

rumsam meadows

BARNSTAPLE DEVON

Devonshire Homes Designer Collection

Devonshire Homes are delighted to unveil the **Designer Collection** at Rumsam Meadows. This is a collection of new homes to take Devonshire Homes into 2012 and beyond.

What is the Designer Collection?

The Designer Collection is a new range of house types designed specifically with you the home owner, in mind. The designs reflect the aspirations of today's home owner.

In many ways it can be seen as traditional building but with modern designs. Where possible the Designer Collection features detached homes; individual drives and garages; we always endeavour to create sympathetic street scenes. Internally the layouts work to compliment the demands of modern living.

The houses have taken names from famous Arts & Crafts Architects who held quality and craftsmanship in high regard, this has been reflected in the exterior and interior detail at Rumsam Meadows as this ethos is also held by Devonshire Homes.

The properties are all finished to a high quality specification and every attention to detail has been noted to ensure kitchens and bathrooms are designed to make sure every house we build is one you are proud to call your home.



The Images show the 100% boiling water tap from Quooker® Bathroom sink and tap from Viado.

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Devonshire Homes endeavours to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished houses. However, during the process of construction alterations may become necessary and various changes and improvements can occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture and customers should satisfy themselves of the actual dimensions of the property they are purchasing. Elevations, materials, style and position of windows and porches can all differ in the same house type from plot to plot. Purchasers should ensure that they are aware of the detail and finish provided in a specific plot before committing to a purchase.



Welcoming you home Rumsam Meadows

Rumsam Meadows is located on the outskirts of Barnstaple, the principle town in North Devon. The development offers good communication links as it is situated within close proximity to A361 the main link in to and out of North Devon.

Further afield you will find spectacular coastlines with beaches such as Croyde, Saunton and Woolacombe all within easy reach; both Exmoor and Dartmoor offer an alternative for those who enjoy the outdoor life as does The Tarka Trail (cycle route) which runs through Barnstaple and extends from Braunton to Meeth meandering through the North Devon countryside via the disused railway line.

Barnstaple offers excellent education facilities for every age group; primary and secondary schools are within walking distance and for further education *Petroc College* is located 2.5 miles away.

Being the principle town, Barnstaple also benefits from excellent shopping facilities, restaurants, coffee shops and associated businesses. The town is centred around *The Green Lanes Shopping Centre* and is home to local independent and national chains; The Pannier Market, which runs on Tuesdays, Fridays and Saturdays hosts stalls selling local produce.

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ENJOY WATER®

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THE BOILING-WATER TAP

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TILES BATHROOMS KITCHENS

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GOODING

The Complete Kitchen Company Ltd
Manufacturers of Quality Handmade & Contemporary Kitchens

Specification

The internal and external specification at Rumsam Meadows will compliment the Designer Collection of homes available. Each property will be finished to a high quality specification using quality products from quality suppliers and where possible you will be given the choice to finish your home to your individual taste by selecting the kitchen finish and the wall and floor tiling.

Kitchen and utility

- Individually designed kitchen units by specialist designer to include a choice of door, worktop and handles*
- Choice of wall and floor tiles*
- Built in double electric fan oven, stainless steel gas hob and canopy style extractor cooker hood
- Plumbing for dishwasher
- Integrated fridge/freezer
- Integrated washing machine
- Integrated tumble dryer
- External tap when kitchen to the rear

Bathrooms, ensuites & cloakrooms

- Stylish contemporary white sanitary ware with chrome taps and fittings
- White contemporary toilet seats
- Choice of wall tiles around bath, shower and basin*
- Chrome Shaver socket in bathrooms and ensuites
- Shower cubicle with thermostatic shower (in ensuite shower rooms)
- 8mm Twyford Hydrate shower door

Electrical

- Phone sockets to living room, hallway, kitchen and bedrooms
- Satellite socket to living room
- TV sockets to living room, kitchen and bedrooms
- Extractor fans in utility, bathrooms and ensuites
- Downlighters to bathrooms, ensuite and kitchen
- Electric doorbell push and chime
- External lanterns to front and rear
- Mains operated smoke detectors with battery back up
- Electronic alarm system to ground floor only**

Interior doors

- Oak finish panel doors to ground floor
- Vicama White Oak flush doors to first floor

Exterior doors

- GRP doors with chrome fittings to front and rear
- UPVc French Doors
- Triple bi-fold concertina French doors**

General

- Gas fired central heating
- NHBC 10 year guarantee
- Smooth white ceilings
- Internal walls emulsioned with Gardenia
- 125mm cornice to living room, dining room and hallway
- Coving to all other rooms
- Internal woodwork painted gloss white
- Professionally fitted wardrobes to selected rooms**
- Slate external cills

Gardens

- Landscaped garden area***
- Finished contours will reflect the topography of the individual garden. Any garden retaining structure will be at the discretion of the company and constructed from materials selected by the company

* Subject to build stage. Please check with sales executive for details of specific plots

** Selected plots only

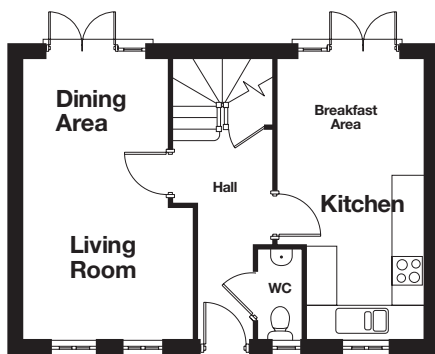
*** See sales executive for full details

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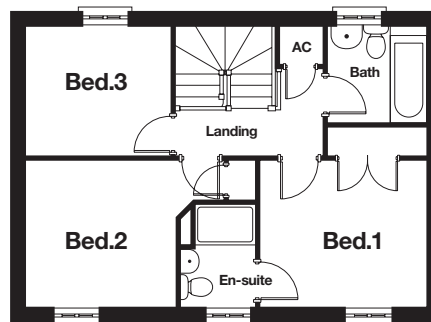
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Ground Floor



First Floor



A detached spacious three bedroom house with open plan living accommodation to the ground floor. Kitchen/breakfast room and separate living/dining room. The Marshall has three bedrooms, master with en-suite and separate family bathroom.

Ground Floor

Kitchen/ Breakfast Area
2.26m (min) 2.85m (max) x 5.52m
Living Room / Dining Area
2.85m (min) 3.35m (max) x 5.52m
WC
0.9m x 1.71m

First Floor

Bedroom 1
2.88m x 3.31m
En-suite
1.2m (min) 1.49m (max) x 1.99m
Bedroom 2
2.98m (min) 3.91m (max) x 2.88m
Bedroom 3
2.55m x 2.91m
Bathroom
1.9m x 1.96m

Please note

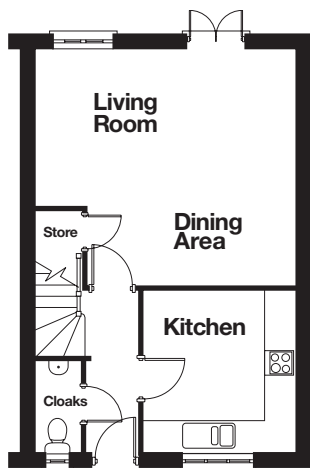
Kitchen layouts are indicative only, please talk to us for full details.

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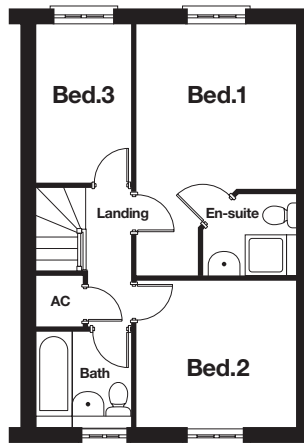
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Ground Floor



First Floor



A spacious three bedroom house designed with open plan living/dining room and separate kitchen to the ground floor. The first floor comprises of three bedrooms, en-suite to master bedroom and family bathroom.

Ground Floor

- Kitchen**
2.98m x 3.15m
- Cloaks**
0.9m x 1.80m
- Living room / Dining area**
4.13m (min) 5.15m (max) x 3.04m (min) 4.65m (max)

First Floor

- Bedroom 1**
3.17m x 3.26(min) 4.96m (max)
- En-suite**
1.83m x 1.62m
- Bedroom 2**
3.17m x 2.90m
- Bedroom 3**
1.90m x 3.11m
- Bathroom**
1.90m x 1.88m

Please note

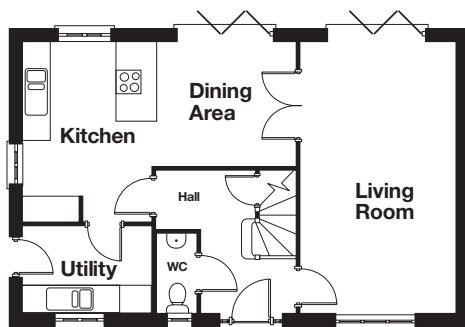
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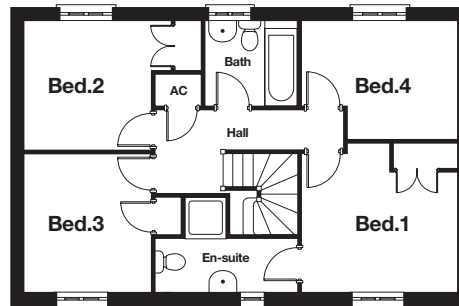
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Ground Floor



First Floor



A detached four bedroom house with double garage. The Southall offers superb living accommodation to the ground floor with open plan dining to the kitchen/dining room which flows into separate living room. Four bedrooms to the first floor with en-suite master bedroom and separate family bathroom.

Ground Floor

- Kitchen**
4.05m x 2.98m
- Utility**
2.85m x 1.91m
- Dining Area**
2.75m x 3.12m
- Living Room**
3.45m x 6.05m
- WC**
0.9m x 1.76m

First Floor

- Bedroom 1**
3.29m x 3.45m
- En-suite**
1.16m (min) 2.11m (max) x 3.1m
- Bedroom 2**
2.85m (min) 3.29m (max) x 2.88m
- Bedroom 3**
2.85m x 3.08m
- Bedroom 4**
2.67m x 3.45m
- Bathroom**
1.88m x 2.06m

Please note

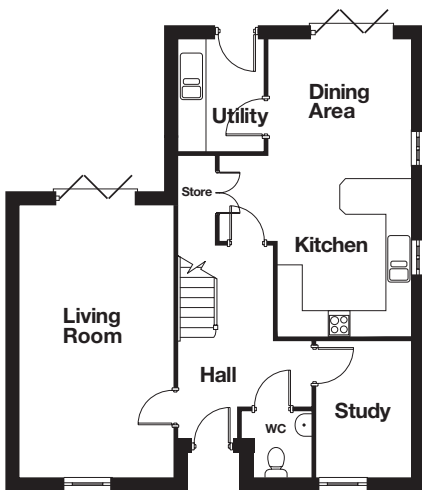
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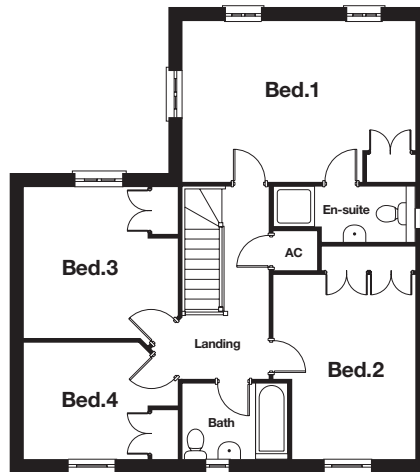
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Ground Floor



First Floor



A detached four bedroom house with double garage. Spacious living accommodation offering an open plan kitchen/dining room, study and separate lounge to the ground floor. The first floor comprises four bedrooms with en-suite master bedroom and separate family bathroom.

Ground Floor

Kitchen/Dining Area
7.02m x 3.1m x (min)
4.14m (max)

Utility
2.47m x 1.73m

Living Room
3.40m x 6.09m

Study
2.19m x 2.64m

Cloaks
1.46m x 1.13m (min)
1.36m (max)

First Floor

Bedroom 1
3.63m x 5.2m

En-suite
3.15m x 1.21m

Bedroom 2
2.76m (min) 3.15m (max)
x 4.07m

Bedroom 3
3.39m x 3.46m

Bedroom 4
2.61m x 3.46m

Bathroom
1.71m x 2.35m

Please note

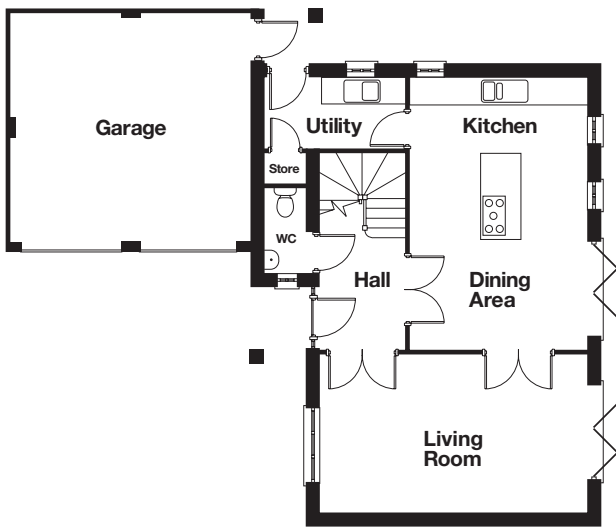
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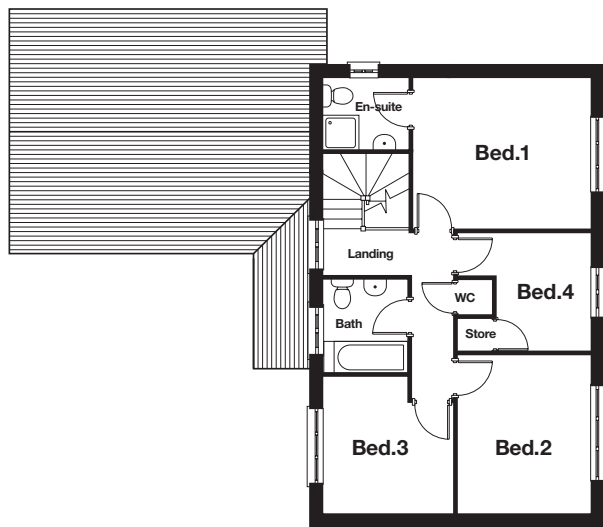
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Ground Floor



First Floor



A detached four bedroom house with double garage attached. The Maybeck offers open plan living to the kitchen and dining room which flows into the separate lounge. To the first floor are four bedrooms, master with en-suite. There is a separate family bathroom.

Ground Floor

- Kitchen/Dining Area**
6.1m x 3.93m
- Utility**
3.12m x 1.55m
- Living Room**
5.95m x 3.5m
- WC**
0.9m x 1.88m

First Floor

- Bedroom 1**
3.99m x 3.38m
- En-suite**
1.61m x 1.87m
- Bedroom 2**
2.93m x 3.52m
- Bedroom 3**
2.93m x 2.46m (min)
3.05 (max)
- Bedroom 4**
2.04m x 2.67m (min) x
2.93m (max)
- Bathroom**
1.87m x 2.1m

Please note

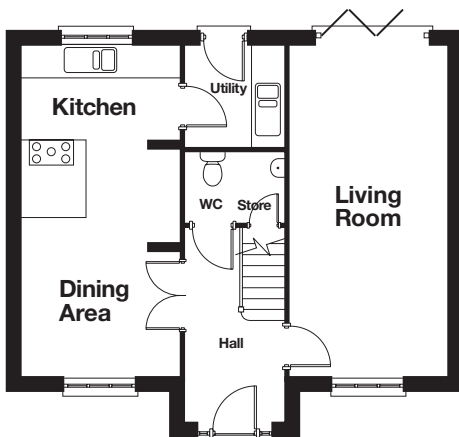
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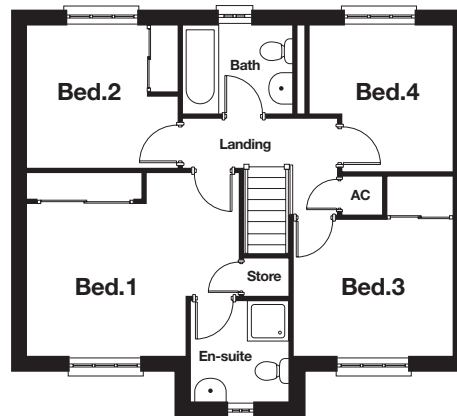
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Ground Floor



First Floor



An imposing four bedroom detached family home with single garage. From the entrance hall you enter the open plan kitchen/dining area or the separate lounge which has French doors opening onto the rear garden. To the first floor are the four bedrooms, en-suite to master bedroom, and a family bathroom.

Ground Floor

Kitchen/Dining Area

3.11m x 6.54m

Utility

2.0m x 1.93m

Living Room

3.11m x 6.54m

WC

1.41m x 1.93m

First Floor

Bedroom 1

3.18m (min) 4.2m (max)

En-suite

1.98m x 1.93m

Bedroom 2

2.82m x 2.99m

Bedroom 3

2.70m x 3.18m

Bedroom 4

2.89m x 2.85m

Bathroom

1.73m x 2.22m

Please note

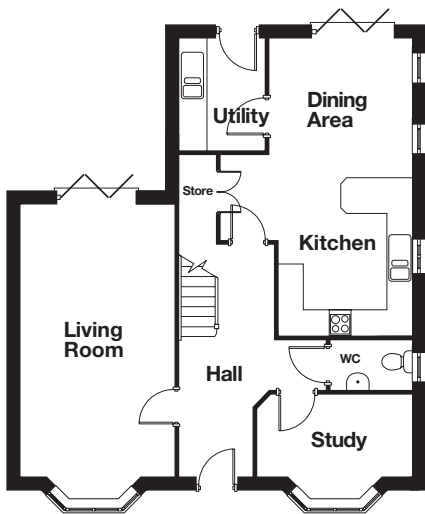
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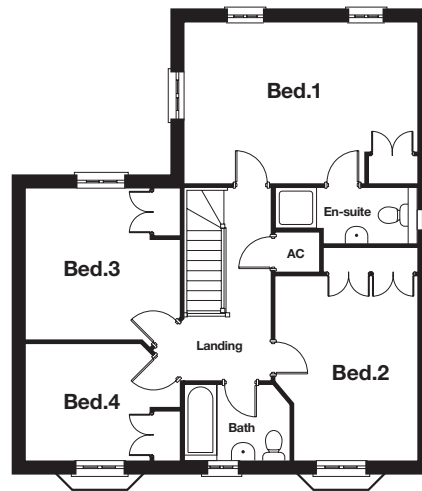
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Ground Floor



First Floor



A detached individual four bedroom house with double garage. The Ruskin offers spacious living accommodation to the ground floor including an open plan kitchen/dining room, separate lounge and study. The first floor comprises four bedrooms, master with en-suite and separate family bathroom.

Ground Floor

Kitchen/ Dining Area
6.63m x 3.1m (min)
4.14m (max)

Utility
2.47m x 1.73m

Living Room
3.40m x 6.09m
(excluding bay window)

Study
3.47m x 1.70m
(excluding bay window)

Cloaks
1.54m x 1.19m

First Floor

Bedroom 1
3.63m x 5.2m

En-suite
3.15m x 1.23m

Bedroom 2
3.15m (max) 2.76m (min)
x 4.07m

Bedroom 3
3.39m x 3.46m

Bedroom 4
2.61m x 3.46m

Bathroom
1.71m x 2.35m

Please note

The CGI above does not illustrate the bay windows on this property.

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Show homes will vary from development to development and are intended to inspire you on interior design and will contain non standard items, these can be identified by the Sales Executive.

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