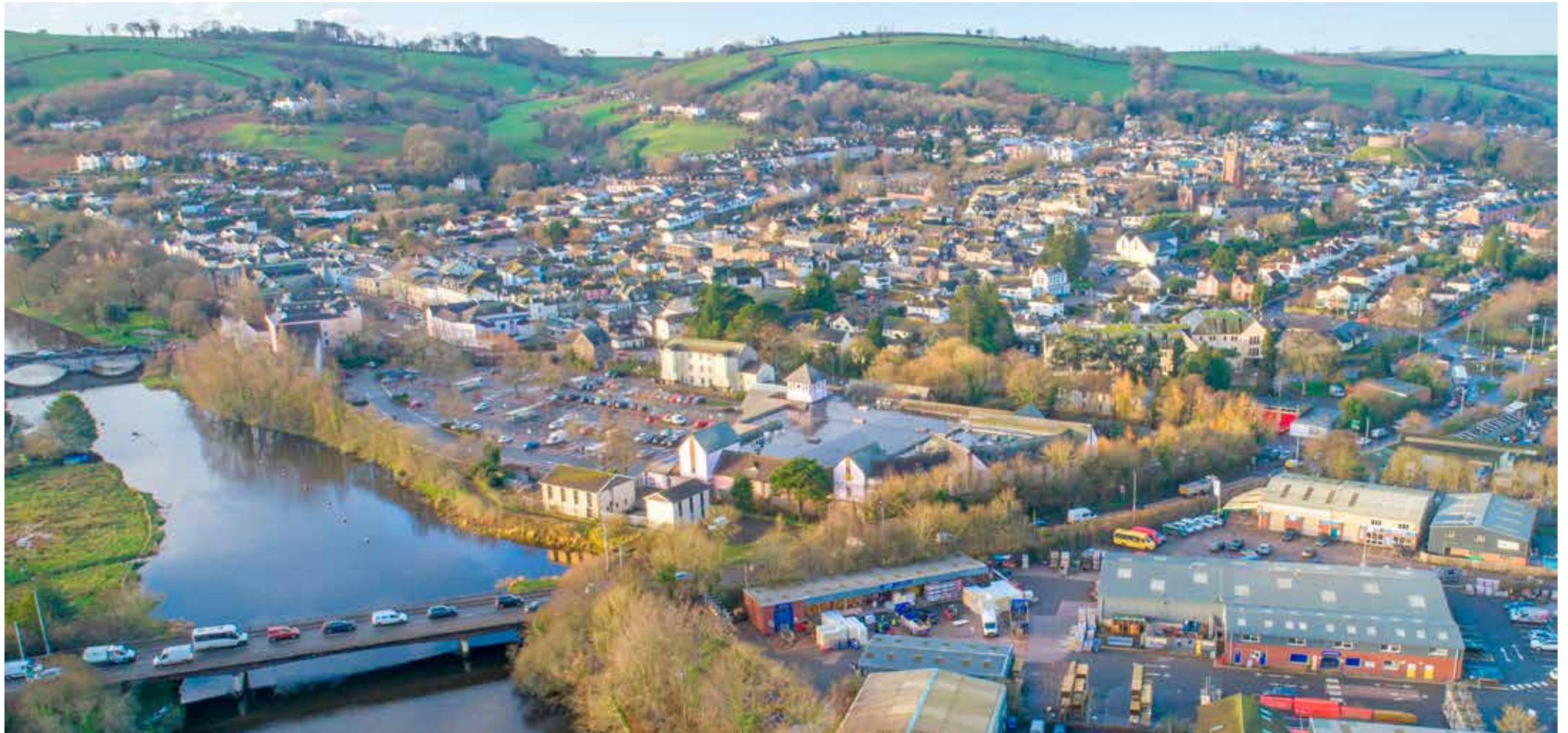




Rainbow View









# Rainbow View

Leading Homes develop affordable luxury properties throughout the south-west and beyond with developments in and around the historic market town of Totnes and the South Hams boroughs of Kingsbridge, Dartington, Salcombe and Dartmouth.

Using modern eco-friendly construction techniques and materials, our developments are not only affordable to purchase, they are affordable to run when compared to purchasing existing housing locally.

Leading Homes are not a mass market development company – we are not interested in building low quality housing where the only beneficiaries are shareholders. Our aim is to provide an affordable solution that will last for future generations. Leading Homes are different, they are ethical and thrive on delivering modern living that is unique to the area.

During construction they will use local tradesmen and other staff where possible to benefit the local community.

stags@totnesproperty.com

01803 645112

View the video at:

<https://www.totnesproperty.com/video/>



## DIRECTIONS

Proceed from Stags office, towards Bridgetown passing over the River Dart bridge. Turn right into Seymour Road and right again into Pathfields, following the road around where the development is then found in front of you.

## THE DEVELOPMENT

The first phase of Rainbow View will provide 22 apartments which will be completed to a very high standard. The majority of the apartments have been designed as 1-bedroom units, although there are some 2-bedroom apartments available. Arranged over a few floors, the apartments benefit from far reaching views over the town and towards Dartmoor. Ample parking is available, where single spaces are available to be purchased with your chosen property. As with most new build sales, a registration fee will be taken at the time of your reservation which will enable you progress with purchasing the property through your solicitors.

The development is included within the government backed Help to Buy Scheme, particularly enabling first time buyers to purchase a property with a 20% government backed loan deposit, using only 5% of their own savings to make a total 25% deposit payment.

## THE ACCOMMODATION

Apartments 1 & 2: Accessed from the front of the development in the North Wing.

Apartments 3, 4 & 5: Accessed from the secondary drive which winds around to these apartments in the North Wing. Apartment 5 is a different layout from 1-4 as the L-shaped sitting room contains the kitchen in the far end, allowing additional space to create a breakfast room area.

Apartments 6, 7, 8, 9 & 10: Located in the West Wing, these ground floor apartments enjoy views over the town and to Dartmoor. These apartments have patio doors onto a rear patio area.

Apartment 11: This ground floor 1-bedroom apartment in the West Wing is accessed via a communal corridor, providing access into this larger 1-bedroom property.

Apartments 12, 13, 14, 15 & 16: These 1st floor apartments are located in the North Wing

Apartments 17, 18, 19, 20, 21 & 22: Located in the West Wing on the first floor.





## SPECIFICATIONS

### INTERNAL FINISHES

- All ceilings and walls finished in white emulsion
- All woodwork finished in white satinwood
- Oak veneer internal doors with brushed stainless steel furniture
- Brushed stainless steel electrical sockets throughout
- Television points to Living Area and all bedrooms

### ELECTRICAL / SECURITY

- Thermostatically controlled electric smart space heating
- Latest LED technology down lighting throughout
- Secure residents entrances
- Automated door entry system with video link
- Mains powered smoke detectors and mist sprinkler system
- Fibre to the premises broadband available - up to 300mbps subject to contract

### KITCHENS

- Premium matt grey finish units with soft closing doors, concealed handles and compact laminate worktop
- Integrated Bosch oven, extractor hood, induction hob with opaque glass splash back
- A+ high quality integrated washing machine/dryer, dishwasher and fridge/freezer for maximum efficiency and performance
- Undermounted stainless steel sink unit and engraved drainer with mixer tap

### BATHROOMS

- Ceramic tiled floors and walls
- Contemporary sanitary ware with chrome fittings and waste
- Chrome heated towel rail
- Ventilation fan
- Illuminated Demist mirror with integrated shaver socket

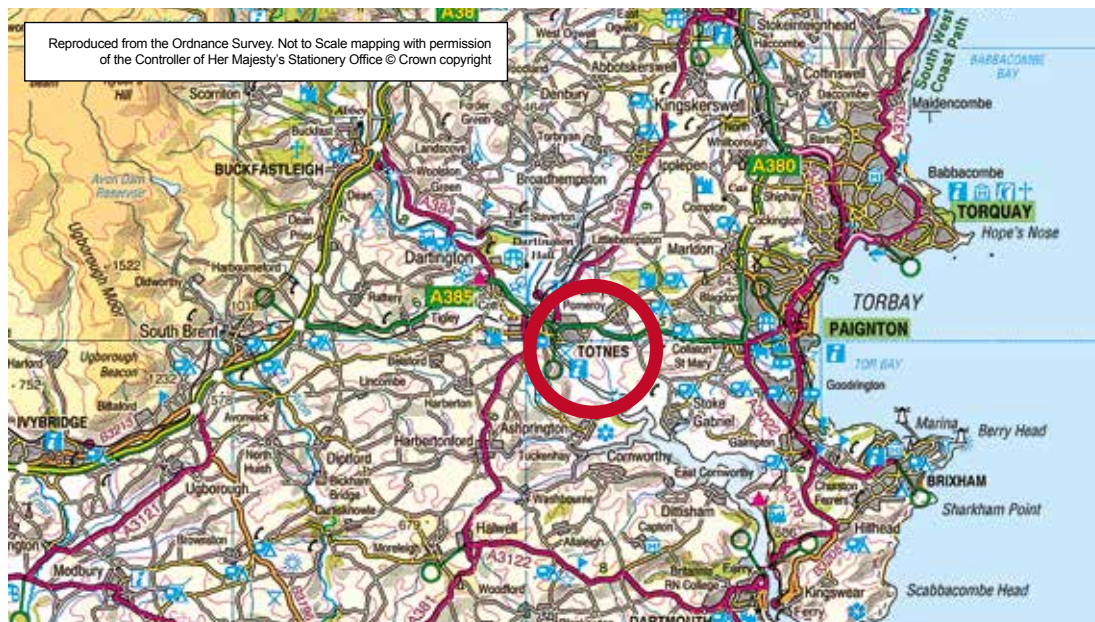
### BEDROOMS

- Selected sockets with integrated USB points in master bedroom
- TV point in all bedrooms

### EXTERNAL

- Gated access with audio visual entry
- Some with private garden/outside space
- Some with glass balustrade balconies
- Turfed and planted garden areas
- Timber fences
- Composite front door with multipoint locking
- High performance windows and doors
- Wide opening bi-fold and French doors to rear where installed
- Contemporary render finish with modern timber cladding
- Double glazed PVCU anthracite grey windows





North Wing



GROUND FLOOR



West Wing





- Fibre to the premises – up to 300mbps ✓
- Mist systems throughout ✓
- Brushed stainless steel sockets throughout ✓
- Illuminated demist mirrors ✓
- Bosch oven ✓
- Induction hob ✓
- A+ Dishwasher included ✓
- A+ Washer/dryer included ✓
- Fridge/Freezer included ✓
- USB sockets ✓
- Hue smart lighting ✓
- Ten Year Warranty ✓
- High quality front doors ✓
- Worldwide access to communal entry door system ✓

## FIRST FLOOR



These particulars are a guide only and should not be relied upon for any purpose.





Stags Totnes  
The Granary, Coronation Road, Totnes TQ9 5GN  
T: 01803 865454