - Deta	•	•	•	•
	Consumer Unit:	Wylex Consumer Unit	•	•	•	•
	Sockets & Switches:	Electrium CASA White Fittings	•	•	•	•
	Lighting:	Pendant Fitting to Habitable Rooms	•	•	•	•
	Lighting - Kitchen:	White Recessed Spot Lights	•	•	•	•
	Lighting - Kitchen Under Unit:	High Output Tri-Light				•
	Lighting -Bathroom & En-Suites:	White Recessed Spot Lights	•	•	•	•
	Lighting -External:	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	•	•
	Communications -TV:	TV Point to Living Room & Bedroom1	•	•	•	•
	Communications -Data:	Cat 6 Network Point to Living Room & Study	•	•	•	•
	Broadband:	Ultrafast Fibre Connectivity(Open reach, Virgin Media, Hyperoptic)	•	•	•	•
EXTERNALS & MISC	Garages Electrics:	Light & Power Point to incurtilage Garages ¥	•	•	•	•
	Ecological:	Hedgehog Highway fencing adaption	•	•	•	•
	Build Method:	Masonry ¥	•	•	•	•
	Maintenance:	External Tap			•	•
	Number Plaque:	Artisan Number Plaque	•	•	•	•
	Footpath & Patio:	Grey PCC Flags 450x450x32's ¥	•	•	•	•
	Garages:	Steel Panel Up & Over Canopy Garage Door ¥	•	•	•	•
	Drives:	Bitmac Black €	•	•	•	•
	Landscaping -Front:	Medallion Turf & Landscape Planting ⌘	•	•	•	•
	Landscaping -Rear:	Rotovated Topsoil ⌘	•	•	•	•
	Renewables:	Photovoltaic Array ¥	•	•	•	•
	EV Charging Terminal:	Universal Socket 7kW Ⓕ Ⓞ	•	•	•	•
WET ROOMS	Cloaks - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate **	•	•	•	•
	Cloaks - Basin:	Roca Wash Hand Basin \$	•	•	•	•
	Cloaks -Brassware:	Bristan PISA Small Basin Chrome Mixer Tap	•	•	•	•
	Cloaks - Tiling:	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	•	•		
	Cloaks - Tiling:	Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim			•	•
	Bathroom - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate **	•	•	•	•
	Bathroom - Basin:	Roca DEBBA 500 WHB with Full Pedestal ^	•	•		
	Bathroom - Basin:	Roca DEBBA 550 WHB with Semi Pedestal ^			•	•
WET ROOMS	Bathroom - Bath:	Roca OSLO Acrylic Bath & Rigid Bath Panel \$	•	•	•	•
	Bathroom -Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•		
	Bathroom -Brassware:	Bristan SAIL Chrome Bath & Basin Mixer Taps				
	Bathroom -Shower Tray:	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure \$	•	•	•	•
	Bathroom -Shower:	Mira MINIMAL Single Thermostatic Shower + ~ »	•	•	•	•
	Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ± ‡	•	•		
	Bathroom - Tiling:	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ± ‡			•	•
	En-Suite - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate **	•	•	•	•

▼ where layout allows
† fire rated as necessary
▯ soft close mechanism to doors & drawers
* at build stage
** inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
\$ housetype dependent - liaise with sales executive
^ semi recessed basin if AD M4(ii) applicable
+ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
~ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

» where provision of shower tray allows
± full height to shower enclosure
‡ full height around bath where shower provided as standard
▯ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor
¶ consult with sales executive for specific development details
¥ plot specific, refer site layout
€ plot dependent
⌘ refer site landscape layout
Ⓕ refer site layout
Ⓞ electrical infrastructure upgrade maybe required
< kitchen only

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.

Creedy Bridge,
Credton, Devon,
EX17 1AB

Telephone: 0136 332 0017
bellway.co.uk

///email.bridges.rephrase

what3words provides exact locations
so you know exactly where to find
our development.



Bellway abides by the New
Homes Quality Code (NHQC),
an independent industry code
established to champion quality
new homes and deliver better
outcomes for customers.

