



westward ho! and the local area

Westward Ho! is a popular North Devon holiday destination based around a safe family beach, which extends for over two miles and offers a wide range of activities including swimming, surfing, canoeing, kite surfing and parakarting.

The town itself is a traditional holiday resort offering many diversions including

amusement arcades, playgrounds, beach shops, snack bars and seaside pubs. From Westward Ho! there are stunning views across the Taw and Torridge estuary toward Saunton. It is 3 miles from Bideford which includes an array of supermarkets and other amenities. It also has access to the North Devon Link Road.

about chichester developments

Founded in 1993 on the simple principle of building quality homes in desirable locations, Chichester Developments has evolved and changed, but this ethos is still at the heart of the business today and has resulted in an enviable reputation in the area.

The company has a strong team of key employees whose task it is to deliver carefully designed, quality homes to suit modern lifestyles. The team takes pride in its developments and has maintained an excellent reputation and record with NHBC and LABC.





Three bedroom home with ensuite to master bedroom, family bathroom and spacious hall to the ground floor. First floor comprises kitchen/dining area and lounge with doors onto balcony. Parking for two vehicles.

ground floor



GROUND FLOOR

 Bedroom 1*
 2760mm x 3020mm (9' 1" x 9' 11")

 Ensuite
 2520mm x 1170mm (8' 3" x 3' 10")

 Bedroom 2*
 2370mm x 2840mm (7' 9" x 9' 4")

 Bedroom 3
 2200mm x 2840mm (7' 3" x 9' 4")

 Bathroom
 2400mm x 1870mm (7' 10" x 6' 2")

* excluding Wardrobe/Cupboard

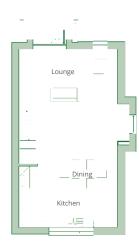
FIRST FLOOR

Kitchen/

Dining/Lounge 5330mm x 9630mm (17' 6" x 31' 7")

105m² (1135 sq ft)





Three bedroom home with ensuite to master bedroom and family bathroom to ground floor. First floor comprises lounge with balcony access, adjoining dining area leading through to large open kitchen. Parking for two vehicles.

ground floor

first

GROUND FLOOR

 Bedroom 1*
 2770mm x 2980mm (9' 0" x 9' 9")

 Ensuite
 2890mm x 1180mm (9' 5" x 3' 10")

 Bedroom 2*
 2370mm x 2820mm (7' 9" x 9' 3")

 Bedroom 3
 2060mm x 3420mm (6' 9" x 11' 2")

 Bathroom
 1730mm x 2170mm (5' 8" x 7' 1")

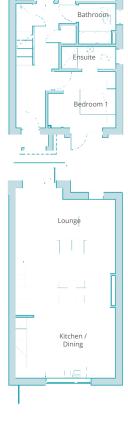
FIRST FLOOR

Kitchen/

Dining/Lounge 5320mm x 9580mm (17' 5" x 31' 5")

104m² (1130 sq ft)

PLEASE NOTE: The above dimensions are for plot 2 only. Plot 3 varies slightly from the above, please contact our sales team for more information.



Bedroom 3

Bedroom 2



^{*} excluding Wardrobe/Cupboard



A one off three bedroom designed house with ensuite to master bedroom and large family bathroom to ground floor. To the first floor there is a large living area with Juliette balcony and a spacious kitchen/diner. Parking for two vehicles.



ground floor

GROUND FLOOR

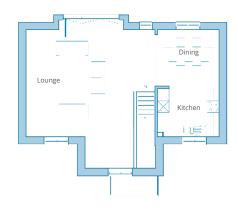
Bedroom 1*	2510mm x 3080mm (8' 3" x 10' 1")
	,
Ensuite	3020mm x 1480mm (9' 10" x 4' 10")
Bedroom 2	3510mm x 2520mm (11' 6" x 8' 3")
Bedroom 3*	3000mm x 2660mm (9' 10" x 8' 9")
Bathroom	3110mm x 1730mm (10' 3" x 5' 8")

FIRST FLOOR

Kitchen/Dining 3090mm x 5330mm (10' 1" x 17' 6") Lounge* 6430mm x 5330mm (21' 1" x 17' 6") Feature window area 2430mm x 1570mm (7' 11" x 5' 1")

* excluding Wardrobe/Cupboard

115m² (1242 sq ft)



first floor

3 BEDROOM PLOT 5

Three bedroom home with ensuite to master bedroom and family bathroom to ground floor. Open plan living area to first floor with access onto balcony area from lounge. Parking for two vehicles.

GROUND FLOOR

Bedroom 1* 2750mm x 2900mm (9' 0" x 9' 6") Ensuite 3020mm x 1230mm (9' 11" x 4' 0") 3470mm x 3390mm (11' 4" x 11' 1") Bedroom 2* 4160mm x 2740mm (13' 7" x 8' 11") Bedroom 3 2760mm x 1920mm (9' 0" x 6' 3") Bathroom

FIRST FLOOR

Kitchen/

8980mm x 5000mm (29' 5" x 16' 5") Dining/Lounge

108m² (1164 sq ft)







^{*} excluding Wardrobe/Cupboard



A delightful three bedroom home with ensuite and built in wardrobes to master bedroom. First floor comprises open plan lounge, kitchen and dining area. Parking for two vehicles.

GROUND FLOOR

 Bedroom 1*
 3080mm x 2990mm (10' 1" x 9' 9")

 Ensuite
 2450mm x 1220mm (8' 0" x 4' 0")

 Bedroom 2
 3040mm x 3420mm (9' 11" x 11' 2")

 Bedroom 3
 2990mm x 2980mm (9' 9" x 9' 9")

 Bathroom
 1710mm x 2150mm (5' 7" x 7' 0")

FIRST FLOOR

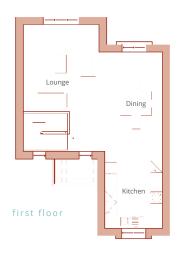
 Kitchen
 2890mm x 3860mm (9' 5" x 12' 8")

 Dining
 3180mm x 4970mm (10' 5" x 16' 4")

 Lounge
 3790mm x 4320mm (12' 5" x 14' 2")

103m² (1117 sq ft)





^{*} excluding Wardrobe/Cupboard

4 BEDROOM | PLOT 7, 8, 9 & 10

An impressive four bedroom family home. Ground floor comprises three double bedrooms, two with ensuites, one further bedroom, large family bathroom and garage with utility area. To the first floor is a lounge, kitchen, dining area and snug. Parking for additional vehicles on driveway.

GROUND FLOOR

 Garage/Utility
 3430mm x 6160mm (11' 3" x 20' 2")

 Bedroom 1*
 2600mm x 2760mm (8' 6" x 9' 0")

 Ensuite (Bedroom 1)
 1350mm x 2750mm (4' 5" x 9' 0")

 Bedroom 2*
 3560mm x 2850mm (11' 8" x 9' 4")

 Ensuite (Bedroom 2)
 2080mm x 1860mm (6' 9" x 6' 0")

 Bedroom 3
 3610mm x 3090mm (11' 10" x 10' 1")

 Bedroom 4
 3610mm x 2860mm (11' 10" x 9' 4")

 Bathroom
 2920mm x 2360mm (9' 7" x 7' 9")

FIRST FLOOR

 Kitchen
 4810mm x 3830mm (15' 9" x 12' 6")

 Dining
 3630mm x 3620mm (11' 11" x 11' 10")

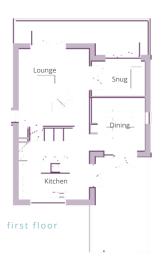
 Lounge
 4810mm x 5250mm (15' 9" x 17' 2")

 Snug
 3630mm x 2350mm (11' 11" x 7' 8")

143m² (1549 sq ft) excluding Garage

PLEASE NOTE: Plot 8 and Plot 10 are handed.







^{*} excluding Wardrobe/Cupboard



An individual chalet style three bedroom bungalow. To the ground floor is a spacious open plan living area and one bedroom. Two further double bedrooms with ensuites to the first floor. Parking for two vehicles.



ground floor

GROUND FLOOR

 Kitchen
 4610mm x 2820mm (15' 1" x 9' 3")

 Dining/Lounge
 6450mm x 5800mm (21' 1" x 19' 0")

 Shower Room
 1880mm x 1540mm (6' 1" x 5' 0")

 Bedroom 3
 3430mm x 2820mm (11' 3" x 9' 3")

FIRST FLOOR

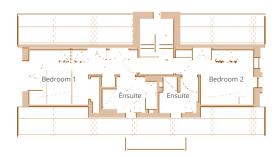
 Bedroom 1
 3520mm x 3250mm (11' 6" x 10' 7")

 Ensuite (Bedroom 1)
 3270mm x 2150mm (10' 8" x 7' 0")

 Bedroom 2
 3100mm x 3250mm (10' 2" x 10' 7")

 Ensuite (Bedroom 2)
 2350mm x 2130mm (7' 8" x 6' 11")

130m² (1400 sq ft)



first floor

3 BEDROOM | PLOT 12, 13 & 14

A spacious three bedroom home with ensuite and fitted wardrobes to the master bedroom. The first floor comprises kitchen, lounge/dining room both with access onto balcony area. Plot 12 also has a balcony from the snug. Garage and driveway parking.

GROUND FLOOR

 Garage/Utility
 3190mm x 6930mm (10' 5" x 22' 8")

 Bedroom 1*
 2990mm x 3210mm (9' 9" x 10' 6")

 Ensuite
 2190mm x 1510mm (7' 2" x 4' 11")

 Bedroom 2
 3030mm x 2960mm (9' 11" x 9' 8")

 Bedroom 3
 2230mm x 2960mm (7' 3" x 9' 8")

 Bathroom
 1730mm x 2450mm (5' 8" x 8' 0")

FIRST FLOOR

 Kitchen
 3180mm x 3670mm (10' 3" x 12' 0")

 Dining/Lounge
 5350mm x 5720mm (17' 6" x 18' 9")

 Snug
 3040mm x 3800mm (9' 11" x 12' 5")

 Bathroom
 2180mm x 2710mm (7' 1" x 8' 10")

115m² (1240 sq ft) excluding Garage

Image is of plot 12.







^{*} excluding Wardrobe/Cupboard





Disclaimer: Whilst these particulars have been prepared with due care, for the convenience of interested purchasers, the information is intended as a preliminary guide only. The right is expressly reserved by Chichester Developments to amend or vary same, and therefore, nothing contained herein shall substitute or form part of any contract. Room sizes are believed to be accurate to within 4cm although these are given as an approximated guide only. Minimum room sizes are normally provided for irregular shaped rooms. Elevations, materials, style and position of the windows and porches can all differ in the same house type from plot to plot. Kitchen and bathroom layouts and all images used are indicative only.



specification

Each home at Pavilion View has been thoughtfully designed to provide superior comfort and style and constructed to high energy efficiency standards for lower running costs.

KITCHEN

- Fitted kitchen with choice of doors, worktops, upstands and handles*
- Schock inset one & half bowl sink with mixer taps
- Coloured glass splashback to cooker hood*
- Built in electric double oven, induction hob and extractor hood
- · Fully integrated fridge freezer
- Integrated washer dryer to plots 6 & 11
- · LED plinth lighting

BATHROOM AND ENSUITE

- · High quality sanitaryware
- · Back to wall WC with push plate flush
- Soft close toilet seat
- Floating vanity unit with wash hand basin and movement sensor lights
- Lower profile shower trays
- (Vado) Thermostatic bath and shower mixer and taps
- Shaver socket
- · Chrome dual fuel heated towel rail
- · Floor tiles (from a selected range)*
- Wall tiling to bathroom and ensuite (from a selected range)*

ELECTRICAL

- BT telephone line in lounge and master bedroom
- · CAT5 TV point to living room and all bedrooms
- USB sockets in living room, kitchen & all bedrooms
- Polished chrome sockets and light switch plates to main living areas
- Extractor fans in bathroom and ensuite
- Mains operator smoke detector with battery back up
- Electric doorbell push & chime
- External lighting to front
- Plumbing and electrics for washing machine

DECORATION

- Contemporary oak style doors with chrome lever handles
- Walls and smooth ceilings finished in classic white emulsion
- Internal woodwork in white gloss
- · Staircase finished with oak handrail

ENERGY EFFICIENCY, HEATING AND INSULATION

- Roof mounted high-efficiency PV panels
- · Gas fired condensing boiler
- Underfloor heating to main living areas
- Contemporary radiators to all other areas with thermostatic controls (other than bathroom & ensuite)
- Cavity wall and loft insulation installed to Building Control Standards

EXTERNAL

- Grey double glazed aluminium windows and doors
- Extensive slabbed areas including patio, pathway and steps
- Front and rear gardens fully turfed with landscape planting to selected areas
- Outside tap and electrical socket

^{*} dependent upon build stage







PLOT 1

PLOT 2 3 Bed

PLOT 3

PLOT 4

PLOT 5

PLOT 6

PLOT 7

3 Bed

3 Bed

3 Bed

3 Bed

4 Bed

3 Bed



PLOT 8



PLOT 9



PLOT 10



PLOT 11





3 Bed



PLOT 13 3 Bed



PLOT 14 3 Bed



how to find us

Exit the M5 at Junction 27, move on to the A361 to Barnstaple. On the outskirts of Barnstaple take the A39 Bideford/Bude road. Follow this road until you go over the Torridge bridge, at the roundabout take the third exit for Westward Ho! After passing the sign for Westward Ho! take the second turning for Beach Road, drive to the bottom, turn left on to Golf Links Road. Follow this road for 0.3 miles and Pavilion View will be found on the right hand side.

Penzance







Webbers Estate Agents, Barnstaple **T:** 01271 379797









