

# THE PINES

WESTWARD HO!





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## ABOUT CHICHESTER DEVELOPMENTS

Founded in 1993 on the simple principle of building quality homes located in desirable locations in North Devon, 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 have maintained an excellent reputation and record with NHBC and LABC.

Situated in the highly sought after area of Cornborough Road, Westward Ho!, The Pines is a development of seven unique high quality properties comprising five, 4 bedroom executive style homes and two, 3 bedroom bungalows (one dormer).

The properties are constructed in a traditional manner with render and weather boarding to the external elevations and a slate roof, double garage to all properties (apart from Plot 5 which has a single) and ample parking. Internally, the houses have excellent room proportions and are finished to a high crisp, modern specification.

## 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 parakiting. One of the most eye catching parts of the beach are the rows of traditional beach huts.

The town itself is a 'traditional' holiday resort and, as such, has many of the traditional holiday diversions on offer – amusement arcade, playground, beach shops, snack bars and seaside pubs.

From Westward Ho!, there are stunning views across Barnstaple and Bideford Bay towards Saunton. Beyond the pebble ridge there is the beautiful scenery of Northam Burrows Country Park and the Royal North Devon Golf Course.

The market town of Bideford is 3 miles away and provides further amenities, including supermarkets, shops, restaurants and traditional pannier market. Barnstaple, the regional centre of North Devon is 11 miles away providing further amenities and access to the North Devon Link Road.



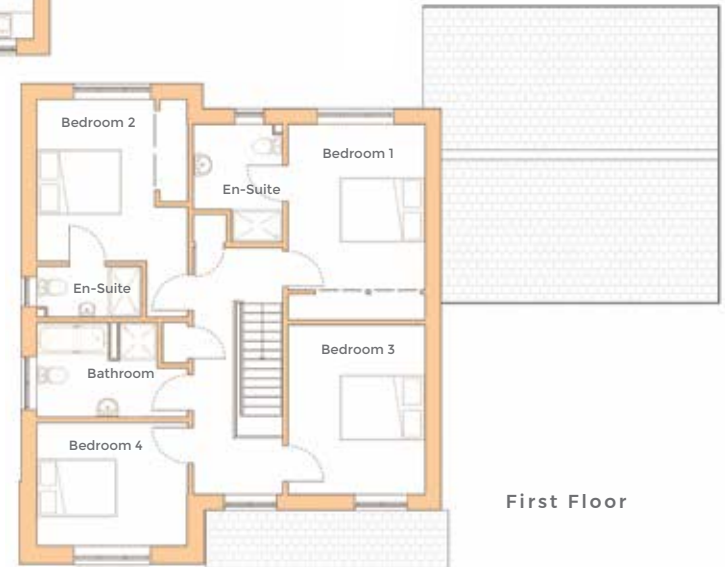


**PLOT 1** - A large executive style four bedroom home

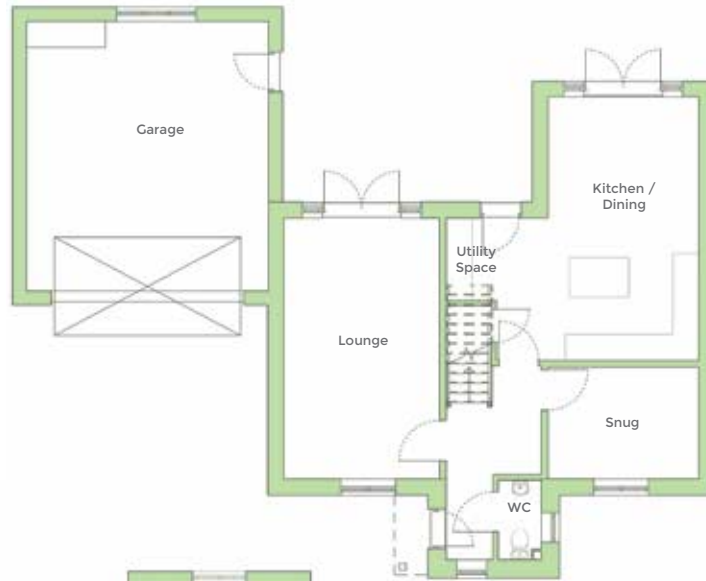
Lounge	5.91m x 3.54m	(19' 3" x 11' 6")
Kitchen / Dining / Living	4.47m x 9.15m	(14' 6" x 30' 0")
Snug	2.70m x 3.20m	(8' 8" x 10' 5")
WC / Utility Room	2.49m x 2.08m	(8' 1" x 6' 8")
Bedroom 1*	3.91m x 3.23m	(12' 8" x 10' 6")
En-Suite (Bedroom 1)	2.00m x 2.12m	(6' 5" x 6' 9")
Bedroom 2*	3.80m x 2.78m	(12' 4" x 9' 1")
En-Suite (Bedroom 2)	1.20m x 2.46m	(3' 9" x 8' 0")
Bedroom 3	4.00m x 3.23m	(13' 1" x 10' 6")
Bedroom 4	2.91m x 3.56m	(9' 5" x 11' 6")
Bathroom	2.24m x 2.84m	(7' 3" x 9' 3")
Garage	6.16m x 6.14m	(20' 2" x 20' 1")

174m<sup>2</sup> (1879 sq ft)

\* Excludes Wardrobe / Cupboard



Ground Floor



First Floor



PLOT 2 - A spacious four bedroom home

Lounge	5.95m x 3.55m	(19' 5" x 11' 6")
Kitchen / Dining	6.02m x 3.45m	(19' 7" x 11' 3")
Snug	2.55m x 3.45m	(8' 3" x 11' 3")
WC	1.82m x 0.98m	(5' 9" x 3' 2")
Utility Space	1.87m x 1.15m	(6' 1" x 3' 7")

Bedroom 1 *	3.87m x 2.73m	(12' 7" x 8' 9")
En-Suite (Bedroom 1)	1.29m x 2.39m	(4' 2" x 7' 8")
Bedroom 2	2.57m x 3.48m	(8' 4" x 11' 4")
Bedroom 3	2.92m x 3.55m	(9' 5" x 11' 6")
Bedroom 4	2.92m x 3.55m	(9' 5" x 11' 6")
Bathroom	2.21m x 2.17m	(7' 2" x 7' 1")

Garage	6.16m x 5.52m	(20' 2" x 18' 1")
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139m<sup>2</sup> (1505 sq ft)

\* Excludes Wardrobe / Cupboard



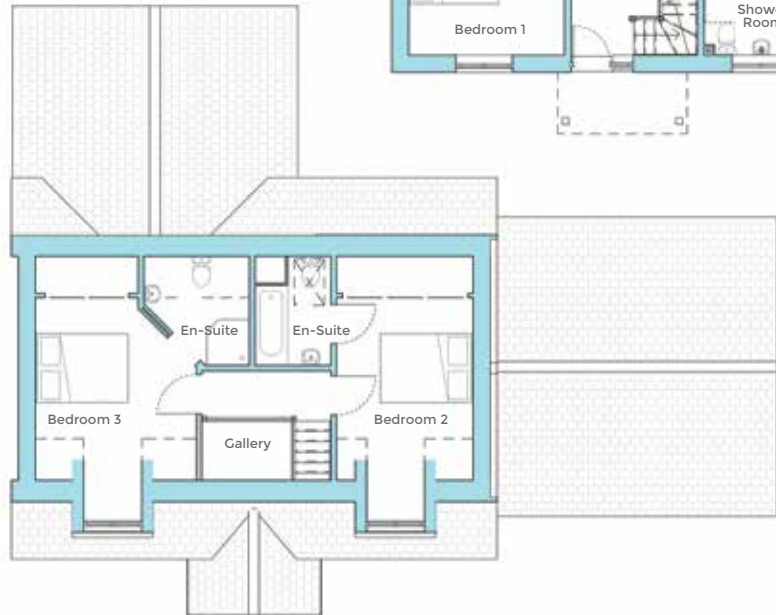
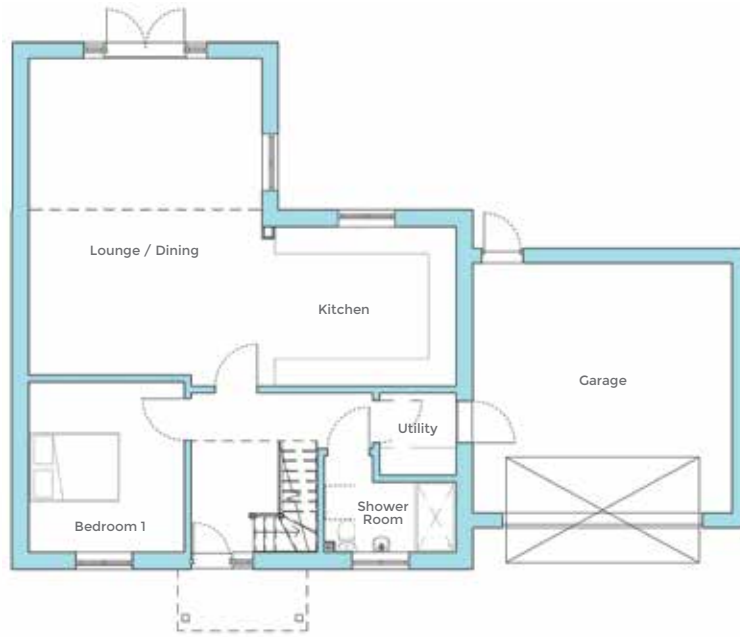


**PLOT 3** - A large executive style four bedroom home

Lounge	5.91m x 3.54m	(19' 3" x 11' 6")
Kitchen / Dining / Living	4.30m x 9.15m	(14' 1" x 30' 0")
Snug	2.70m x 3.20m	(8' 8" x 10' 5")
WC	1.82m x 0.95m	(5' 9" x 3' 1")
Utility Room	2.81m x 2.08m	(9' 2" x 6' 8")
Bedroom 1 *	3.91m x 3.23m	(12' 8" x 10' 6")
En-Suite (Bedroom 1)	2.00m x 2.12m	(6' 5" x 6' 9")
Bedroom 2 *	3.80m x 2.78m	(12' 4" x 9' 1")
En-Suite (Bedroom 2)	1.20m x 2.46m	(3' 9" x 8' 0")
Bedroom 3	4.00m x 3.23m	(13' 1" x 10' 6")
Bedroom 4	2.91m x 3.56m	(9' 5" x 11' 6")
Bathroom	2.24m x 2.84m	(7' 3" x 9' 3")
Garage	6.16m x 6.14m	(20' 2" x 20' 1")

180m<sup>2</sup> (1942 sq ft) \* Excludes Wardrobe / Cupboard

Ground Floor



First Floor

**PLOT 4** - A three bedroom dormer style bungalow



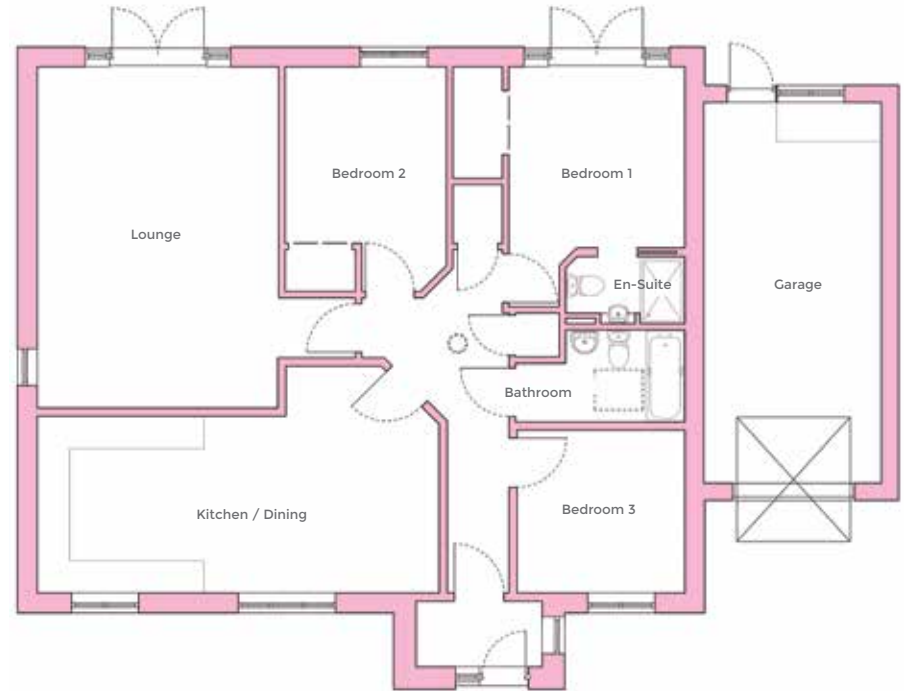
Lounge / Dining	6.96m x 5.14m	22' 8" x 16' 8"
Kitchen	3.50m x 4.26m	(11' 4" x 13' 9")
Bedroom 1	3.74m x 3.43m	(12' 2" x 11' 2")
Shower Room	1.55m x 2.90m	(5' 0" x 9' 5")
Utility Room	1.81m x 1.68m	(5' 9" x 5' 5")
Bedroom 2 *	3.03m x 2.93m	(9' 9" x 9' 6")
En-Suite (Bedroom 2)	2.35m x 1.63m	(7' 7" x 5' 3")
Bedroom 3 *	3.03m x 3.46m	(9' 9" x 11' 3")
En-Suite (Bedroom 3)	2.35m x 2.27m	(7' 7" x 7' 4")
Garage	5.50m x 5.70m	(18' 0" x 18' 7")
134m <sup>2</sup> (1450 sq ft)	* Excludes Wardrobe / Cupboard	



**PLOT 5** - A three bedroom bungalow

Kitchen / Dining	3.60m x 7.49m	(11' 8" x 24' 5")
Lounge	6.36m x 4.50m	(20' 8" x 14' 7")
Bedroom 1*	3.37m x 3.28m	(11' 0" x 10' 7")
En-Suite (Bedroom 1)	1.24m x 2.22m	(4' 0" x 7' 2")
Bedroom 2*	3.29m x 3.00m	(10' 7" x 9' 8")
Bedroom 3	3.04m x 3.13m	(9' 9" x 10' 2")
Bathroom	1.72m x 3.16m	(5' 6" x 10' 3")
Garage	7.10m x 3.31m	(23' 2" x 10' 8")

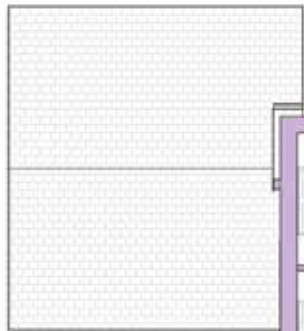
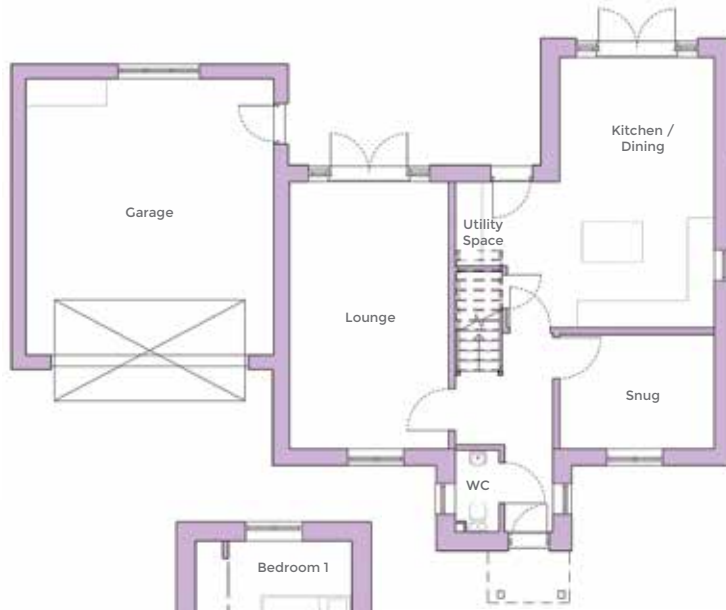
121m<sup>2</sup> (1309 sq ft)      \* Excludes Wardrobe / Cupboard



**Ground Floor**



Ground Floor



First Floor



**PLOT 6** - A spacious four bedroom home

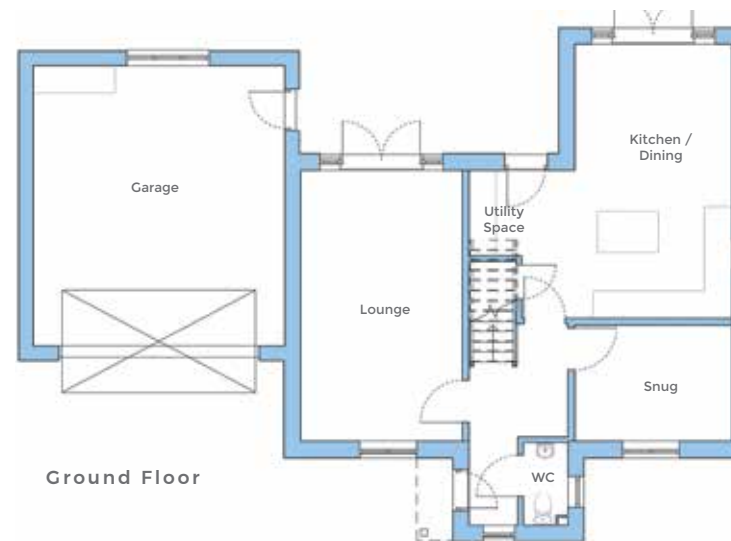


Lounge	5.95m x 3.55m	(19' 5" x 11' 6")
Kitchen / Dining	6.02m x 3.45m	(19' 7" x 11' 3")
Snug	2.55m x 3.45m	(8' 3" x 11' 3")
WC	1.82m x 0.98m	(5' 9" x 3' 2")
Utility Space	1.87m x 1.15m	(6' 1" x 3' 7")
Bedroom 1 *	3.87m x 2.73m	(12' 7" x 8' 9")
En-Suite (Bedroom 1)	1.29m x 2.39m	(4' 2" x 7' 8")
Bedroom 2	2.57m x 3.48m	(8' 4" x 11' 4")
Bedroom 3	2.92m x 3.55m	(9' 5" x 11' 6")
Bedroom 4	2.92m x 3.55m	(9' 5" x 11' 6")
Bathroom	2.21m x 2.17m	(7' 2" x 7' 1")
Garage	6.16m x 5.52m	(20' 2" x 18' 1")
139m <sup>2</sup> (1505 sq ft)	* Excludes Wardrobe / Cupboard	



**PLOT 7** - A spacious four bedroom home

Lounge	5.95m x 3.55m	(19' 5" x 11' 6")
Kitchen / Dining	6.02m x 3.45m	(19' 7" x 11' 3")
Snug	2.55m x 3.45m	(8' 3" x 11' 3")
WC	1.82m x 0.98m	(5' 9" x 3' 2")
Utility Space	1.87m x 1.15m	(6' 1" x 3' 7")
Bedroom 1*	3.87m x 2.73m	(12' 7" x 8' 9")
En-Suite (Bedroom 1)	1.29m x 2.39m	(4' 2" x 7' 8")
Bedroom 2	2.57m x 3.48m	(8' 4" x 11' 4")
Bedroom 3	2.92m x 3.55m	(9' 5" x 11' 6")
Bedroom 4	2.92m x 3.55m	(9' 5" x 11' 6")
Bathroom	2.21m x 2.17m	(7' 2" x 7' 1")
Garage	6.16m x 5.52m	(20' 2" x 18' 1")
139m <sup>2</sup> (1505 sq ft)	* Excludes Wardrobe / Cupboard	







*All photography of appliances and finishes are typical of The Pines specification.*

*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 The Pines has been thoughtfully designed to provide superior comfort and style and constructed to high energy efficiency standards for lower running costs.

### KITCHEN

- Fitted kitchen units with choice of door and handles \*
- One and half bowl sink with mixer taps
- Coloured glass splashback to hob
- Fully integrated fridge freezer
- Integrated dishwasher
- LED plinth lighting
- 4 bed units:
  - Granite/silestone worktop and upstands
  - Built in electric single oven, oven / microwave combi, warming drawer, induction hob and extractor hood
- 3 bed units:
  - Duropal worktop and upstands
  - Double oven, induction hob and extractor hood

### UTILITY ROOM (PLOTS 1, 3 & 4)

- Fitted kitchen unit with choice of door and handles \*
- Duropal worktop and upstand

### BATHROOM & ENSUITES

- High quality sanitaryware
- Soft close toilet seat
- White bath
- Lower profile shower trays
- (Vado) Thermostatic bath and shower mixer, taps and shower screen

- Shaver socket
- Chrome dual fuel heated towel rail
- Floor tiles to bathroom and ensuite
- Wall tiling to bathroom and ensuite

### ELECTRICAL

- BT telephone line in lounge and master bedroom
- TV point in living room, kitchen and all bedrooms
- USB sockets in living room, kitchen and all bedrooms
- Chrome sockets and light switch plates to living room, kitchen and hall with white elsewhere
- Extractor fans in bathroom and ensuite
- Mains operator smoke detector with battery back up
- Electric doorbell push and chime
- External lighting to front and rear
- 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 and spindles

### ENERGY EFFICIENCY, HEATING AND INSULATION

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

### EXTERNAL

- White double glazed PVC-u windows and french doors
- Extensive slabbed areas including patio, pathway and steps
- Front and rear gardens fully turfed with landscape planting to selected areas
- Close boarded timber fencing to rear/side boundaries
- Outside tap and electrical socket

### GENERAL

- LABC 10 year guarantee

*\* Dependent upon build stage*





#### HOW TO FIND US

From Barnstaple square take the A3125 towards Barnhenge. At the roundabout take the first exit onto the A361 for 0.9 miles. At the roundabout take the second exit onto A39. Continue on this road for 7.6 miles. At the roundabout (Bidfeord) take the second exit and continue on the A39 for 0.9 miles. Turn right onto Buckleigh Road B3236, continue for 0.9 miles then turn left onto Cornborough Road. The Pines is located 0.5 miles along on the right hand side.





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WESTWARD HO!

Webbers Estate Agents, Barnstaple T: 01271 379797

