



EASTERLY PARK

BRAUNTON PHASE 2

ABOUT CHICHESTER DEVELOPMENTS

Founded in 1993 on the simple principles of building quality homes located in desirable locations in North Devon, Chichester Developments has evolved and changes, 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 take pride in its developments and have maintained an excellent reputation and record with NHBC and LABC.

EASTERLY PARK

Easterly Park is situated to the east of Braunton close to the popular area of Lower Park Road. The development comprises a mix of 36 three, four and five bedroom open market houses, 19 affordable homes and a large area of open space.

Ecology mitigation measures have been incorporated into the development to protect the local fauna and flora, including the native hedgerows, hedgehogs and bats.

BRAUNTON AND THE LOCAL AREA

Situated 5 miles (8km) west of Barnstaple, Braunton village sits at the centre of the North Devon Area of Outstanding Beauty, including the fertile low-lying Braunton Great Field and Braunton Burrows, the core area in the North Devon Biosphere Reserve and the largest sand dune system in England.

In recent times Braunton has become a hub for surfing enthusiasts due to the close proximity of three of the South West's best surf beaches; Saunton, Croyde and Woolacombe.

The South West Coast Path National Trail links to the village and gives access to walks along the North Devon coast. The Tarka Trail also passes through the village.

Braunton itself offers everything you need from shopping facilities, churches, public houses, restaurants, schools, sporting clubs, museums and much more.



THE WARBLER

Plots 15, 19, 20 & 21 (*Plot 20 is handed*)

The Warbler is a delightful three bedroom family home.

The ground floor accommodation comprises a spacious lounge with patio doors opening into the garden, a kitchen/dining room and cloakroom.

The first floor offers a master bedroom with ensuite, two further bedrooms and bathroom.

LIVING ROOM

5500mm x 3250mm (18' x 10' 7")

KITCHEN/DINING

3100mm x 4800mm (10' 2" x 15' 7")

GARAGE WITH UTILITY

2850mm x 5600mm (9' 4" x 18' 4")

BEDROOM 1

3150mm x 3150mm (10' 3" x 10' 3")

BEDROOM 2

3150mm x 2900mm (10' 3" x 9' 5")

BEDROOM 3

2250mm x 3300mm (7' 4" x 10' 8")

BATHROOM

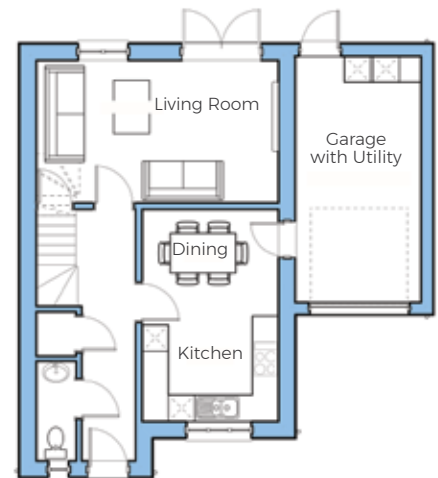
2250mm x 2000mm (7' 4" x 6' 6")

95m² (1023 sqft) excluding garage





GROUND FLOOR



FIRST FLOOR



FLOOR PLANS FOR PLOTS 15, 19 & 21



EASTERLY PARK

THE SAND MARTIN

Plots 18 & 22

The Sand Martin is a lovely three bedroom home with integral garage.

The ground floor comprises a kitchen/dining room with patio doors opening into the garden, good sized living room and cloakroom.

The first floor offers a master bedroom with ensuite, two further bedrooms and family bathroom.

LIVING ROOM

3200mm x 4400mm (10' 5" x 14' 4")

KITCHEN/DINING

5650mm x 2800mm (18' 5" x 9' 2")

GARAGE WITH UTILITY

2900mm x 5600mm (9' 5" x 18' 4")

BEDROOM 1

3550mm x 2950mm max (11' 6" x 9' 7" max)

BEDROOM 2

2850mm x 3100mm (9' 4" x 10' 2")

BEDROOM 3

2850mm x 4800mm (9' 4" x 15' 7")

BATHROOM

2650mm x 2400mm max (8' 7" x 7' 9" max)

102m² (1098 sqft) excluding garage





GROUND FLOOR



FIRST FLOOR



EASTERLY PARK

THE TEAL

Plots 1, 3, 4, 7, 13, 14, 16 & 17 (*Plots 1 & 16 are handed*)

The Teal is an impressive family home.

To the ground floor there is a large kitchen/diner with patio doors opening into the garden, a spacious lounge and cloakroom.

The first floor offers a master bedroom with ensuite, three further bedrooms and family bathroom.

LIVING ROOM

4000mm x 6550mm max (13' 1" x 21' 5" max)

KITCHEN/DINING

6650mm x 5150mm max (21' 8" x 16' 9" max)

SINGLE GARAGE

3000mm x 6200mm (9' 8" x 20' 3")

DOUBLE GARAGE (*Plots 13 & 14*)

5300mm min x 5500mm (17' 4" min x 18')

BEDROOM 1

3200mm x 4950mm max (10' 5" x 16' 2" max)

BEDROOM 2

3150mm x 4100mm (10' 3" x 13' 5")

BEDROOM 3

3400mm x 3650mm max (11' 2" x 11' 12" max)

BEDROOM 4

2200mm x 2900mm max (7' 2" x 9' 5" max)

BATHROOM

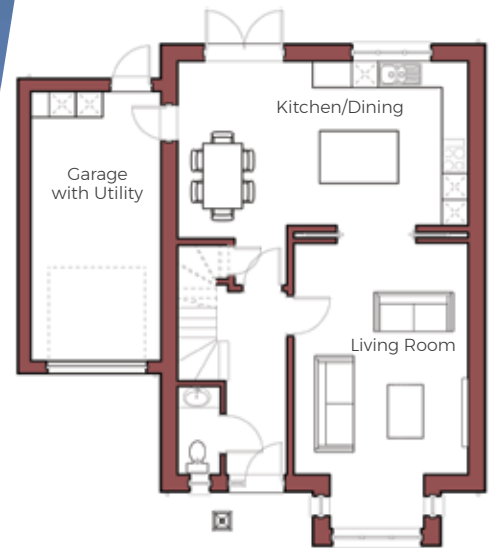
2050mm x 2100mm (6' 7" x 6' 9")

131m² (1410 sqft) excluding garage





GROUND FLOOR



FIRST FLOOR



FLOOR PLANS FOR PLOTS 3, 4, 7 & 17
 PLOTS 13 & 14 HAVE DOUBLE GARAGES.
 PLOT 14 HAS A UTILITY CUPBOARD IN THE KITCHEN



EASTERLY PARK

THE SWAN

Plots 2, 5, 6, 8 & 12 *(Plots 8 is handed)*

The Swan is an executive style four bedroom home.

The ground floor accomodation comprises large lounge, kitchen/dining/snug with access to the rear garden, study, utility room and cloakroom.

The first floor offers a master bedroom with ensuite, three further bedrooms, and family bathroom.

LIVING ROOM

3900mm x 6050mm max (12' 8" x 19' 8" max)

KITCHEN/DINING/SNUG

8700mm x 4400mm max (28' 5" x 14' 4" max)

STUDY

2200mm x 2150mm (7' 2" x 7' 1")

UTILITY

1500mm x 1650mm (4' 9" x 5' 4")

SINGLE GARAGE

2850mm x 5750mm (17' 9" x 18' 10")

DOUBLE GARAGE

5450mm x 5500mm min (17' 9" x 18' min)

BEDROOM 1

3600mm x 3850mm (11' 8" x 12' 6")

BEDROOM 2

2800mm x 4050mm max (9' 2" x 13' 3" max)

BEDROOM 3

2800mm x 3700mm (9' 2" x 12' 1")

BEDROOM 4

3900mm x 3650mm max (12' 8" x 11' 12" max)

BATHROOM

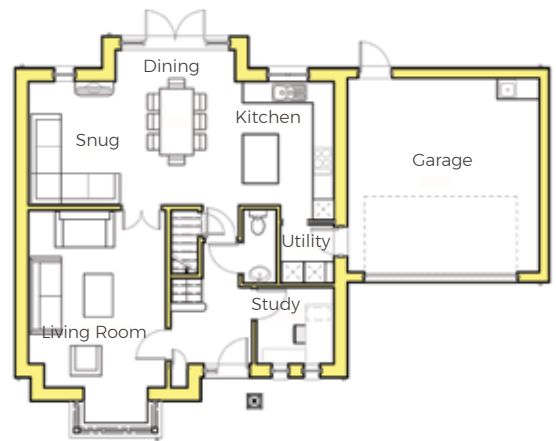
2850mm x 2600mm max (9' 4" x 8' 5" max)

149m² (1604 sqft) excluding garage

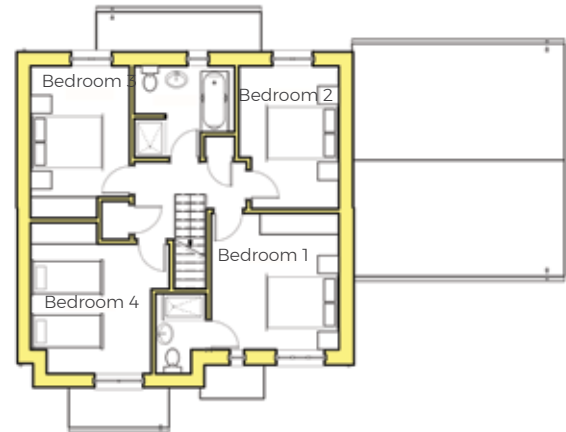




GROUND FLOOR



FIRST FLOOR



FLOOR PLANS FOR PLOTS 5.

See individual plot drawings for
garage locations and sizes



EASTERLY PARK

THE OSPREY

Plots 9, 10 & 11

The Osprey is an executive style five bedroom home.

The ground floor accomodation comprises a large lounge, kitchen/dining room (both with access to the rear garden) snug and utility room.

The first floor offers a master bedroom with dressing area and ensuite, two bedrooms (one with ensuite) and family bathroom.

The second floor offers two further bedrooms, a shower room and storage rooms.

LIVING ROOM

3850mm x 7100mm (12' 6" x 23' 3" max)

KITCHEN/DINING

4450mm x 6400mm (14' 6" x 21' max)

SNUG

3250mm x 3600mm max (10' 7" x 11' 6" max)

UTILITY

1550mm x 1800mm (5' 1" x 5' 9")

GARAGE

5450mm x 5500mm (17' 9" x 18')

BEDROOM 1

3250mm x 5800mm (10' 7" max x 19' max)

BEDROOM 2

3850mm x 4100mm max (12' 6" x 13' 5" max)

BEDROOM 3

3450mm x 2850mm max (11' 3" x 9'4" max)

BATHROOM

3500mm x 2400mm (11' 5" x 7' 9" max)

BEDROOM 4

3850mm x 5350mm max (12' 6" x 17' 6" max)

BEDROOM 5

3250mm x 2800mm max (10' 7" x 9'2" max)

SHOWER ROOM

2100mm x 2400mm (6' 9" x 7' 9" max)

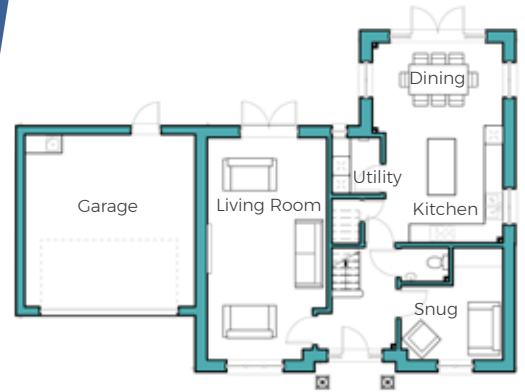
220m² (2368 sqft) excluding garage

11 Images and floor plans for identification purposes only.

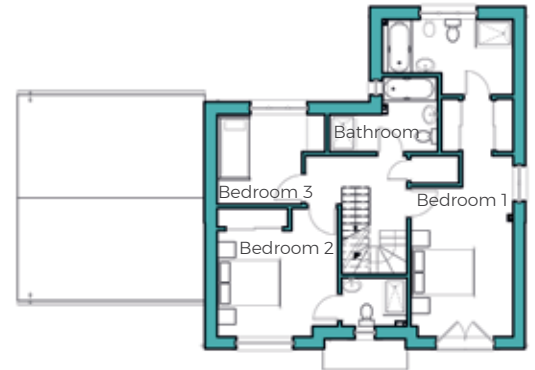




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



EASTERLY PARK

THE MANDARIN

Plots 23

The Mandarin is an ideal three bedroom starter home.

On the ground floor is a kitchen /diner, with French doors opening into the garden, a spacious lounge and cloakroom

The first floor has a master bedroom with ensuite, two further bedrooms and family bathroom.

There is a garage and parking.

LIVING ROOM

3300mm (max) x 5200mm (10' 8" max x 17' 1")

KITCHEN/DINING

2750mm x 5200mm (9' x 17' 1")

GARAGE WITH UTILITY

2800mm x 5500mm (9' 2" x 18')

BEDROOM 1

2800mm x 3400mm (9' 2" x 11' 1")

BEDROOM 2

3300mm (max) x 2750mm (10' 8" max x 9')

BEDROOM 3

3300mm x 2300mm max (10' 8" x 7' 5")

BATHROOM

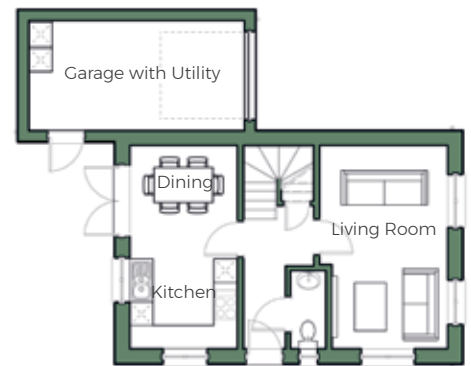
2100mm x 1750mm (6' 9" x 5' 8")

84m² (904 sqft) excluding garage

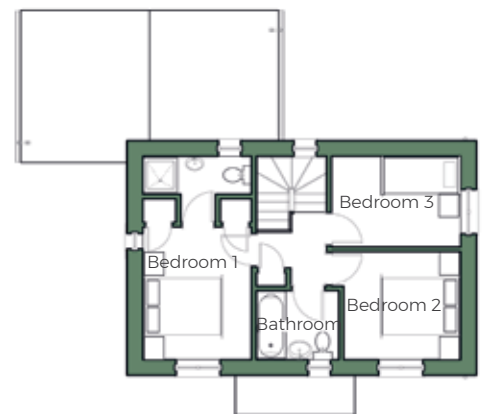




GROUND FLOOR



FIRST FLOOR



EASTERLY PARK



SPECIFICATION

Each home at Easterly Park 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 door and handles*
- 3 bed units to have duropal worktops and upstands (upgrade available)*
- 4 and 5 bed units to have silestone/ quartz worktops*
- Inset one & half bowl sink with mixer taps
- Coloured glass splashback to cooker hood* (where applicable)
- 3 bed units to have built in electric single oven, ceramic hob and electric hood
- 4 and 5 bed units to have built in electric double oven, ceramic hob and electric hood
- Integrated fridge freezer
- Integrated dishwasher

BATHROOM, ENSUITE (WHERE APPLICABLE) & CLOAKROOM

- Stylish fitted vanity furniture with white sanitaryware
- Chrome Vado taps
- Thermostatic shower over bath with screen
- Soft close toilet seat
- Wall tiling from a selected range (Bathroom and Ensuite only)*
- Floor tiles from a selected range (Bathroom and Ensuite only)*
- Chrome dual fuel heated towel rail (Bathroom and Ensuite only)
- Extractor fans
- Shaver socket

ELECTRICAL

- BT socket to ground floor and master bedroom
- TV point in lounge, kitchen and all bedrooms
- USB socket in lounge, kitchen and all bedrooms
- Satin chrome sockets and light switches to main living areas, white sockets and light switches in all other rooms
- Mains smoke detector with battery back up
- Electric doorbell push and chime
- External lighting to front
- Plumbing and electrics for washing machine
- Electric garage door to 4 and 5 bedroom units only



DECORATION

- Contemporary doors with chrome lever handles
- Walls and smooth ceilings finished in classic white emulsion
- Internal woodwork in white gloss
- Oak balustrades and handrail

ENERGY EFFICIENCY, HEATING & INSULATION

- Roof mounted high-efficiency PV panels
- Gas fired condensing boiler
- Underfloor heating to ground floor and radiators with thermostatic controls to first floor (and second floor for Osprey)
- Cavity wall and loft insulation installed to Building Control Standards

EXTERNAL

- 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 side boundaries
- Outside tap to rear of property

** Choice dependent upon build stage*

Optional extras available — please speak to selling agents for further details





HOW TO FIND US

Proceed from Barnstaple to Braunton on A361. At the first roundabout (approx 3 miles) take the second exit and stay on the A361. At the second roundabout take the second exit and stay on A361. After approx 1/4 mile, turn right onto Wrafton Road, past the Braunton Academy on the left and at the roundabout take the second exit to Lower Park Road. After 0.4 miles turn right into South Park. Easterly Park can be found at the end of this road.

Postcode: EX33 2FH

All photography of appliances and finishes are typical of Easterly Park 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 Developmentsto 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. 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.



KEY



WARBLER - 3 Bed House 95m²



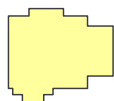
SAND MARTIN - 3 Bed House 101m²



MANDARIN - 3 Bed House 84m²



TEAL - 4 Bed House 131m²



SWAN - 4 Bed House 149m²



OSPREY - 5 Bed House 201m²



EASTERLY PARK



Webbers Estate Agents, Barnstaple · T: 01271 379797