

# The Tors

## Bovey Tracey

### Specification

#### Cloakroom

- White Duravit D Code sanitaryware with chrome Vado fittings\*
- White Duravit toilet seat\*
- Choice of wall tiles up to 600mm wide and 600mm high over basin\*

#### Kitchen

- Fitted kitchen with comprehensive choice of ranges
- Choice of post formed 40mm worktops with matching 150mm upstands
- Stainless steel inset one & half bowl sink with mixer taps\*
- Stainless steel inset single bowl sink with mixer taps\*
- Glass splashback to cooker hood
- Selection of ceramic floor tiles\*
- Selection of vinyl to floor\*
- Single electric oven, ceramic hob and electric hood\*
- Double electric oven, ceramic hob and electric hood\*
- Fully integrated 70/30 fridge freezer\*
- Plumbing and electrics for washing machine/washer dryer

#### Utility

- Choice of post formed 40mm worktops with matching 150mm upstands
- Freestanding washing machine\*
- Freestanding tumble dryer\*
- Stainless steel sink with mixer taps\*

#### Family Bathroom

- White Duravit D Code sanitaryware with chrome Vado fittings
- White Duravit toilet seat
- Wall tiles up to 600mm wide and 200mm high over basin

- Thermostatic shower over bath with screen
- Choice of full height tiling around bath
- Shaver socket

#### En-suite

- White Duravit D Code sanitaryware with chrome Vado fittings\*
- White Duravit toilet seat\*
- Shower cubicle with thermostatic shower, low profile tray\*
- Full height tiles within shower cubicle\*
- Wall tiles up to 600mm wide and 200mm high over basin\*
- Shaver socket\*

#### Electrical

- Sky+ point to lounge and master bedroom
- TV socket to lounge, all bedrooms & kitchen
- BT socket to hallway
- Extractor fan to utility, bathroom & en-suites
- Recirculating fan with cooker hood to kitchen
- Mains operated smoke detectors with battery back up
- Recessed downlighters to kitchen, bathroom and en-suite areas\*
- Tracked downlighters to kitchen\*
- Pendant light to cloakroom and bathroom\*
- Electric door bell push & chime
- External lighting to front door
- Carbon monoxide alarm

#### Decoration

- Internal walls emulsioned white
- All ceilings smooth finish – emulsioned white
- Internal woodwork coated with long life Dulux acrylic white gloss

- Stairs: 32mm square balustrades painted white with oak handrail

#### Heating

- Vaillant combi boiler

#### Wardrobes

- Fitted wardrobes to master bedroom to include hanging rail and blanket shelf\*

#### Doors

- Front: Insulated fibre glass door, 3 point locking, chrome ironmongery
- Rear: Insulated fibre glass part glazed effect with 3 point locking, chrome finish\*
- Patio: Pair of UPVC double glazed french doors with Pilkington K glass\*
- Internal: Oak effect doors with chrome fittings\*
- Internal: White 5 panel door with chrome fittings\*

#### Windows

- UPVC double glazed windows with Pilkington K glass

#### Fascia

- UPVC Ogee/Square fascia & barge

#### Skirting

- Pencil round contemporary skirting & architrave

#### External

- Turf to front where applicable\*
- Turf to rear where applicable\*
- 1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)\*
- Buff slabs to patio entrance & paths

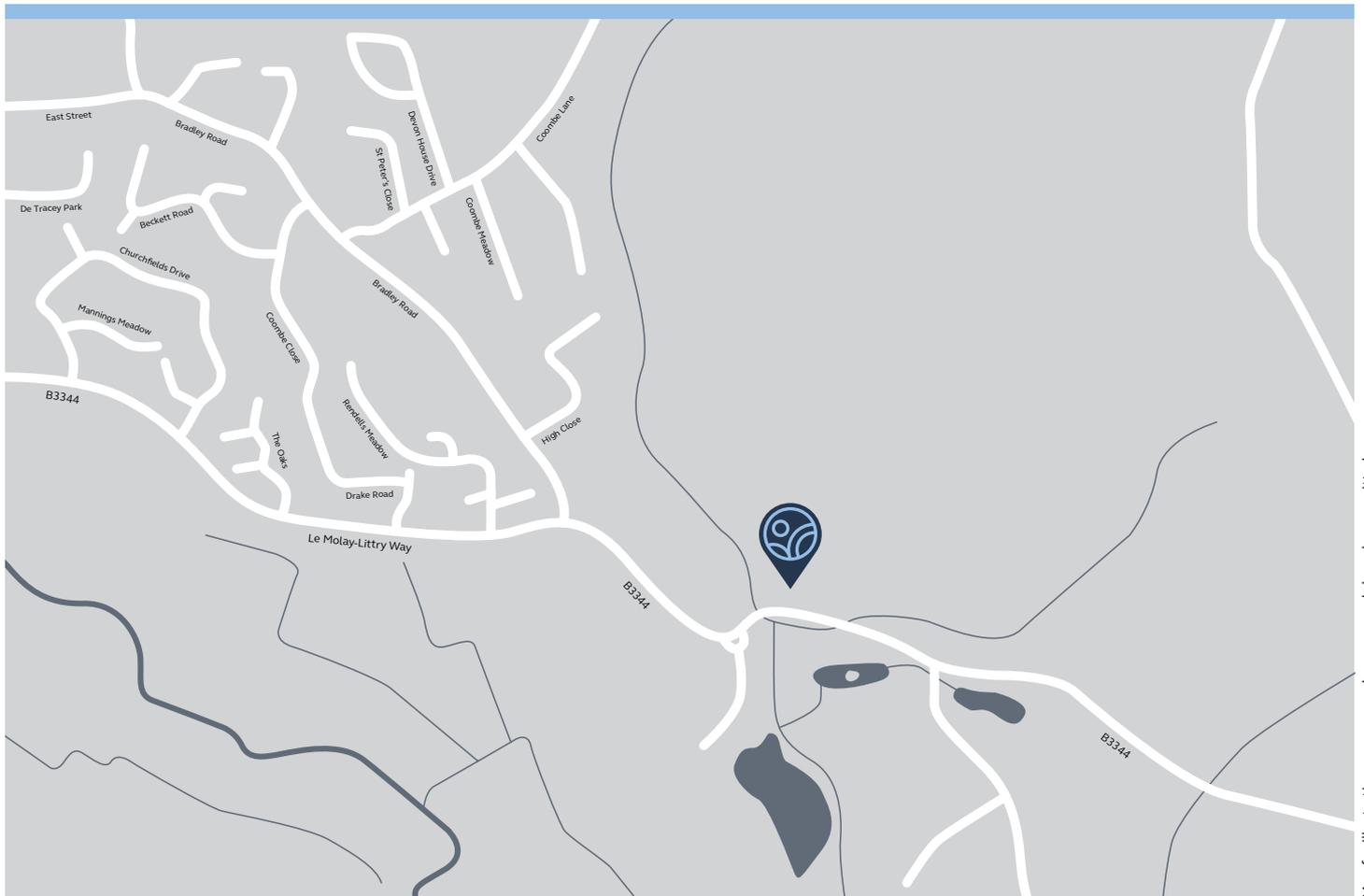
\* Specification will vary between house types.



# The Tors

## Bovey Tracey

Bovey Tracey, Devon TQ13 9GJ



Map for illustration purposes only, some roads have been omitted.

## Welcoming you home

**The Tors is a collection of 70 new homes in a stunning location on the fringes of Bovey Tracey. There are 2, 3, 4 and 5 bedroom homes on offer, blending traditional construction techniques with contemporary styling to create a distinctive and desirable place to live.**

Bovey Tracey is a popular country town with a strong sense of community. Called "The Gateway to the Moor", it includes a wide range of shops and amenities set within a pleasant local environment. Green spaces, craft centres and classic Devon architecture all add to the town's ambience.

Dartmoor National Park is a landscape of stunning views in the very heart of Devon, made famous by its granite tors, deep wooded valleys and rugged, wide-open spaces. This makes Dartmoor a haven for outdoor activities, including cycling, kayaking, hiking and riding.

The City of Exeter, with its historic cathedral and world-class shopping and dining, is only 15 miles from Bovey Tracey, and the beautiful South Devon coast is just 10 miles away.

2 miles away is the Devon Expressway, a dual carriageway linking Exeter with Devon's other city Plymouth.

The closest railway station is Newton Abbot, 7 miles from Bovey Tracey. This station links the main routes West (Plymouth and Cornwall), East (Exeter, London and North Devon) and South (Torbay).

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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.

# The Tors

## Bovey Tracey



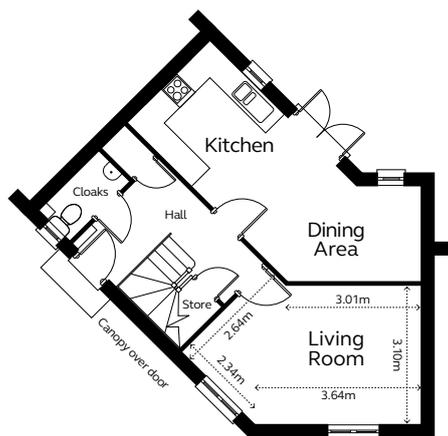
- **BOVEY**  
23 / 24 / 27 / 28 / 59 / 60
  - **CROMWELL**  
35 / 38 / 39 / 47
  - **CULM**  
25 / 26 / 61 / 62
  - **DAWSON**  
44
  - **HAYTOR**  
45
  - **MARSHALL**  
6 / 20
  - **MORRIS**  
36 / 37 / 46 / 48
  - **TAVY**  
8 / 9 / 16 / 17 / 49 / 50 / 53 / 54
  - **TOR**  
19
  - **WEBB**  
7 / 10 / 15 / 18 / 21 / 22 / 29 / 30 / 31 / 32 / 33 / 34 / 40 / 41 / 42 / 43 / 51 / 52
  - **HOUSING ASSOCIATION**  
1 / 2 / 3 / 4 / 5 / 11 / 12 / 13 / 14 / 65 / 66 / 67 / 68 / 69 / 70
  - **SHARED OWNERSHIP**  
55 / 56 / 57 / 58 / 63 / 64
- **STREET LIGHTING**
  - **COURTYARD LIGHTING**

**PLEASE NOTE**  
This is a diagrammatic representation of the planned layout, and for reasons of clarity some landscaping detail has been omitted. Purchasers should satisfy themselves of the exact landscaping detail by consulting the sales negotiator on site.

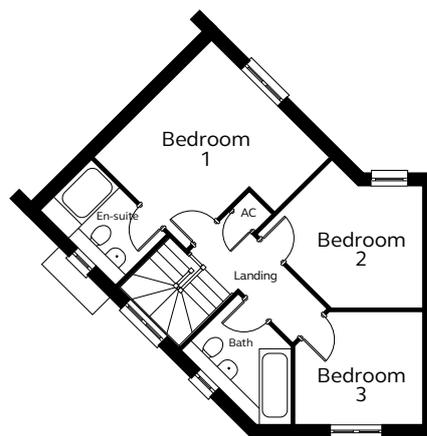


Typical CGI, not site specific.

## GROUND FLOOR



## FIRST FLOOR



A delightful three bedroom house with a separate living room, an open plan kitchen / dining room with French doors to the rear garden. There is also a cloakroom and two storage cupboards on the ground floor.

Upstairs there are three bedrooms, and a family bathroom; the master bedroom has an en-suite shower room.

### Ground Floor

Kitchen / Dining Area  
5.00m (max) 4.59m (min) x 2.56m x 2.95m (max) 1.42m (min) x 2.10m

Living Room  
3.64m x 3.10m x 3.01m x 2.64m x 2.34m

Cloakroom  
0.90m x 1.81m

### First Floor

Bedroom 1  
3.67m (max) 2.85m (min) x 3.71m (max) 1.71m (min) incl. wardrobe

En-suite  
2.28m x 1.54m

Bedroom 2  
2.65m (max) 1.07m (min) x 3.63m (max) 2.89m (min) incl. wardrobe

Bedroom 3  
2.86m (max) 2.04m (min) x 2.50m (max) 1.71m (min)

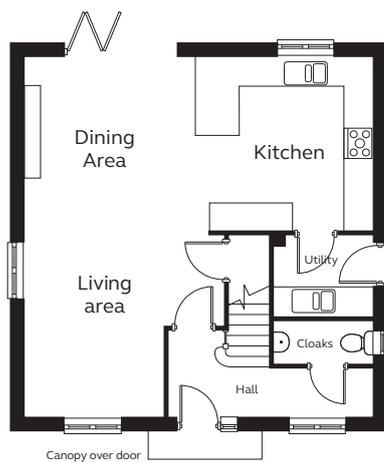
Bathroom  
1.73m (max) 1.71m (min) x 1.69m (max) 0.69m (min)

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



Typical CGI, not site specific.

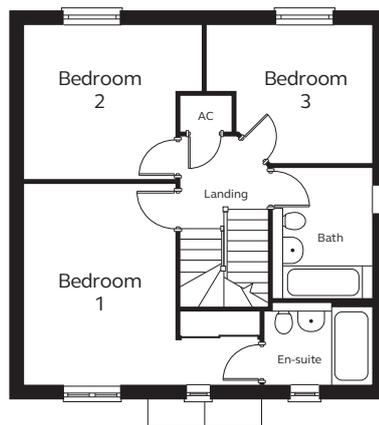
## GROUND FLOOR



A spacious townhouse which offers flexible living over three floors. From the hallway enter the open plan kitchen/dining/living room or cloakroom. There is also a separate utility room with a door to the rear garden.

The first floor has three bedrooms and a family bathroom. The master bedroom benefits from an en-suite and fitted wardrobes in a dressing area. The top floor has two more bedrooms and a shower room.

## FIRST FLOOR



### Ground Floor

Kitchen / Dining Area  
7.40m x 3.70m

Living area  
3.85m x 4.25m (max)  
2.93m (min)

Utility  
2.05m x 1.69m

Cloakroom  
0.90m x 2.08m

### First Floor

Bedroom 1  
5.03m (max) 3.19m (min) x 4.29m (max)  
1.54m (min) incl. wardrobe space

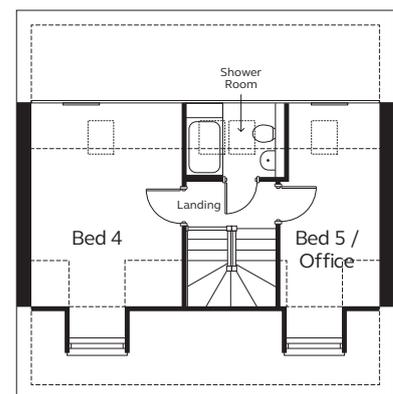
En-suite  
2.28m x 1.74m

Bedroom 2  
3.81m (max) 3.19m (min) x 3.31m (max)  
1.43m (min)

Bedroom 3  
3.49m (max) 2.88m (min) x 2.90m (max)  
1.43m (min)

Bathroom  
2.09m x 2.87m

## SECOND FLOOR



### Second Floor

Bedroom 4  
3.19m x 4.40m excl dormer window space

Shower Room  
2.11m x 1.62m

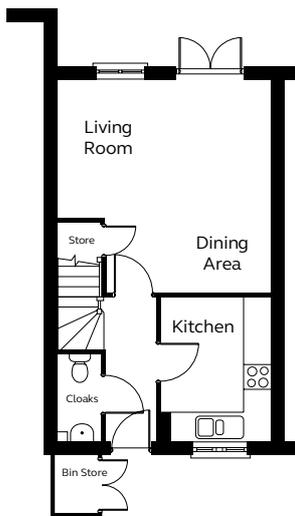
Bedroom 5 / Office  
2.09m (max) 1.93m (min) x 4.40m excl dormer window space

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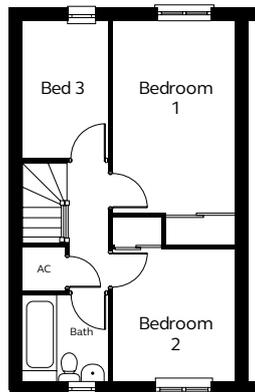


Typical CGI, not site specific.

## GROUND FLOOR



## FIRST FLOOR



The Culm is a popular housetype with separate kitchen and open plan living / dining room, understairs cupboard and cloakroom to the ground floor.

Upstairs are three bedrooms, two with fitted wardrobes, and a family bathroom.

### Ground Floor

Kitchen  
2.42m x 3.15m  
Living Room /  
Dining Area  
4.64m (max) x 3.65m  
(min) x 4.71m (max)  
3.00m (min)  
Cloakroom  
0.90m x 1.90m

### First Floor

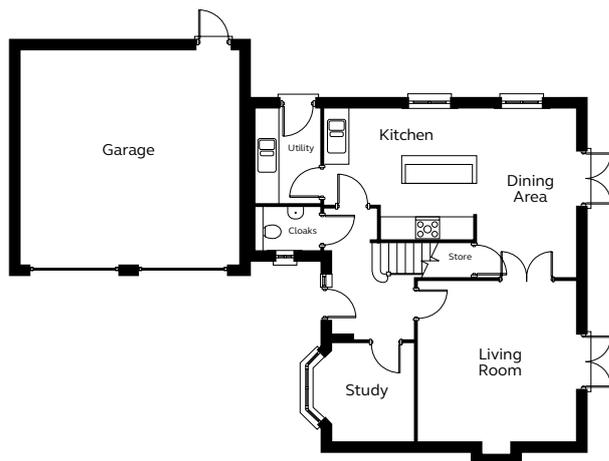
Bedroom 1  
2.65m (max) x 1.49m  
(min) x 4.96m (max)  
4.22m (min) incl.  
wardrobe  
Bedroom 2  
2.65m (max) x 1.07m  
(min) x 3.63m (max)  
2.89m (min) incl.  
wardrobe  
Bedroom 3  
1.88m x 3.00m  
Bathroom  
1.88m x 1.90m

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Typical CGI, not site specific.

## GROUND FLOOR



An impressive four bedroom house with open plan kitchen / dining room, and utility area with a door to the rear garden. Further rooms to the ground floor are a study, cloakroom, and living room with a real chimney.

To the first floor are four bedrooms, master with en-suite and wardrobes, and a family bathroom.

## Ground Floor

Kitchen / Dining Area  
6.00m x 2.98m x 2.63m x 4.49m

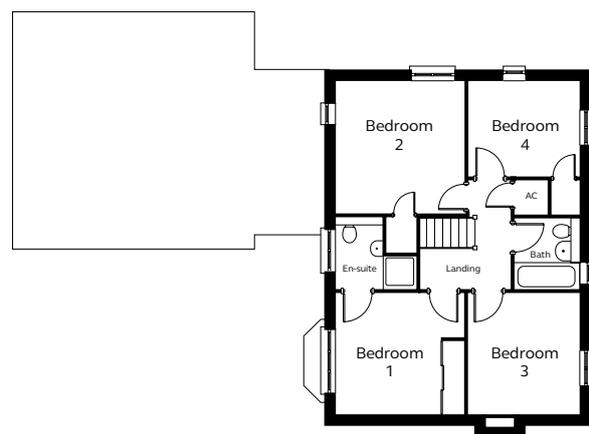
Living Room  
4.25m x 4.34m

Utility  
1.69m x 2.58m

Study  
2.20m x 2.67m excl. bay window

Cloakroom  
1.69m x 1.15m

## FIRST FLOOR



## First Floor

Bedroom 1  
3.52m x 3.32m  
incl. wardrobe

En-suite  
2.19m (max) 1.27m (min) x 1.97m (max) 0.90m (min)

Bedroom 2  
3.52m x 3.60m

Bedroom 3  
2.98m x 3.32m

Bedroom 4  
2.98m x 2.57m

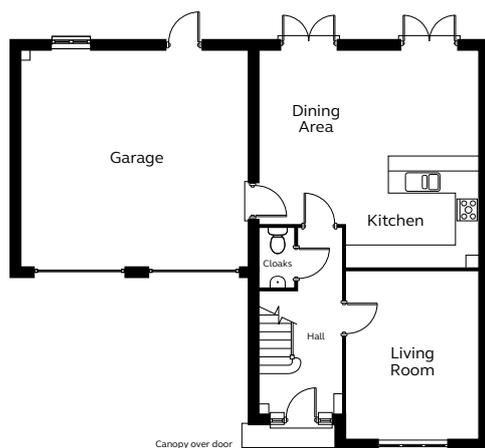
Bathroom  
1.97m x 1.73m

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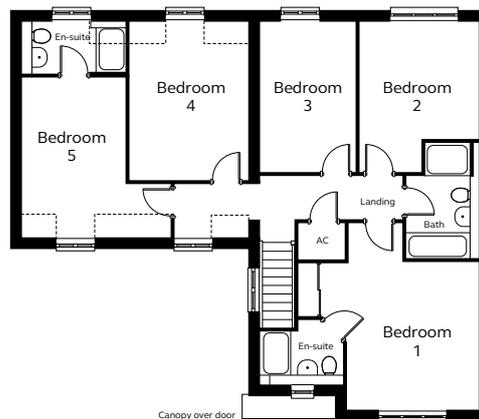


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## GROUND FLOOR



## FIRST FLOOR



A unique five bedroom house with double garage. On the ground floor there is the living room, cloakroom and kitchen / dining area with two sets of French doors to the rear garden. There is also a personnel door into the garage.

Upstairs are five good sized bedrooms and a family bathroom. Two bedrooms have en-suites and the master bedroom also benefits from fitted wardrobes.

### Ground Floor

Kitchen / Dining Area  
5.81m (max) 3.49m (min) x 5.82m (max) 4.62m (min)

Living Room  
3.49m x 4.45m

Cloakroom  
0.92m x 1.60m

### First Floor

Bedroom 1  
4.82m (max) 3.49m (min) x 4.98m (max) 3.93m (min) incl. wardrobe

En-suite (Bedroom 1)  
2.23m x 1.70m

Bedroom 2  
3.17m (max) 1.67m (min) x 4.06m (max) 3.16m (min)

Bedroom 3  
2.55m x 4.06m

Bedroom 4  
3.15m x 4.06m

Bedroom 5  
3.97m (max) 2.75m (min) x 4.27m (max) 1.42m (min)

Ensuite (Bedroom 5)  
2.75m x 1.40m

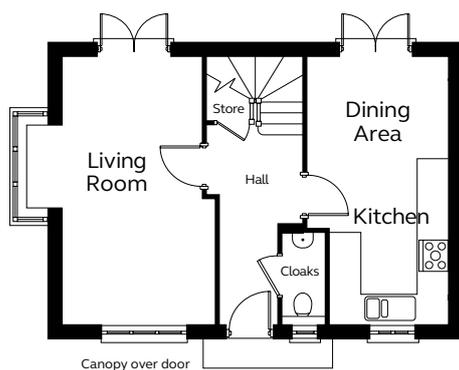
Bathroom  
3.15m (max) 2.24m (min) x 1.92m (max) 1.41m (min)

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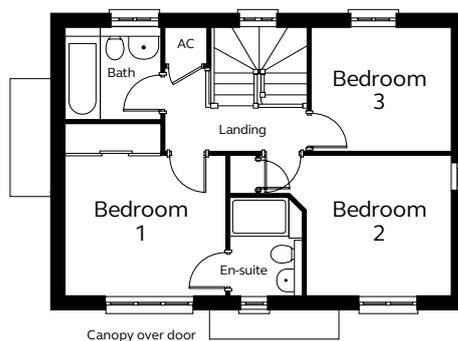


Typical CGI, not site specific.

## GROUND FLOOR



## FIRST FLOOR



The Marshall is a three bedroom house.

Designed with an open plan kitchen / dining area and separate living room to the ground floor, both with French doors opening onto the garden.

The first floor comprises family bathroom and three bedrooms, including en-suite and wardrobes to the master.

### Ground Floor

Kitchen / Dining Area  
2.85m (max) 2.40m (min) x 5.52m (max) 3.51m (min)

Living Room  
3.10m (max) 2.85m (min) x 5.52m (max) 2.55m (min) excl. bay window

Cloakroom  
0.90m x 1.85m

### First Floor

Bedroom 1  
3.31m (max) 1.96m (min) x 3.53m (max) 2.87m (min) incl. wardrobe

En-suite  
1.58m (max) 1.20m (min) x 1.93m (max) 1.13m (min)

Bedroom 2  
3.91m (max) 2.88m (min) x 2.87m (max) 0.79m (min)

Bedroom 3  
2.92m x 2.55m

Bathroom  
1.96m x 1.90m

Please note

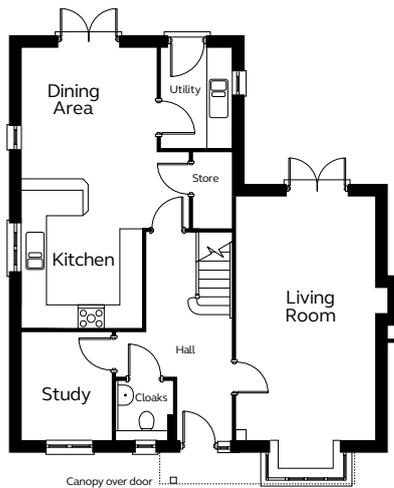
Kitchen layouts are indicative only.

Plots will vary in design and include a bay window, please check with sales executive.

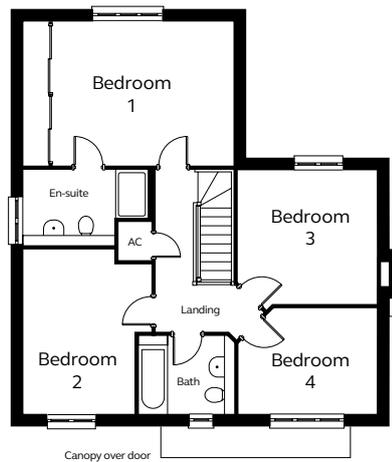


Typical CGI, not site specific.

## GROUND FLOOR



## FIRST FLOOR



The Morris is an imposing four bedroom detached house.

To the ground floor is an open plan kitchen / dining room, separate utility, living room with bay window and real chimney, study and cloakroom.

The first floor comprises four bedrooms and a family bathroom. The master bedroom includes an ensuite shower room and fitted wardrobes.

### Ground Floor

Kitchen / Dining Area  
3.32m (max) 3.00m (min) x 7.02m (max) 4.47m (min)

Living Room  
3.39m x 6.09m excl. bay window

Study  
2.19m x 2.64m

Utility  
1.72m x 2.47m

Cloakroom  
1.36m x 1.46m

### First Floor

Bedroom 1  
5.20m x 3.63m incl. wardrobe

En-suite  
3.08m (max) 2.26m (min) x 1.89m (max) 1.20m (min)

Bedroom 2  
3.15m (max) 2.26m (min) x 4.10m (max) 3.72m (min)

Bedroom 3  
2.86m (max) 2.04m (min) x 2.53m (max) 1.71m (min)

Bedroom 4  
3.39m x 2.61m

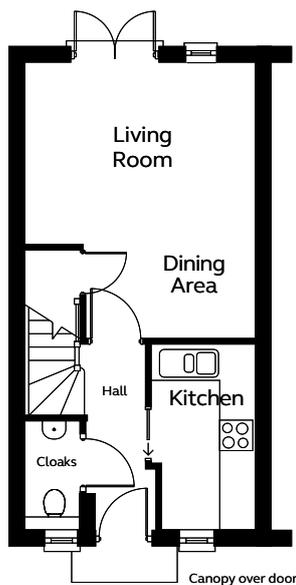
Bathroom  
2.31m x 1.93m

Please note  
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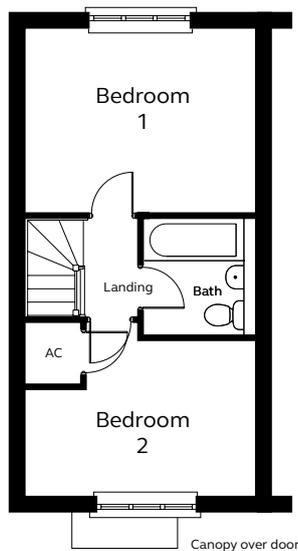


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## GROUND FLOOR



## FIRST FLOOR



A superb two bedroom house offering separate kitchen, living / dining room with French doors opening onto the rear garden, and cloakroom to the ground floor.

There are two double bedrooms and a family bathroom to the first floor.

### Ground Floor

Kitchen  
1.73m (max) 1.56m (min) x 3.16m

Living Room / Dining Area  
3.85m (max) 2.88m (min) x 4.70m (max) 3.11m (min)

Cloakroom  
0.90m x 1.80m

### First Floor

Bedroom 1  
3.85m x 3.11m

Bedroom 2  
3.85m (max) 2.84m (min) x 2.96m (max) 1.80m (min)

Bathroom  
1.85m x 2.00m

Please note

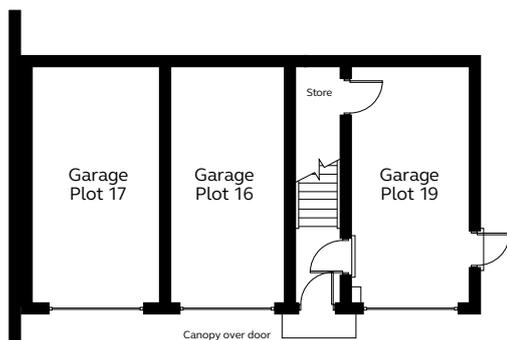
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Typical CGI, not site specific.

## GROUND FLOOR

## FIRST FLOOR



A detached coachhouse with a good sized open plan kitchen / dining / living room, two bedrooms and a bathroom complete with shower over the bath.

The garage includes two personnel doors, to the hallway or the garden. It also benefits from a useful understairs store.

### First Floor

Kitchen / Dining Area / Living Room  
7.83m (max) 6.62m (min) x 3.42m (max) 2.04m (min)

Bedroom 1  
3.17m x 4.53m (max) 3.63m (min)

Bedroom 2  
5.53m (max) 4.77m (min) x 2.52m

Bathroom  
1.91m x 2.31m

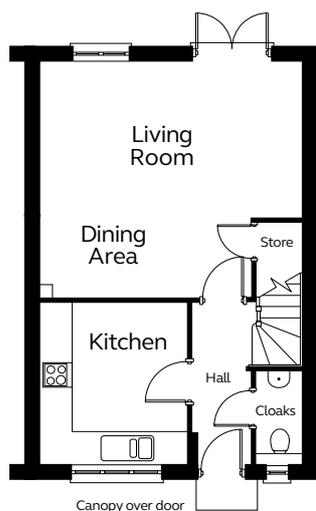
### Please note

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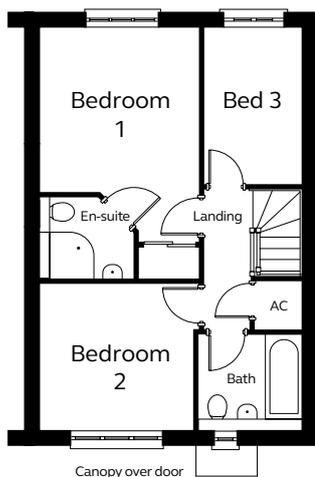


Typical CGI, not site specific.

## GROUND FLOOR



## FIRST FLOOR



A well designed three bedroom house offering separate kitchen, living / dining room with French doors opening onto the rear garden, and cloakroom to ground floor.

Master bedroom with en-suite, two further bedrooms and family bathroom to the first floor.

### Ground Floor

Kitchen  
2.87m x 3.16m  
Living Room /  
Dining Area  
5.15m (max) x 4.13m  
(min) x 4.63m (max)  
3.04m (min)  
Cloakroom  
0.90m x 1.80m

### First Floor

Bedroom 1  
3.11m (max) x 1.21m  
(min) x 4.96m (max)  
3.25m (min) incl.  
wardrobe  
En-suite  
1.81m (max) x 1.11m  
(min) x 1.61m (max)  
0.92m (min)  
Bedroom 2  
3.01m x 2.89m  
Bedroom 3  
1.94m x 3.11m  
Bathroom  
2.04m x 1.87m

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