



TARKA COOMBE

BIRCH ROAD, LANDKEY

A COLLECTION OF 2, 3 & 4 BEDROOM HOMES



ALLISON
HOMES

ALL ABOUT ESCAPING TO THE COUNTRYSIDE



Welcome to your new home
at **Tarka Coombe**

Computer generated image, indicative only.



RURAL CALM MEETS MODERN LIVING

Tucked away in the tranquil village of Landkey near Barnstaple, Tarka Coombe is a carefully crafted collection of 2, 3, and 4 bedroom modern homes designed with both style and functionality in mind.

This thoughtfully planned development from Allison Homes is perfect for families, first-time buyers, and professionals seeking a peaceful retreat that remains well connected to larger towns and cities.

Landkey itself is a welcoming village with a number of amenities close to hand. The traditional local pub and community hall are both within walking distance, along with the village green, which offers a peaceful spot to relax, exercise or meet friends.

Less than 10 minutes down the road, Barnstaple's bustling town centre brings together a wider selection of shops, supermarkets, food and leisure. You'll find everything from major high-street names at Green Lanes Shopping Centre to artisan cafés and independent eateries along the town's historic streets. When the sun sets over North Devon,



River Yeo, Barnstaple

Barnstaple comes into its own. Whether you're after relaxed drinks, a great meal, live music, comedy or the latest blockbuster movie, there's something for everyone just minutes from home.

Staying active is easy here. In Barnstaple, the state-of-the-art Tarka Leisure Centre offers indoor swimming pools, a modern gym, fitness classes and a sports hall. Alternatively, the picturesque Tarka Trail that will run through Tarka Coombe provides scenic walking, running and cycling routes, while the spectacular coastline is only a 25-minute drive away. For surfers, North Devon is now designated the UK's only World Surfing Reserve with approximately 30km of coastline.

Local education is well covered, with Landkey Community Primary Academy just walking distance away and a choice of secondary schools available in Barnstaple, such as Park Community School and Pilton Community College (all rated Good). For older students, Petroc College offers a range of A-levels, apprenticeships and vocational courses, while the University of Exeter, just over an hour away, caters for those pursuing higher education.



66

Stylish, energy-efficient homes in a peaceful village setting, just minutes from Barnstaple's amenities and direct links to the city

99

Getting around is just as straightforward. The nearby A361 provides easy access to Barnstaple as well as onward links to Tiverton and the M5 corridor - opening up routes to Exeter, Bristol, and beyond. Regular buses serve Landkey, and Barnstaple railway station offers direct trains to Exeter in just over an hour, where connections to Plymouth, Bristol, and London are readily available. For travel further afield, Exeter Airport is around an hour's drive and provides convenient flights across the UK and Europe.

Whether you're putting down roots, planning for the future or looking for a change of pace, Tarka Coombe delivers the best of village living with the benefits of town, city and coastal amenities never far away.

ALL ABOUT THE QUALITY

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Tarka Coombe benefit from a high standard specification.

This includes contemporary kitchens with stainless steel splashbacks, integrated appliances (on selected homes) a ceramic or induction hob and chimney-style extractors.

In all homes the bathrooms and en suites feature white sanitaryware. To help reduce energy bills, all homes feature an energy efficient air source heat pump and thermostatic radiator valves to all habitable rooms. Low energy LED down lights to the kitchen, bathroom and en suite also come as standard.

Each home at Tarka Coombe has been designed to maximise light and space and, according to location, comes equipped with a 7Kw EV Charger.





ALL ABOUT HOMES BUILT ON SOLID VALUES

“ We are passionate about beautiful design that fits with evolving lifestyles, creating homes that are modern, sustainable and affordable.

Our love of quality and great craftsmanship underpins everything we do, because homes are such an important and integral part of all of our lives

That's why we ensure every Allison home is something exceptional.

John Anderson
Chief Executive Officer

”

ALL ABOUT THE SPECIFICATION

2 BEDROOM HOMES
3 BEDROOM SEMI-DETACHED HOMES
3 BEDROOM DETACHED HOMES
4 BEDROOM DETACHED HOMES

2 BEDROOM HOMES
3 BEDROOM SEMI-DETACHED HOMES
3 BEDROOM DETACHED HOMES
4 BEDROOM DETACHED HOMES

INTERNAL FIXTURES AND FITTINGS

GENERAL

	2 BEDROOM HOMES	3 BEDROOM SEMI-DETACHED HOMES	3 BEDROOM DETACHED HOMES	4 BEDROOM DETACHED HOMES
NHBC 10 year warranty	•	•	•	•
Single colour (white) matt emulsion wall and ceiling colour throughout	•	•	•	•
Smooth ceilings throughout	•	•	•	•
Internal joinery painted white	•	•	•	•
Staircase handrails and newel caps in oak				•
Staircase handrails and newel caps in white	•	•	•	
Ironmongery	•	•	•	•
Smooth white 5 vertical panel internal doors	•	•	•	•
Mineral wool insulation to roof space	•	•	•	•

KITCHEN

	2 BEDROOM HOMES	3 BEDROOM SEMI-DETACHED HOMES	3 BEDROOM DETACHED HOMES	4 BEDROOM DETACHED HOMES
Choice of Kitchen unit door fronts from selected range*	•	•	•	•
Choice of laminate worktops with matching upstands from selected range*	•	•	•	•
Soft close hinges to all cupboard doors	•	•	•	•
Stainless steel splashback	•	•	•	•
Single bowl sink with mixer tap	•	•		
1.5 bowl sink with mixer tap (detached properties only)			•	•
Integrated single oven	•	•		
Integrated eye level double oven (detached properties only)			•	•
Integrated ceramic hob	•	•		
Integrated induction hob (detached properties only)		•	•	
Stainless steel chimney hood	•	•		
Curved glass chimney hood (detached properties only)			•	•
Plumbing and removable unit for future installation of dishwasher (where applicable)	•	•		
Integrated dishwasher (detached properties only)			•	•
Space and plumbing for washing machine	•	•	•	•
Tumbledryer space (where applicable)	•	•	•	•

CLOAKROOM

	2 BEDROOM HOMES	3 BEDROOM SEMI-DETACHED HOMES	3 BEDROOM DETACHED HOMES	4 BEDROOM DETACHED HOMES
White sanitaryware	•	•	•	•
Tiled splashback to basin - choice from standard range	•	•	•	•
Contemporary mixer taps	•	•	•	•
BATHROOM				
White sanitaryware	•	•	•	•
Contemporary mixer taps	•	•	•	•
Bath filler mixer	•	•	•	•
Bath and shower filler mixer with shower riser rail (No En Suite)	•	•		
White heated towel rail	•	•	•	•
Tiled splashback behind basin - choice from standard range	•	•	•	•
Half height tiling behind bath - choice from standard range	•	•	•	•
Full height tiling and screen to shower area (no En Suite)	•	•		

EN SUITE (WHERE APPLICABLE)

	2 BEDROOM HOMES	3 BEDROOM SEMI-DETACHED HOMES	3 BEDROOM DETACHED HOMES	4 BEDROOM DETACHED HOMES
White sanitaryware	•	•	•	•
Contemporary mixer taps	•	•	•	•
White heated towel rail	•	•	•	•
Shower enclosure and screen	•	•	•	•
Tiled splashback behind basin - choice from standard range	•	•	•	•
Full height tiling to shower area	•	•	•	•

HEATING AND HOT WATER

	2 BEDROOM HOMES	3 BEDROOM SEMI-DETACHED HOMES	3 BEDROOM DETACHED HOMES	4 BEDROOM DETACHED HOMES
Air Source Heat Pump system	•	•	•	•
Pre-finished Radiators	•	•	•	•
Thermostatic radiator valves to most radiators	•	•	•	•
Smart meters as standard	•	•	•	•
1no thermostatic shower, with all additional showers to be electric	•	•	•	•

INTERNAL FIXTURES AND FITTINGS

ELECTRICAL

	2 BEDROOM HOMES	3 BEDROOM SEMI-DETACHED HOMES	3 BEDROOM DETACHED HOMES	4 BEDROOM DETACHED HOMES
White LED downlighters to Kitchen	•	•	•	•
White LED downlighters to Bathroom and En Suite (where applicable)	•	•	•	•
Low energy lighting	•	•	•	•
All sockets to be white fittings	•	•	•	•
Telephone points to Living Room, Hallway/Cupboard and Bedroom 1	•	•	•	•
TV points to Living Room (media plate), Family Room (where applicable) and Bedroom 1	•	•	•	•
Mains wired smoke detectors fitted to Building Regulation standards	•	•	•	•
Fibre internet for high speed connectivity	•	•	•	•

FLOOR FINISHES

Range of carpets and flooring available as upgrade option*	•	•	•	•
--	---	---	---	---

2 BEDROOM HOMES
3 BEDROOM SEMI-DETACHED HOMES
3 BEDROOM DETACHED HOMES
4 BEDROOM DETACHED HOMES

EXTERNAL FIXTURES AND FITTINGS

GENERAL

Traditional construction	•	•	•	•
House type bricks and roof tiles as per external materials plan	•	•	•	•
Double glazed uPVC windows throughout, white handles	•	•	•	•

EXTERNAL DOORS

GRP skin external front door with chrome lever furniture	•	•	•	•
French uPVC doors to rear/side				

GARDENS

Front garden turfing and planting to approved landscape scheme	•	•	•	•
Paths, driveways, patios and fencing to approved layout	•	•	•	•
External tap	•	•	•	•
Turfing to rear garden upgrade option available	•	•	•	•

EXTERNAL LIGHTING AND ELECTRICS

Front exterior PIR light fitting provided	•	•	•	•
Power and lighting to garage where within curtilage (where applicable)	•	•	•	•
Car charger provided by parking spaces as per car charging location plan	•	•	•	•

2 BEDROOM HOMES

The Banbury

3 BEDROOM HOMES

The Ashford, The Lynford, The Lynford semi-detached, The Oxford & The Stratford

4 BEDROOM HOMES

The Cheltenham, The Eltham, The Northam, The Oakham & The Wickham

*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.

2 BEDROOM HOMES
3 BEDROOM SEMI-DETACHED HOMES
3 BEDROOM DETACHED HOMES
4 BEDROOM DETACHED HOMES

DEVELOPMENT PLAN



THE BANBURY

2 bedroom home
Homes 10, 11, 34, 35, 47, 48, 51 & 52

THE ASHFORD

3 bedroom home
Homes 8, 9, 12, 13, 32, 33, 36, 37, 49, 50, 53, 54, 108, 109, 110, 111, 127 & 128

THE LYNFORD (DETACHED)

3 bedroom home
Homes 2, 6, 7, 116, 117, 129 & 130

THE LYNFORD (SEMI-DETACHED)

3 bedroom home
Homes 72, 73, 76, 77, 80, 81, 86, 87, 136, 137, 140 & 141

THE OXFORD

3 bedroom home
Homes 5, 55 & 126

THE STRATFORD

3 bedroom home
Homes 59, 83, 92, 99 & 100

THE CHELTENHAM

4 bedroom home
Homes 63, 65, 74, 75, 78, 79, 85, 88, 89, 96, 97, 138, 139 & 142

THE ELTHAM

4 bedroom home
Homes 4, 71, 91, 95, 112, 115, 133, 143 & 144

THE NORTHAM

4 bedroom home
Homes 60, 62, 66, 68, 84, 93, 98, 135, 146 & 149

THE OAKHAM

4 bedroom home
Homes 3, 61, 64, 67, 69, 90, 94, 113, 114, 131, 134, 145 & 147

THE WICKHAM

4 bedroom home
Homes 1, 70, 82, 132, 148 & 150



TARKA COOMBE

LANDKEY

- Shared Ownership
- Rented
- LAP Local Area for Play
- LEAP Local Equipped Area for Play
- S/S Substation
- SuDs Sustainable Drainage System

Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or delay without notice. The siteplan 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 or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.

OUR HOMES

THE BANBURY

2 bedroom home
Homes 10, 11, 34, 35, 47, 48,
51 & 52



THE OXFORD

3 bedroom home
Homes 5, 55 & 126



THE NORTHAM

4 bedroom home
Homes 60, 62, 66, 68, 84, 93, 98,
135, 146 & 149



THE ASHFORD

3 bedroom home
Homes 8, 9, 12, 13, 32, 33, 36, 37,
49, 50, 53, 54, 108, 109, 110, 111,
127 & 128



THE STRATFORD

3 bedroom home
Homes 59, 83, 92, 99 & 100



THE OAKHAM

4 bedroom home
Homes 3, 61, 64, 67, 69, 90, 94,
113, 114, 131, 134, 145 & 147



THE LYNFORD (DETACHED)

3 bedroom home
Homes 2, 6, 7, 116, 117,
129 & 130



THE LYNFORD (SEMI-DETACHED)

3 bedroom home
Homes 72, 73, 76, 77, 80, 81,
86, 87, 136, 137, 140 & 141



THE CHELTENHAM

4 bedroom home
Homes 63, 65, 74, 75, 78, 79, 85,
88, 89, 96, 97, 138, 139 & 142



THE ELTHAM

4 bedroom home
Homes 4, 71, 91, 95, 112, 115,
133, 143 & 144



THE WICKHAM

4 bedroom home
Homes 1, 70, 82, 132, 148 & 150



THE BANBURY

2 bedroom home

Homes 10, 11, 34, 35, 47, 48, 51 & 52



TARKA COOMBE
LANDKEY

THE BANBURY

2 bedroom home

Homes 10, 11, 34, 35, 47, 48, 51 & 52

FIRST FLOOR

Bedroom 1	4.00m x 2.93m	13'1" x 11'1"
Bedroom 2	4.00m x 2.25m	13'1" x 7'5"
Bathroom	1.95m x 2.17m	6'5" x 7'1"

GROUND FLOOR

Living/Dining	4.00m x 3.27m	13'1" x 10'9"
Kitchen	1.87m x 3.08m	6'2" x 10'1"
WC	1.87m x 1.06m	6'2" x 3'6"



FIRST FLOOR



GROUND FLOOR

TARKA COOMBE

LANDKEY

All images used are for illustrative purpose only, EV Charger locations may vary to that shown on the computer generated image overleaf. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.

THE ASHFORD

3 bedroom home

Homes 8, 9, 12, 13,
32, 33, 36, 37, 49, 50,
53, 54, 108, 109,
110, 111, 127 & 128



TARKA COOMBE
LANDKEY

THE ASHFORD

3 bedroom home

Homes 8, 9, 12, 13, 32, 33, 36, 37, 49, 50, 53, 54, 108, 109, 110, 111, 127 & 128

FIRST FLOOR

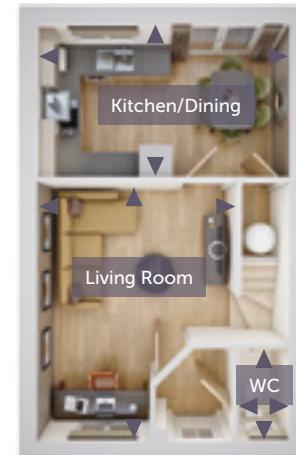
Bedroom 1	2.36m x 3.90m	7'9" x 12'10"
Bedroom 2	2.36m x 3.57m	7'9" x 11'9"
Bedroom 3	2.11m x 2.54m	6'11" x 8'4"
Bathroom	2.12m x 2.78m	6'11" x 9'1"

GROUND FLOOR

Living Room	3.62m x 4.71m	11'11" x 15'5"
Kitchen/Dining	4.56m x 2.76m	15'0" x 9'1"
WC	0.92m x 1.68m	3'0" x 5'6"



FIRST FLOOR



GROUND FLOOR

TARKA COOMBE

LANDKEY

All images used are for illustrative purpose only, EV Charger locations may vary to that shown on the computer generated image overleaf. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.

THE LYNFORD

(DETACHED)

3 bedroom home

Homes 2, 6, 7, 116, 117, 129 & 130



TARKA COOMBE

LANDKEY

THE LYNFORD (DETACHED)

3 bedroom home

Homes 2, 6, 7, 116, 117, 129 & 130

FIRST FLOOR

Bedroom 1	3.28m x 4.28m	10'9" x 14'1"
En Suite	2.16m x 1.90m	7'1" x 6'3"
Bedroom 2	3.01m x 2.92m	9'11" x 9'7"
Bedroom 3	2.78m x 2.92m	9'1" x 9'7"
Bathroom	1.90m x 2.16m	6'3" x 7'1"



FIRST FLOOR

GROUND FLOOR

Living Room	3.28m x 3.67m	10'9" x 12'0"
Kitchen/Dining	5.53m x 2.66m	18'2" x 8'9"
Utility	1.74m x 1.89m	5'9" x 6'2"
WC	1.45m x 1.89m	4'9" x 6'2"



GROUND FLOOR

TARKA COOMBE

LANDKEY

All images used are for illustrative purpose only, EV Charger locations may vary to that shown on the computer generated image overleaf. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.

THE LYNFORD

(SEMI-DETACHED)

3 bedroom home

Homes 72, 73, 76, 77, 80, 81,
86, 87, 136, 137, 140 & 141



TARKA COOMBE
LANDKEY

THE LYNFORD (SEMI-DETACHED)

3 bedroom home

Homes 72, 73, 76, 77, 80, 81, 86, 87, 136, 137, 140 & 141

FIRST FLOOR

Bedroom 1	3.28m x 4.28m	10'9" x 14'1"
En Suite	2.16m x 1.90m	7'1" x 6'3"
Bedroom 2	3.01m x 2.92m	9'11" x 9'7"
Bedroom 3	2.78m x 2.92m	9'1" x 9'7"
Bathroom	1.90m x 2.16m	6'3" x 7'1"



FIRST FLOOR

GROUND FLOOR

Living Room	3.28m x 3.67m	10'9" x 12'0"
Kitchen/Dining	5.53m x 2.66m	18'2" x 8'9"
Utility	1.74m x 1.89m	5'9" x 6'2"
WC	1.45m x 1.89m	4'9" x 6'2"



GROUND FLOOR

TARKA COOMBE

LANDKEY

All images used are for illustrative purpose only, EV Charger locations may vary to that shown on the computer generated image overleaf. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.

THE OXFORD

3 bedroom home
Homes 5, 55 & 126



TARKA COOMBE
LANDKEY

THE OXFORD

3 bedroom home

Homes 5, 55 & 126

FIRST FLOOR

Bedroom 1	4.50m x 2.92m	14'9" x 9'7"
En Suite	1.49m x 2.22m	4'11" x 7'3"
Bedroom 2	3.58m x 2.95m	11'9" x 9'8"
Bedroom 3	2.50m x 2.30m	8'2" x 7'7"
Bathroom	1.85m x 2.27m	6'1" x 7'5"



FIRST FLOOR

GROUND FLOOR

Living Room	3.28m x 5.31m	10'9" x 17'5"
Kitchen/Dining	2.82m x 5.31m	9'3" x 17'5"
Utility	2.06m x 1.59m	6'9" x 5'3"
WC	1.07m x 1.61m	3'6" x 5'3"



GROUND FLOOR

TARKA COOMBE

LANDKEY

All images used are for illustrative purpose only, EV Charger locations may vary to that shown on the computer generated image overleaf. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.

THE STRATFORD

3 bedroom home

Homes 59, 83, 92, 99 & 100



TARKA COOMBE

LANDKEY

THE STRATFORD

3 bedroom home

Homes 59, 83, 92, 99 & 100

FIRST FLOOR

Bedroom 1	3.00m x 3.39m	9'10" x 11'1"
En Suite	1.85m x 2.28m	6'1" x 7'6"
Bedroom 2	3.10m x 3.03m	10'2" x 9'11"
Bedroom 3	3.43m x 2.62m	11'3" x 8'7"
Bathroom	2.28m x 1.91m	7'6" x 6'3"



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining	2.94m x 5.76m	9'8" x 18'11"
Living Room	3.28m x 5.76m	10'9" x 18'11"
Utility	2.06m x 1.64m	6'9" x 5'5"
WC	1.07m x 1.62m	3'6" x 5'4"



GROUND FLOOR

TARKA COOMBE

LANDKEY

All images used are for illustrative purpose only, EV Charger locations may vary to that shown on the computer generated image overleaf. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.

THE CHELTENHAM

4 bedroom home

Homes 63, 65, 74, 75, 78, 79, 85,
88, 89, 96, 97, 138, 139 & 142



TARKA COOMBE
LANDKEY

THE CHELTENHAM

4 bedroom home

Homes 63, 65, 74, 75, 78, 79, 85, 88, 89, 96, 97, 138, 139 & 142

FIRST FLOOR

Bedroom 1	2.79m x 2.94m	9'2" x 9'8"
En Suite	1.56m x 2.29m	5'1" x 7'6"
Bedroom 2	2.79m x 3.12m	9'2" x 10'3"
Bedroom 3	3.10m x 2.25m	10'2" x 7'5"
Bedroom 4	3.10m x 1.96m	10'2" x 6'5"
Bathroom	2.00m x 2.16m	6'7" x 7'1"

GROUND FLOOR

Living Room	2.91m x 4.96m	9'7" x 16'3"
Kitchen/Dining	5.98m x 3.46m	19'7" x 11'4"
Utility	1.54m x 1.57m	5'1" x 5'2"
WC	1.45m x 1.96m	4'9" x 6'5"



FIRST FLOOR



GROUND FLOOR

TARKA COOMBE

LANDKEY

All images used are for illustrative purpose only, EV Charger locations may vary to that shown on the computer generated image overleaf. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.

THE ELTHAM

4 bedroom home

Homes 4, 71, 91, 95, 112, 115,
133, 143 & 144



TARKA COOMBE
LANDKEY

THE ELTHAM

4 bedroom home

Homes 4, 71, 91, 95, 112, 115,
133, 143 & 144

FIRST FLOOR

Bedroom 1	3.17m x 3.21m	10'5" x 10'6"
En Suite	2.16m x 1.22m	7'1" x 4'0"
Bedroom 2	3.17m x 3.02m	10'5" x 9'11"
Bedroom 3	3.18m x 3.02m	10'5" x 9'11"
Bedroom 4	2.05m x 3.21m	6'9" x 10'6"
Bathroom	2.16m x 2.00m	7'1" x 6'7"

GROUND FLOOR

Living Room	3.11m x 6.32m	10'2" x 20'9"
Kitchen	3.46m x 2.73m	11'4" x 8'11"
Dining Area	2.79m x 3.59m	9'2" x 11'9"
Utility	1.81m x 2.10m	5'11" x 6'11"
WC	1.50m x 1.80m	4'11" x 5'11"



FIRST FLOOR



GROUND FLOOR

TARKA COOMBE

LANDKEY

All images used are for illustrative purpose only, EV Charger locations may vary to that shown on the computer generated image overleaf. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.

THE NORTHAM

4 bedroom home

Homes 60, 62, 66, 68,
84, 93, 98, 135,
146 & 149



TARKA COOMBE

LANDKEY

THE NORTHAM

4 bedroom home

Homes 60, 62, 66, 68, 84, 93, 98, 135, 146 & 149

FIRST FLOOR

Bedroom 1	3.42m x 2.89m	11'3" x 9'6"
En Suite	2.14m x 1.46m	7'0" x 4'9"
Dressing Room	1.76m x 1.75m	5'9" x 5'9"
Bedroom 2	3.72m x 3.50m	12'2" x 11'6"
Bedroom 3	2.65m x 3.39m	8'8" x 11'1"
Bedroom 4	2.85m x 3.15m	9'4" x 10'4"
Bathroom	2.56m x 2.00m	8'5" x 6'7"

GROUND FLOOR

Living Room	3.36m x 4.65m	11'0" x 15'3"
Kitchen/Dining	4.72m x 3.65m	14'0" x 12'0"
Family Area	3.51m x 2.87m	11'6" x 9'5"
Utility	1.65m x 1.65m	5'5" x 5'5"
Study	2.64m x 2.12m	8'8" x 6'11"
WC	0.91m x 1.65m	3'0" x 5'5"



FIRST FLOOR



GROUND FLOOR

TARKA COOMBE

LANDKEY

All images used are for illustrative purpose only, EV Charger locations may vary to that shown on the computer generated image overleaf. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.

THE OAKHAM

4 bedroom home

Homes 3, 61, 64, 67, 69, 90, 94,
113, 114, 131, 134, 145 & 147



TARKA COOMBE
LANDKEY

THE OAKHAM

4 bedroom home

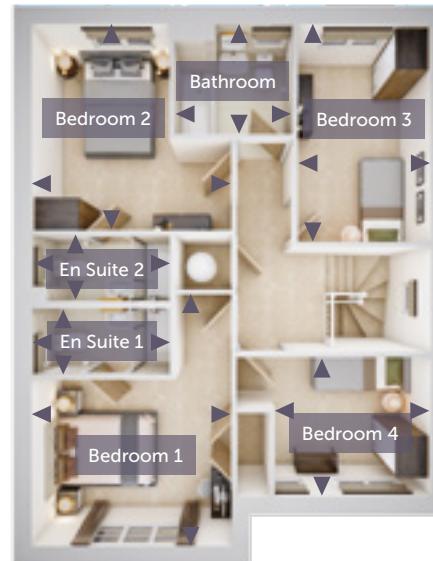
Homes 3, 61, 64, 67, 69, 90, 94, 113, 114, 131, 134, 145 & 147

FIRST FLOOR

Bedroom 1	3.62m x 4.57m	11'11" x 15'0"
En Suite 1	2.50m x 1.21m	8'2" x 4'0"
Bedroom 2	3.62m x 3.74m	11'11" x 12'3"
En Suite 2	2.50m x 1.21m	8'2" x 4'0"
Bedroom 3	2.40m x 3.95m	7'10" x 13'0"
Bedroom 4	2.82m x 2.53m	9'3" x 8'4"
Bathroom	2.16m x 2.00m	7'1" x 6'7"

GROUND FLOOR

Living Room	3.62m x 4.37m	11'11" x 14'4"
Kitchen	3.33m x 2.96m	10'11" x 9'9"
Dining Area	3.89m x 2.96m	12'9" x 9'9"
Utility	2.08m x 1.90m	6'10" x 6'3"
Study	1.90m x 2.53m	6'3" x 8'4"
WC	1.45m x 1.90m	4'9" x 6'3"



FIRST FLOOR



GROUND FLOOR

TARKA COOMBE

LANDKEY

All images used are for illustrative purpose only, EV Charger locations may vary to that shown on the computer generated image overleaf. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.

THE WICKHAM

4 bedroom home

Homes 1, 70, 82, 132,
148 & 150



TARKA COOMBE
LANDKEY

THE WICKHAM

4 bedroom home

Homes 1, 70, 82, 132, 148 & 150

FIRST FLOOR

Bedroom 1	3.51m x 4.50m	11'6" x 14'9"
En Suite	2.29m x 1.40m	7'6" x 4'7"
Bedroom 2	3.57m x 3.13m	11'9" x 10'3"
Bedroom 3	4.40m x 3.24m	14'5" x 10'8"
Bedroom 4	4.40m x 2.43m	14'5" x 8'0"
Bathroom	2.27m x 2.00m	7'5" x 6'7"



FIRST FLOOR

GROUND FLOOR

Kitchen/Dining	3.51m x 7.18m	11'6" x 23'7"
Family Area	3.09m x 2.09m	10'2" x 6'10"
Living Room	3.55m x 5.76m	11'8" x 18'11"
WC	1.47m x 1.94m	4'10" x 6'4"
Utility	1.98m x 1.94m	6'6" x 6'4"

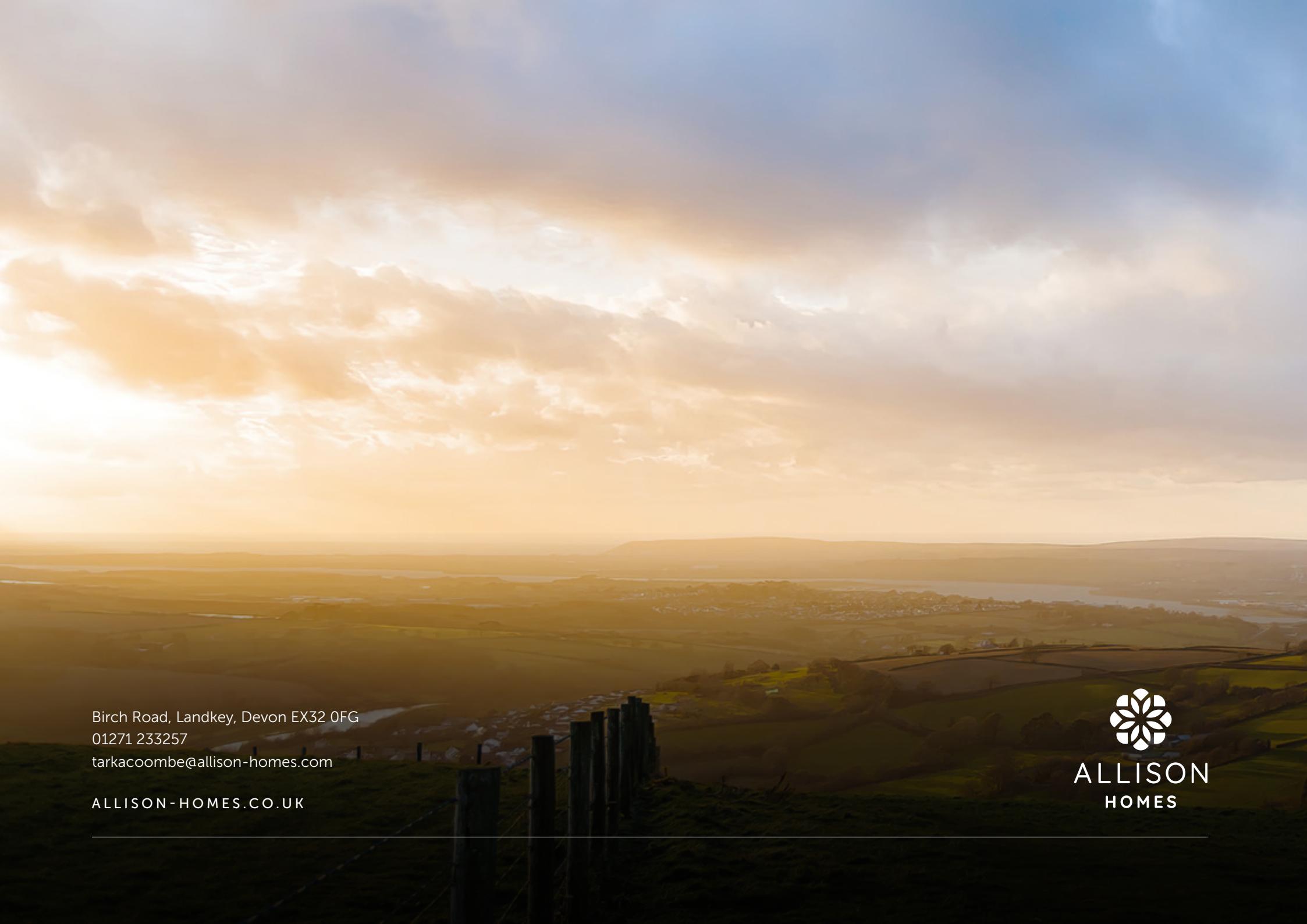


GROUND FLOOR

TARKA COOMBE

LANDKEY

All images used are for illustrative purpose only, EV Charger locations may vary to that shown on the computer generated image overleaf. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.



Birch Road, Landkey, Devon EX32 0FG
01271 233257
tarkacoombe@allison-homes.com

ALLISON-HOMES.CO.UK



ALLISON
HOMES