



# *Tides Reach*

A P P L E D O R E

PLOTS 1-6

## ABOUT CHICHESTER DEVELOPMENTS

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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 take pride in its developments and have maintained an excellent reputation and record with NHBC and LABC. Over the past 6 years, we have been highly commended by LABC on a variety of developments, including Jubilee Court, Great Torrington, Sandringham Gardens, Barnstaple, Greenway Drive, Westward Ho! and Easterly Park, Braunton.

## TIDES REACH

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Tides Reach is a development of 10 contemporary three and four bedroom houses.

Located on the edge of Appledore, all properties enjoy first floor living accommodation to take advantage of the amazing coastal views.

## APPLEDORE & THE SURROUNDING AREA

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Appledore is a popular fishing village with thriving community. It has an excellent range of amenities including shops, delicatessen, pubs, restaurants, and a primary school. It also holds the renowned book festival every September. Nearby is Northam Burrows Country Park offering many attractive walks and stunning vistas, and Westward Ho! with its long beach and golf course. A regular bus service provides access to the market town of Bideford which has a range of national and local shops, banks and recreational facilities. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and beyond.

Room sizes are indicative only. Images and floor plans are for identification purposes only. External finishes may vary from plot to plot.



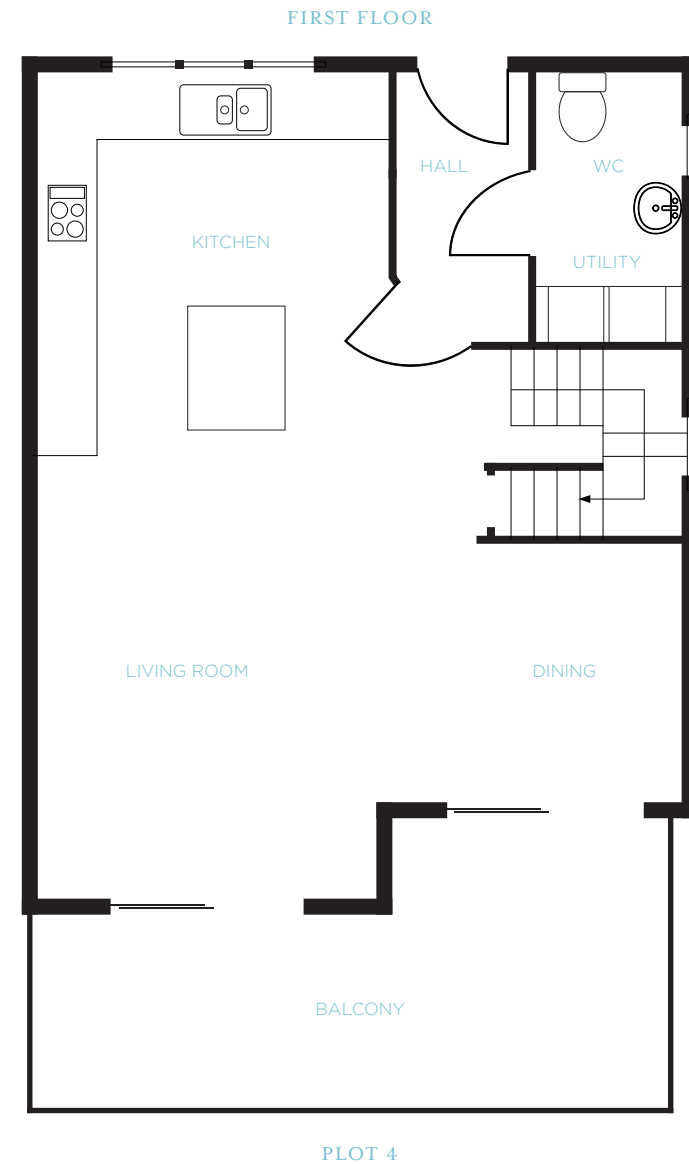
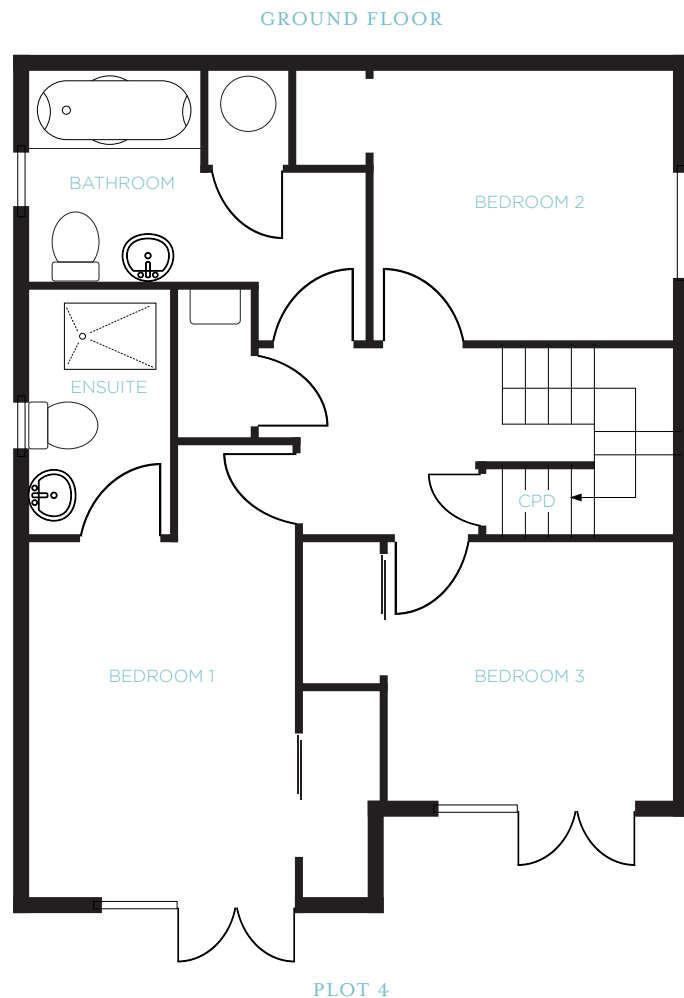
Kitchen: 4.19m x 3.74m (13' 9" x 12' 3")  
Dining Area: 3.58m x 2.70m (11' 9" x 8' 10")  
Living Area: 4.50m x 3.85m (14' 9" x 12' 8")

WC / Utility: 2.79m x 1.47m (9' 2" x 4' 8")  
Bedroom 1: 3.71m (min) x 2.82m (12' 2" x 9' 3")  
Bedroom 2: 3.17m x 2.79m (10' 3" x 9' 2")

Bedroom 3: 2.97m x 2.66m (9' 9" x 8' 6")  
Total Area: 109m<sup>2</sup> (1173 sq ft)

## 3 BEDROOM HOME (PLOTS 1,2,3,4,5 & 6)

The three bedroom houses have an open plan kitchen dining and living area, with vaulted ceiling. There is an extensive balcony off the living area to enjoy time relaxing whilst taking in the stunning views. The three bedrooms, one with ensuite, and family bathroom are on the ground floor. Two bedrooms have access to the private garden.





# SPECIFICATION (PLOTS 1,2,3,4,5 & 6)

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## KITCHEN

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- Fitted kitchen, including:
  - Integrated fridge freezer
  - Integrated dishwasher
  - Built in single oven, combi oven, induction hob and electric hood
- Glass splashback to cooker hood
- Silestone quartz worktop
- Inset one & half bowl sink with mixer taps
- Utility area - space in first floor WC for washing machine and tumble dryer

## DECORATION

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- Contemporary oak doors with chrome lever handles
- Walls and smooth ceilings finished in classic white emulsion
- Internal woodwork in white satin

## ELECTRICAL

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- CAT5 data point to living room and master bedroom
- BT socket to living area and master bedroom
- TV point in living area and all bedrooms
- USB socket in living area and all bedrooms
- White sockets and light switches throughout
- Mains smoke detector with battery back up
- External light to front and rear
- External power socket to front and rear
- Spur for electric car charging point

## EXTERNAL

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- Slabbed areas including patio
- Front and rear gardens turfed with landscape planting to selected areas in front garden
- Close boarded timber fencing to side boundaries
- Outside tap to rear of property

## BATHROOM AND ENSUITE

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- Fitted vanity furniture with white sanitaryware
- Soft close toilet seat
- Chrome taps
- Thermostatic shower over bath with screen (bathroom)
- Full height tiling in shower and bath, half height tiling elsewhere
- Floor tiles
- Chrome electric heated towel rail
- Extractor fans
- Shaver socket

## HEATING

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- Air source heat pump
- Underfloor heating to ground and first floor

All photography of appliances and finishes are typical of Tides Reach 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. 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.

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Kitchen / Dining: 8.88m x 3.70m (29' 13" x 12' 2")

Living Area: 6.13m x 5.70m (20' 1" x 18' 8")

Snug: 3.71m x 3.07m (12' 2" x 10' 1")

WC: 2.22m x 0.94m (7' 3" x 3' 0")

Utility: 2.22m x 1.76m (7' 3" x 5' 9")

Bedroom 1: 4.45m x 2.97m (14' 7" x 9' 9")

Bedroom 2: 4.45m x 2.83m (14' 7" x 9' 3")

Bedroom 3: 3.70m x 2.85m (12' 2" x 9' 4")

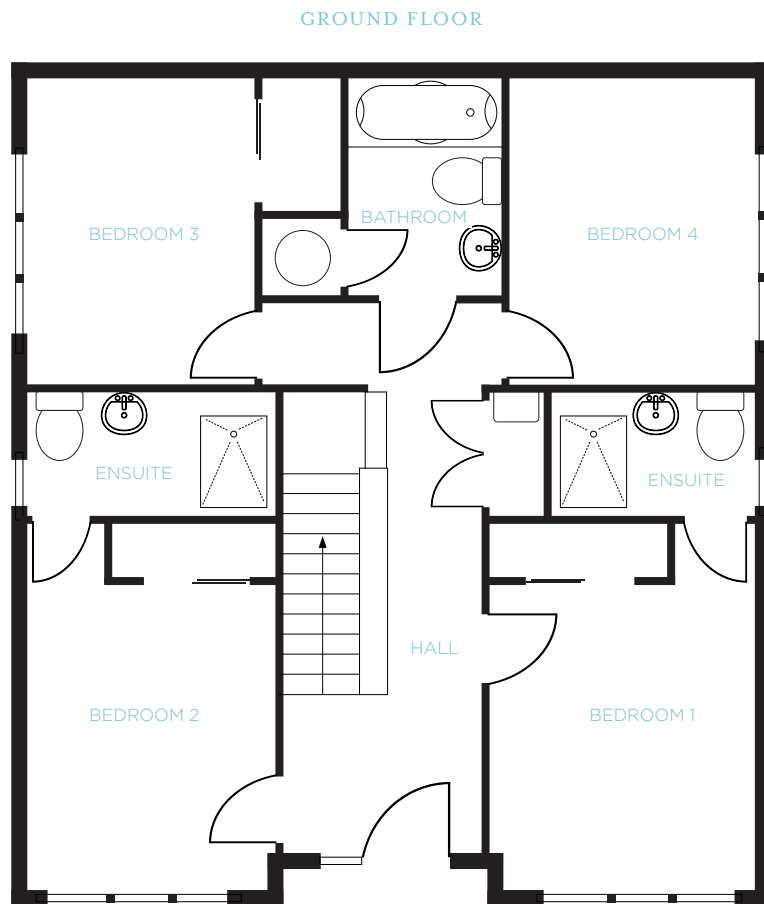
Bedroom 4: 3.70m x 3.00m (12' 2" x 9' 10")

Total Area: 171m<sup>2</sup> (1841 sq ft)

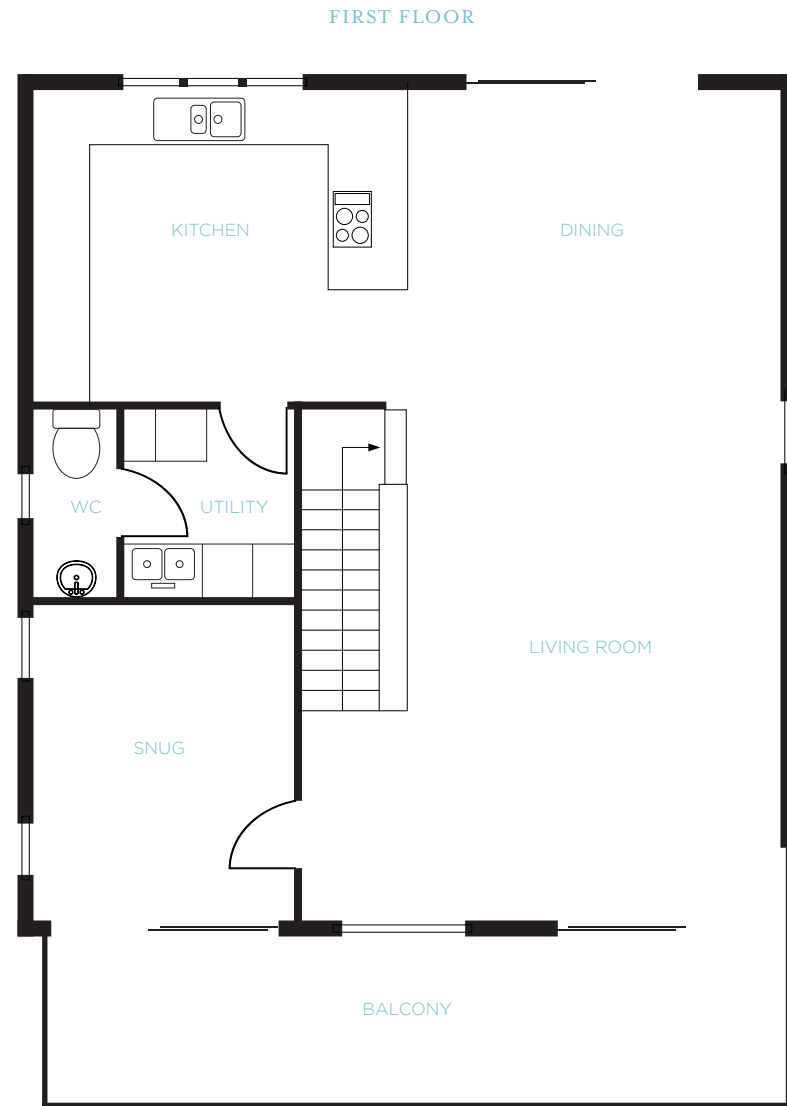


## 4 BEDROOM HOME (PLOT 9)

The four bedroom houses have an open plan kitchen dining and living area, with vaulted ceiling. There is also a cosy snug, utility room and WC. An extensive balcony off the living area will enable you to relax whilst enjoying the view. On the ground floor there are four bedrooms, two with ensuite and a family bathroom



PLOT 9



PLOT 9



# SPECIFICATION (PLOT 9)

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## KITCHEN

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- Fitted kitchen, including:
  - Integrated full height fridge
  - Integrated built under freezer
  - Integrated dishwasher
  - Built in single oven, combi oven, induction hob and electric hood
- Silestone / quartz worktop
- Inset one and half bowl sink with mixer taps
- Utility room - space for washing machine and tumble dryer

## DECORATION

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- Contemporary oak doors with chrome lever handles
- Walls and smooth ceilings finished in classic white emulsion
- Internal woodwork in white satin

## ELECTRICAL

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- CAT5 data point to living room and master bedroom
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## BATHROOM AND ENSUITE

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# SITE MAP







## HOW TO FIND US

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From Bideford Quay proceed to the A39 Heywood Road roundabout and continue straight across signposted Northam, Westward Ho! and Appledore. After approx. ¾ of a mile turn right signposted Appledore and follow this road down and through into the village. Continue along the Quay with the estuary on your right, the road turns uphill into Torrridge Road. Continue along this road and Tides Reach is on your left just after Polywell.

Postcode: EX39 1FY





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