



Taw View Phase 2

Taw View, Bickington, Barnstaple EX31 2PF



Index

Site plan

Specification

Britten 2 Bedroom House

Cavendish 5 Bedroom House

Claremont 2 Bedroom Coach House

Milton 3 Bedroom House

Nelson 4 Bedroom House

Shakespeare 4 Bedroom House

Wordsworth 4 Bedroom House

Why a brand new Wainhome is the best option for you!



WAINHOMES
BUILDING BRITAIN'S HERITAGE

Taw View (Phase 2)

Bickington EX31 2PF



Wainhomes Policy is continuous product and specification development. Plans and images are shown for illustrative purposes only and the final layout and development may vary from that shown. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication but it may be subject to change without notice. Please consult with our Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (June 2018)



WAINHOMES
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TAW VIEW – PHASE 2

Specification Details

CAVENDISH, NELSON, SHAKESPEARE,
AND WORDSWORTH



Kitchens

- ◆ Stainless steel splashback
- ◆ Double electric oven, five ring gas hob and fitted hood
- ◆ Stainless steel sink (including utility room where applicable)
- ◆ Integrated fridge freezer/dishwasher
- ◆ Integrated washer/dryer (Nelson & Wordsworth)
- ◆ Soft closure to doors and drawers
- ◆ Kitchen worktop upstand
- ◆ Downlights fitted to kitchen ceiling
- ◆ Under unit lighting
- ◆ Separate free-standing washer and dryer in utilities (excluding Nelson and Wordsworth)

Bathrooms

- ◆ Contemporary style white sanitary ware
- ◆ Heated towel rails
- ◆ Shaver point in bathroom and en-suite to master bedroom only
- ◆ Downlighters

Wall Tiling

- ◆ Cloaks: Half height to all walls
- ◆ Bathroom: Half height tiling to all walls. Full height tiling to shower cubicle. Tiled window cills (where applicable)
- ◆ En-suite: Full height tiling to shower cubicle and half height tiling to all other walls. Tiled window cills

Heating System

- ◆ Gas central heating to all properties

Warranties

- ◆ 2 Year Wainhomes Warranty
- ◆ 10 Year N.H.B.C. Buildmark Warranty

Internal Features

- ◆ Staircase white
- ◆ Switches and sockets to be brush chrome throughout
- ◆ Cream emulsion painted walls, white ceiling
- ◆ UPVC fascia and soffit boards
- ◆ BT and aerial points in lounge, bedrooms 1, 2 and 3
- ◆ TV aerial points with wire terminating in roof space
- ◆ Six panelled Colonist internal doors with chrome fittings finished in white gloss
- ◆ Pencil round skirting boards and architraves
- ◆ Flat finish ceilings to all rooms finished in matt white emulsion

External Features

- ◆ French doors and paved patio (where applicable)
- ◆ 1.8m pallisade perimeter fence – 1.8m high pallisade plot division fence
- ◆ PVCu double glazing to all windows (excl. garage) to suit external elevations of housetype
- ◆ Front and rear doors with chrome ironmongery
- ◆ External lights fitted to front and rear elevations with energy saving fittings
- ◆ Paving slab paths to serve front and side entrances as per the external working drawings
- ◆ UPVC rainwater goods
- ◆ Front door bell
- ◆ External tap as per working drawing
- ◆ Rear garden finished contours will reflect the topography of the site in general and at the Company's discretion including retaining features and materials
- ◆ Front gardens as approved landscaping scheme

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WAINHOMES
BUILDING BRITAIN'S HERITAGE

TAW VIEW – PHASE 2

Specification Details

BRITTEN, ELGAR AND MILTON



Kitchens

- ◆ Single electric oven, four ring gas hob and fitted hood
- ◆ Stainless steel sink
- ◆ Plumbing and electrics for washing machine and dishwasher
- ◆ Soft closure to doors and drawers
- ◆ Track lighting
- ◆ Under unit lighting

Bathrooms

- ◆ Contemporary style white sanitary ware
- ◆ Shaver point in bathroom and en-suite
- ◆ Pendant lighting to bathroom and en-suite

Wall Tiling

- ◆ Kitchen: Worktop to underside of units
- ◆ Cloaks: Half height to basin and WC wall
- ◆ Bathroom: Half height tiling to all walls (full height around bath if no en-suite). Tiled window cills (where applicable)
- ◆ En-suite: Full height tiling to shower cubicle and half height tiling to all other walls. Tiled window cills

Heating System

- ◆ Gas central heating to all properties

Warranties

- ◆ 2 Year Wainhomes Warranty
- ◆ 10 Year N.H.B.C. Buildmark Warranty

Internal Features

- ◆ Staircase white
- ◆ Switches and sockets to be white throughout
- ◆ Cream emulsion painted walls, white ceiling
- ◆ UPVC fascia and soffit boards
- ◆ BT and aerial points in lounge and bedroom one
- ◆ TV aerial points with wire terminating in roof space
- ◆ Six panelled Colonist internal doors with chrome fittings finished in white gloss
- ◆ Smoke detectors
- ◆ Pencil round skirting boards and architraves
- ◆ Flat finish ceilings to all rooms finished in matt white emulsion

External Features

- ◆ French doors and paved patio (where applicable)
- ◆ 1.8m pallisade perimeter fence – 0.9m high post & rail plot division fence
- ◆ PVCu double glazing to all windows (excl. garage) to suit external elevations of housetype
- ◆ Front and rear doors with chrome ironmongery
- ◆ External lights fitted to front and rear elevations with energy saving fittings
- ◆ Paving slab paths to serve front and side entrances as per the external working drawings
- ◆ UPVC rainwater goods
- ◆ Front door bell
- ◆ External tap as per working drawing
- ◆ Rear garden finished contours will reflect the topography of the site in general and at the Company's discretion including retaining features and materials
- ◆ Front gardens as approved landscaping scheme

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The Britten

2 bedroom house

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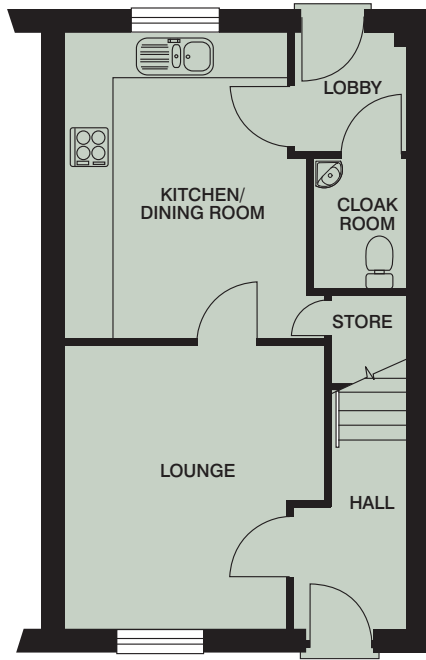


WAINHOMES
BUILDING BRITAIN'S HERITAGE

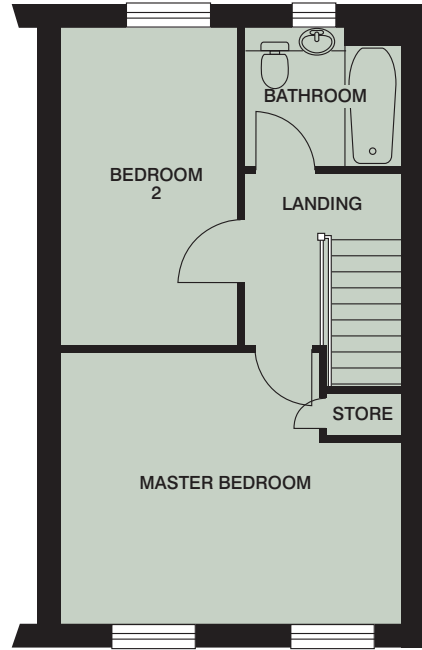


Our Symbol of Quality and Value

GROUND FLOOR



FIRST FLOOR



| | | |
|---------------------------------|-------------|-----------------|
| Lounge | 3036 x 3952 | (10'0" x 13'0") |
| Kitchen/ Dining Room | 3286 x 4255 | (10'9" x 14'0") |
| Cloakroom | 1328 x 1826 | (4'4" x 6'0") |

| | | |
|-----------------------|-------------|-----------------|
| Master Bedroom | 4708 x 3749 | (15'5" x 12'4") |
| Bedroom 2 | 2478 x 4458 | (8'2" x 14'8") |
| Bathroom | 2136 x 1936 | (7'0" x 6'4") |

Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information.

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WAINHOMES
BUILDING BRITAIN'S HERITAGE



The Cavendish

5 bedroom detached house with integral double garage

Please note: The Cavendish housetype is being constructed with varying external elevational treatments. Ask Sales Executive for full details.

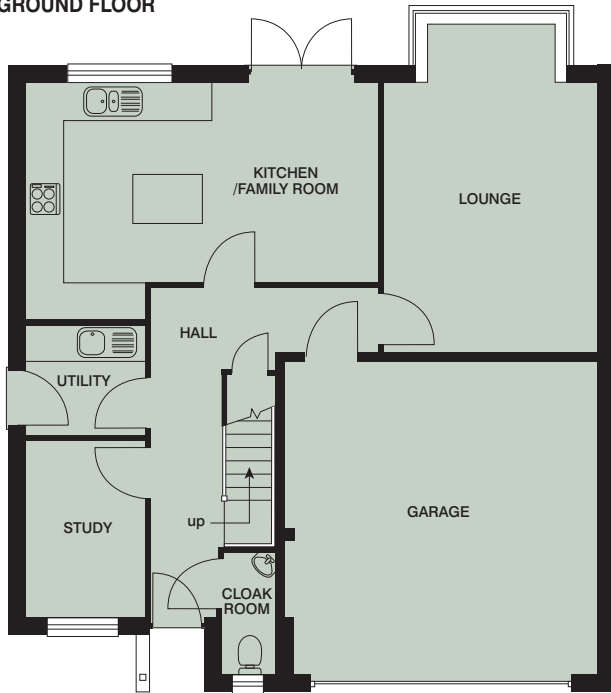


WAINHOMES
BUILDING BRITAIN'S HERITAGE

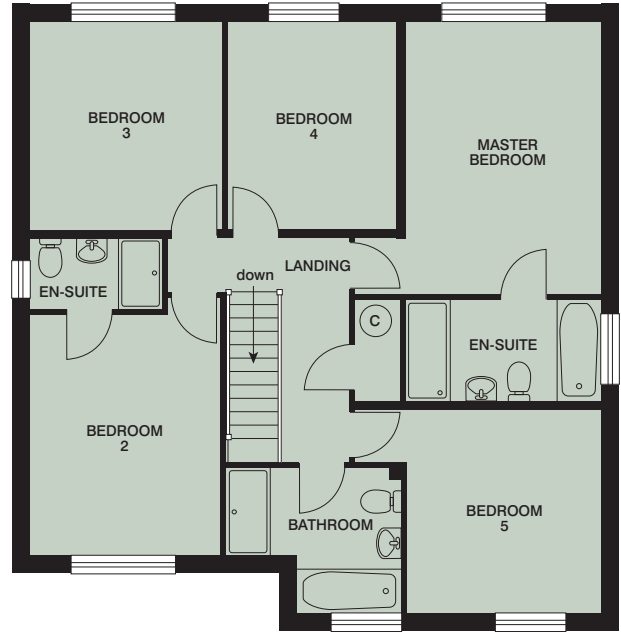


Our Symbol of Quality and Value

GROUND FLOOR



FIRST FLOOR



| | | |
|---------------------------------|-----------------|---------------------|
| Lounge | 5560 x 3657 | (18'3" x 12'0") |
| Kitchen/ Family Room | 5814 x 3951 max | (19'1" x 13'0" max) |
| Study | 2973 x 1942 | (9'9" x 6'4") |
| Utility | 1992 x 1855 | (6'6" x 6'1") |
| Cloakroom | 2028 x 850 | (6'7" x 2'9") |
| Garage | 5300 x 5300 | (17'4" x 17'4") |

| | | |
|-----------------------|-----------------|--------------------|
| Master Bedroom | 4611 x 3284 | (15'1" x 10'9") |
| En-suite | 3285 x 1700 | (10'9" x 5'6") |
| Bedroom 2 | 4066 x 3205 | (13'4" x 10'6") |
| En-suite | 2227 x 1200 | (7'3" x 3'11") |
| Bedroom 3 | 3516 x 3235 | (11'6" x 10'7") |
| Bedroom 4 | 3516 x 2878 | (11'6" x 9'5") |
| Bedroom 5 | 3426 x 3269 | (11'3" x 10'8") |
| Bathroom | 2960 x 2426 max | (9'8" x 7'11" max) |

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The Elgar

3 bedroom house

Please note: The Elgar housetype is being constructed with varying external elevational treatments. Ask Sales Executive for full details.

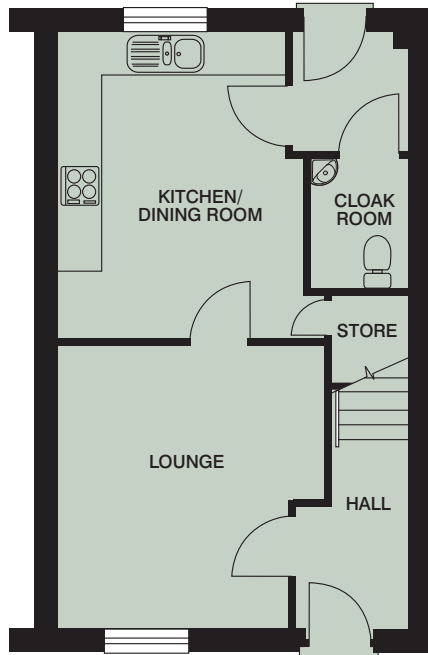


WAINHOMES
BUILDING BRITAIN'S HERITAGE

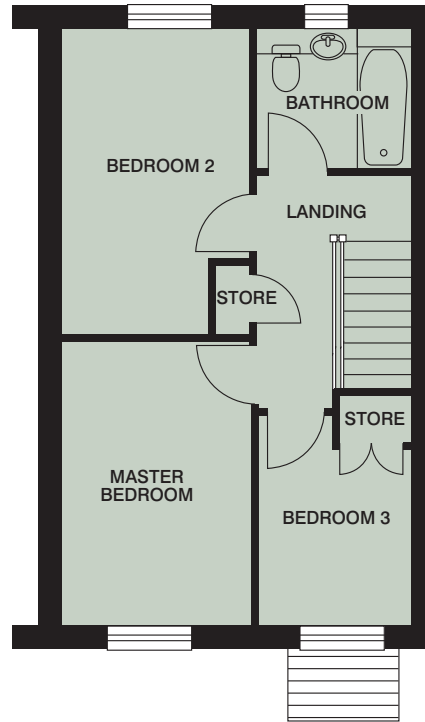


Our Symbol of Quality and Value

GROUND FLOOR



FIRST FLOOR



| | | |
|---------------------------------|-------------|-----------------|
| Lounge | 3188 x 3952 | (10'6" x 13'0") |
| Kitchen/ Dining Room | 3438 x 4255 | (11'3" x 14'0") |
| Cloakroom | 1328 x 1826 | (4'4" x 6'0") |

| | | |
|-----------------------|-------------|-----------------|
| Master Bedroom | 2630 x 3959 | (8'8" x 13'0") |
| Bedroom 2 | 2630 x 4248 | (8'8" x 13'11") |
| Bedroom 3 | 2136 x 2462 | (7'0" x 8'1") |
| Bathroom | 2136 x 1936 | (7'0" x 6'4") |

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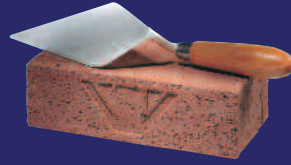
The Milton

3 bedroom house

Please note: The Milton housetype is being constructed with varying external elevational treatments. Ask Sales Executive for full details.

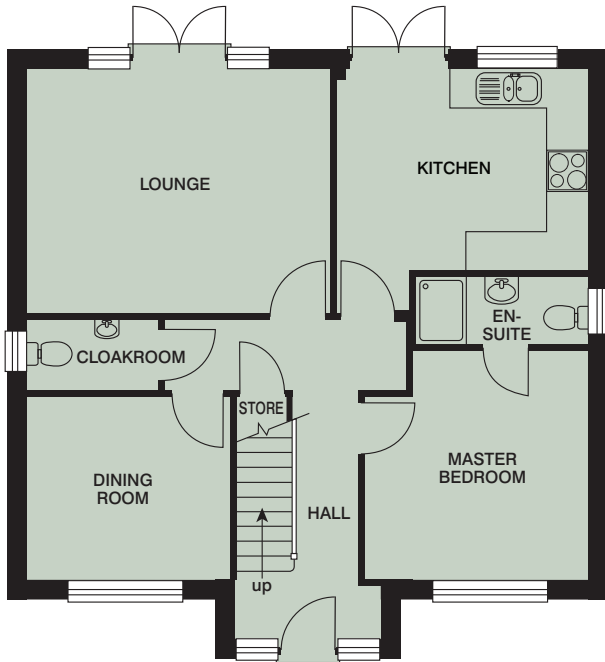


WAINHOMES
BUILDING BRITAIN'S HERITAGE

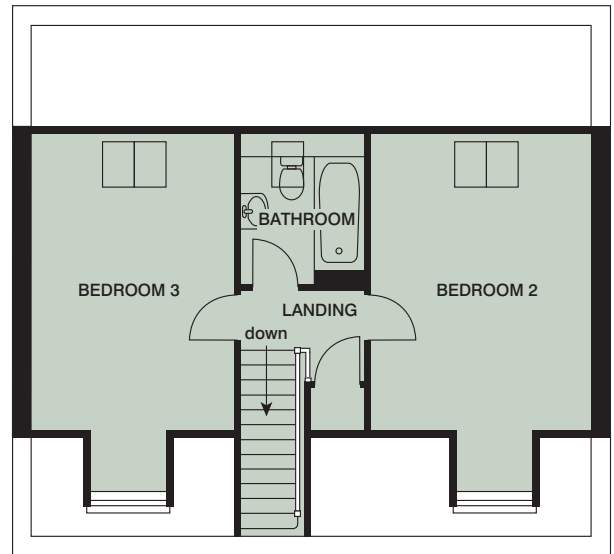


Our Symbol of Quality and Value

GROUND FLOOR



FIRST FLOOR



| | | |
|-----------------------|-------------|-----------------|
| Lounge | 3653 x 4578 | (12'0" x 15'0") |
| Kitchen | 3036 x 3779 | (10'0" x 12'5") |
| Dining Room | 2750 x 3057 | (9'0" x 10'0") |
| Cloakroom | 1047 x 1960 | (3'5" x 6'5") |
| Master Bedroom | 3354 x 3417 | (11'0" x 11'3") |
| En-suite | 997 x 2577 | (3'3" x 8'5") |

| | | |
|------------------|-------------|------------------|
| Bedroom 2 | 3329 x 4442 | (10'11" x 14'7") |
| Bedroom 3 | 3057 x 4442 | (10'0" x 14'7") |
| Bathroom | 2285 x 1878 | (7'6" x 6'2") |

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WAINHOMES
BUILDING BRITAIN'S HERITAGE



The Nelson

4 bedroom detached house with integral garage

Please note: The Nelson housetype is being constructed with varying external elevational treatments. Ask Sales Executive for full details.

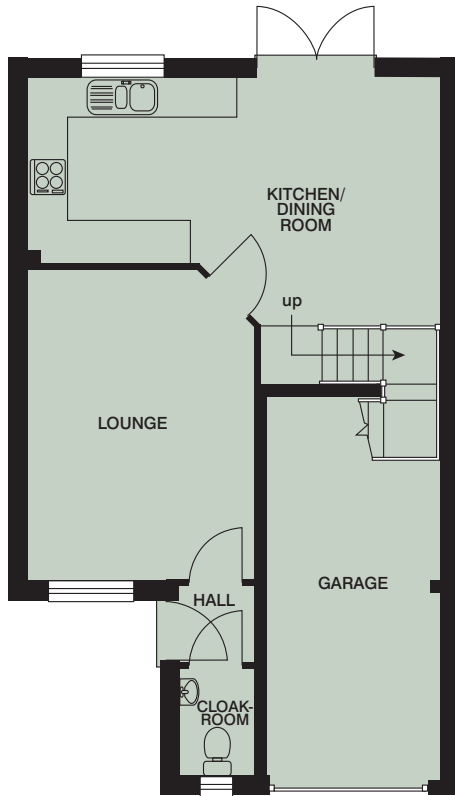


WAINHOMES
BUILDING BRITAIN'S HERITAGE

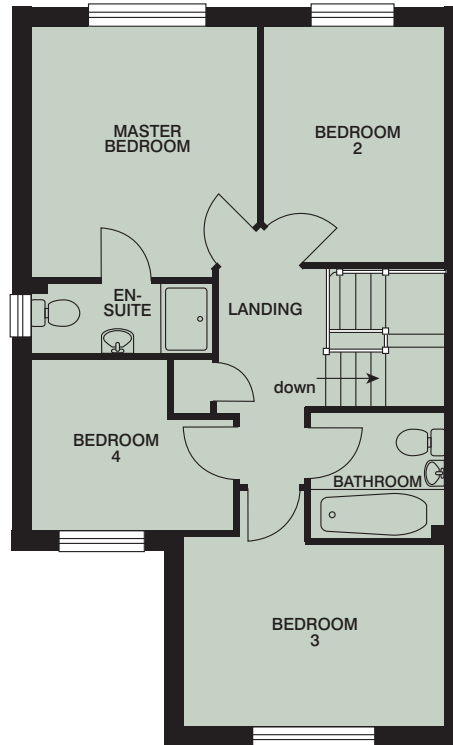


Our Symbol of Quality and Value

GROUND FLOOR



FIRST FLOOR



| | | |
|---------------------------------|-------------|----------------|
| Lounge | 3753 x 2155 | (124" x 71") |
| Kitchen/ Dining Room | 5935 x 3440 | (196" x 11'3") |
| Cloakroom | 1090 x 1445 | (37" x 49") |

| | | |
|-----------------------|-------------|----------------|
| Master Bedroom | 3219 x 4175 | (107" x 138") |
| En-suite | 2552 x 999 | (84" x 3'3") |
| Bedroom 2 | 2623 x 3436 | (87" x 11'3") |
| Bedroom 3 | 3740 x 3370 | (123" x 11'1") |
| Bedroom 4 | 2920 x 2489 | (97" x 8'2") |
| Bathroom | 1922 x 1863 | (62" x 6'1") |

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WAINHOMES
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The Shakespeare

4 bedroom detached house

Please note: The Shakespeare housetype is being constructed with varying external elevational treatments. Ask Sales Executive for full details.

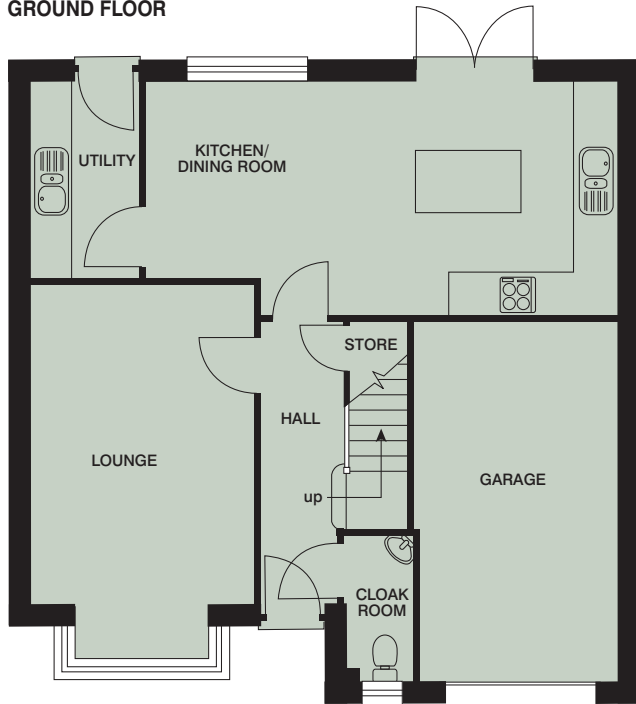


WAINHOMES
BUILDING BRITAIN'S HERITAGE

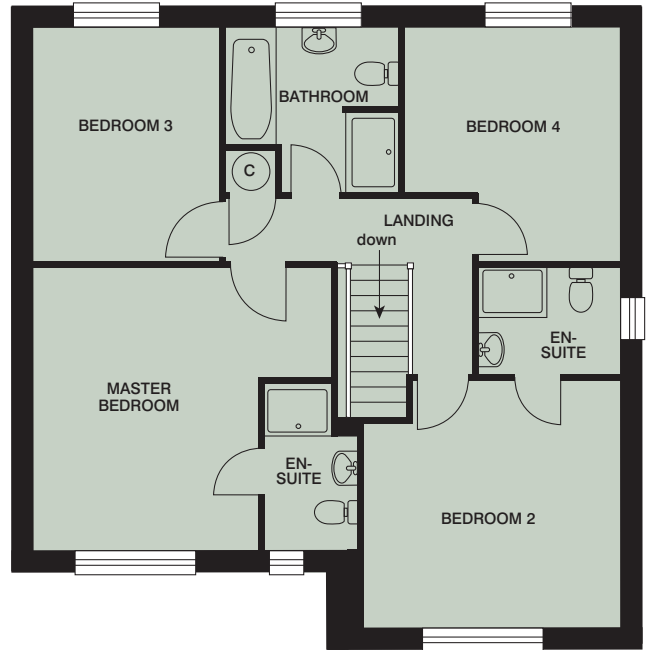


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GROUND FLOOR



FIRST FLOOR



| | | |
|---------------------------------|-------------|------------------|
| Lounge | 3273 x 5434 | (10'9" x 17'10") |
| Kitchen/ Dining Room | 6673 x 3422 | (21'11" x 11'3") |
| Utility | 1582 x 2866 | (5'2" x 9'5") |
| Cloakroom | 950 x 2110 | (3'1" x 6'11") |

| | | |
|-----------------------|-------------|------------------|
| Master Bedroom | 4409 x 4165 | (14'6" x 13'8") |
| En-suite | 1389 x 2481 | (4'7" x 8'2") |
| Bedroom 2 | 3462 x 3632 | (11'4" x 11'11") |
| En-suite | 1760 x 1574 | (5'9" x 5'2") |
| Bedroom 3 | 2760 x 3432 | (9'1" x 11'3") |
| Bedroom 4 | 2860 x 3415 | (9'5" x 11'2") |
| Bathroom | 2527 x 2430 | (8'3" x 8'0") |

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The Wordsworth

4 bedroom house

Please note: The Wordsworth housetype is being constructed with varying external elevational treatments. Ask Sales Executive for full details.

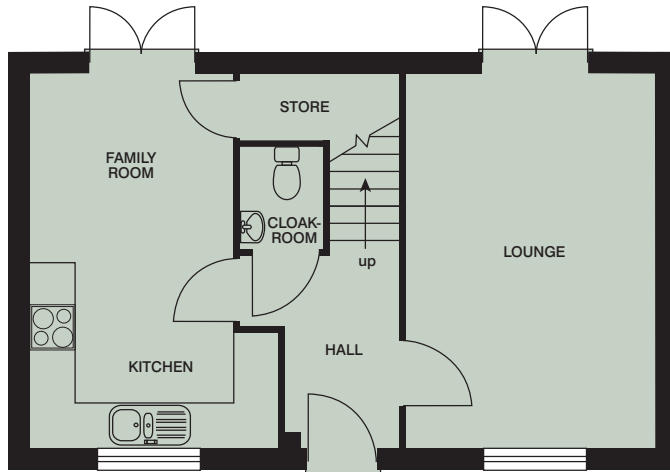


WAINHOMES
BUILDING BRITAIN'S HERITAGE

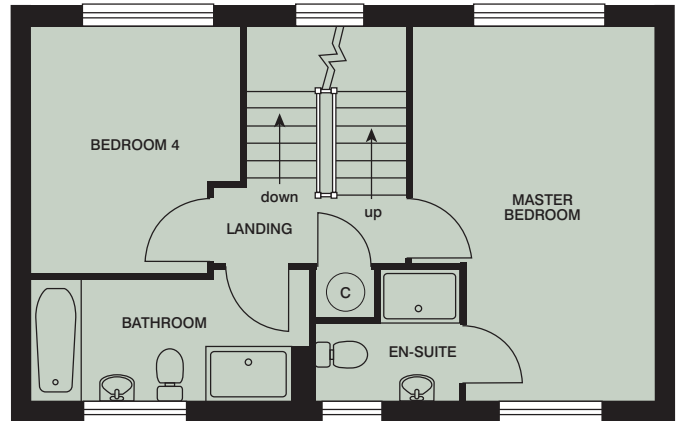


Our Symbol of Quality and Value

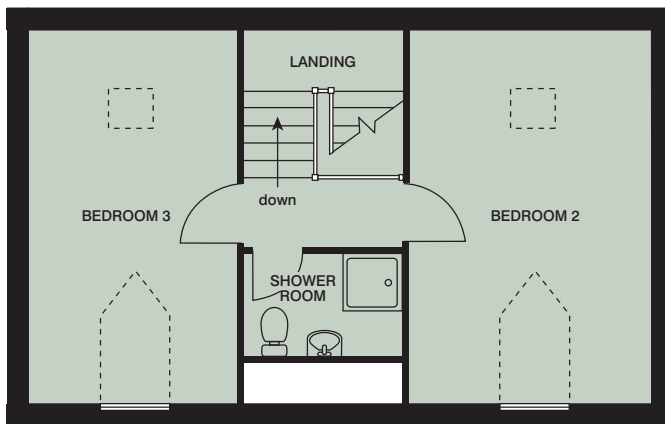
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



| | | |
|----------------------------|-------------|-----------------|
| Kitchen/Family Room | 5050 x 2794 | (16'7" x 9'2") |
| Lounge | 5050 x 3363 | (16'7" x 11'0") |
| Cloakroom | 1395 x 1082 | (4'7" x 3'7") |
| Master Bedroom | 5050 x 3410 | (16'7" x 11'2") |
| En-suite | 1860 x 1860 | (6'1" x 6'1") |
| Bedroom 4 | 3277 x 2794 | (10'9" x 9'2") |
| Bathroom | 1690 x 3634 | (5'7" x 11'11") |
| Bedroom 2 | 3870 x 3410 | (12'8" x 11'2") |
| Bedroom 3 | 3870 x 2794 | (12'8" x 9'2") |
| Shower Room | 1470 x 2010 | (4'10" x 6'7") |

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Why a brand new Wainhome is the best option for you!

The standard of newly constructed homes in the UK has never been higher than it is today, with annual surveys showing that it continues to improve year after year. With a requirement for new homes at unprecedented levels, Wainhomes is investing heavily in the design and quality of its new homes. Our homebuyers appreciate that commitment, and here are the main reasons for choosing to purchase a new Wainhome.

'Brand new' means an entirely new start

Everything in a new Wainhome is fresh, bright and pristine, untouched by previous owners and just waiting to become your home. Maybe it will be the place where you raise your family, dream your dreams and experience the unfolding of daily life, or just your own private space away from the rigours of work and the rest of the world. New homes provide a blank canvas on which you can stamp your own style and personality right from the start.

A new Wainhome is a greener home, reducing your energy costs

Under strict building regulations, new homes are built to the latest environmental standards so they are not only better for the environment than the vast majority of second-hand homes, they are also cheaper to run and maintain. A new Wainhome is on average six times more energy efficient and generates over 60 per cent less CO2 emissions than an older home, which is the equivalent of driving 10,000 miles less a year for the average household. New home buyers are therefore helping protect the environment as well for themselves and their loved ones. This improved energy efficiency can reduce utility bills on average by more than £500 per year - enough to pay for other of life's essentials, or even some luxuries!

Less stress, less hassle!

When you buy a new Wainhome you are able to move in as soon as it's complete. There is no need to wait for existing owners to move out. With a reduced housebuying 'chain', there is less stress and uncertainty than that associated with buying a second-hand property.

Spoilt for choice

Wainhomes offers purchasers a wide range of new homes, from spacious apartments to luxury five bedroom family homes. There is something for everyone, with countless designs and styles to choose from. Subject to the stage of construction, Wainhomes also offers a substantial range of extras for customers enabling them to personalise their new home by choosing fixtures and fittings or a higher specification from the range available at an additional cost. This can include flooring, wardrobes, lighting and upgraded kitchen appliances.

Designed and built to suit today's lifestyle

Wainhomes properties are designed and built to make use of every inch of space. Research shows 17 per cent of living space in older style properties often goes unused, which equates to £34,000 of a £200,000 house going to waste. A new Wainhome, on the other hand, provides flexible living space whatever your circumstances, whether you are single, a couple, a growing family or retired.

Safe and sound

Our new homes are designed to adhere to high building standards. These standards relate to every aspect of a building's construction including its structure, ventilation, sound insulation, electrical and fire safety, so new Wainhome owners can enjoy living in a safer and more secure environment than most older homes provide.

Peace of mind

Buying a new Wainhome will eliminate many of the worries you might face when buying a second-hand property. There will be no renovations or repairs to do, giving you more time to spend with family and friends. In addition, all our new homes come with an insurance-backed 10-year warranty from the National House Building Council, giving new homeowners the genuine peace of mind not available when buying a second-hand property.

Higher specification

All Wainhomes new properties are built to a much higher specification than many older properties. The amount of "as standard" features included in new homes has also greatly increased. All new developments have fitted kitchens with cooker and hob, and many also offer fridge/freezer, washing machine and dishwasher. All have downstairs cloakrooms and most properties now have fitted en-suites or shower rooms. Designed to comply with the latest building regulations set by the Government, new homes also include the latest heating systems, excellent wall and loft insulation and double glazed windows and doors.

Join a new community

Moving to a brand new Wainhome is also an opportunity to make new friends and be part of an emerging community. Buying in an established street, where properties may change hands infrequently can make it harder to break into the social network. Wainhomes' developments are designed and built with people in mind and having a brand new home in common with other homeowners, you will become well acquainted with both your neighbours and the local community more easily as you settle in and start to discover new surroundings together.



WAINHOMES
BUILDING BRITAIN'S HERITAGE