

TARKA  
RIDGE

# EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We\* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



**DAVID WILSON HOMES**

WHERE QUALITY LIVES

# TARKA RIDGE

— A LOCATION LIKE NO OTHER —



Tarka Ridge is a development of 3, 4 and 5 bedroom homes, set on the banks of the River Taw. Enjoy the beautiful coastal cycling and walking routes on your doorstep, including the famous 32 mile Tarka Trail. There are good local schools and a golf course making it a great place for you to call home. If you're in need of some retail therapy, Green Lanes shopping centre in Barnstaple has plenty of high street brands to explore. Affinity Devon Outlet Shopping Centre is a great place to pick up a bargain with a mix of brands and an outlet all in one place. The weekly Pannier markets offer a fabulous variety of local produce, arts and crafts. Barnstaple,

has a busy calendar of activities including the Barnstaple Fair and Carnival every September and the Fringe Theatre Festival in June. Not to mention the unique Barnstaple Grand Prix. The beautiful beaches of Putsborough, Saunton Sands and the award winning Croyde beach are all easily accessible. Also Northam Burrows beach is just a 15 minute drive and is perfect for swimming, surfing and sailboarding. Tarka Ridge is less than a 10 minute drive from the A39 and there is also a reliable local bus service. Barnstaple train station is 4 miles away with links to Exeter in just over an hour.

A SENSE OF PEACE,  
**QUALITY**  
— AND SPACE —















Our homes at Tarka Ridge provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. The interior layouts are with free-flowing and flexible, making the rooms easily adaptable for the way you and your family want to live.

Entertaining is effortless with spare rooms for your guests and open plan kitchen, living and dining areas giving you space to enjoy quality time. Most of our homes have two or more bathrooms, including an en suite master bedroom so you won't have to wait for that morning shower.

The hallways are large enough for a warm welcome into your new home and and kitchens or living rooms with French Doors leading to the garden give a bright and airy feel for those summer days. There is plenty of storage for all of your belongings to ensure you are comfortable in your new home. Most importantly, everything is built and finished to the highest standards.

# TARKA RIDGE

-  Archford  
3 bedroom home
-  Bellbroughton  
3 bedroom home
-  Buckfastleigh  
3 bedroom home
-  Millford  
4 bedroom home
-  Cornell  
4 bedroom home
-  Holden  
4 bedroom home
-  Layton  
4 bedroom home
-  Chelworth  
4 bedroom home
-  Manning  
5 bedroom home
-  Affordable Housing

- S/S Sub Station
- V Visitor Parking
- A Allotment
-  Allotment Building
-  Bus Stop

POTENTIAL FUTURE DEVELOPMENT



dwh.co.uk



DAVID WILSON HOMES  
WHERE QUALITY LIVES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Tarka Ridge is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. SP380655

# THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This three bedroom home includes an open plan kitchen with dining area and French doors to the garden. A spacious lounge and cloakroom

complete the ground floor. Upstairs you will find an en suite master bedroom, a further double bedroom, single bedroom and family bathroom.



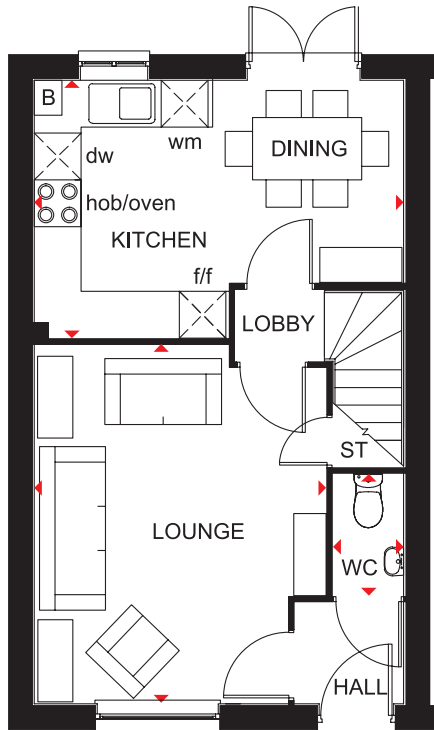
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE ARCHFORD

THREE BEDROOM HOME

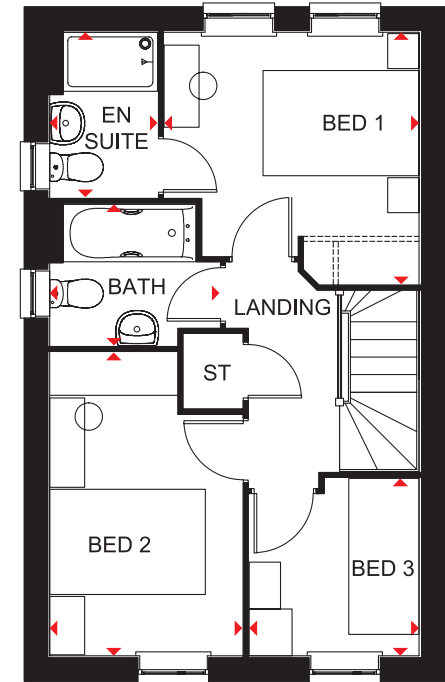
## Key

B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◀▶	Dimension location



### Ground Floor

Lounge	4617 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4740 x 3323 mm	15'6" x 10'10"
WC	1587 x 917 mm	5'2" x 3'0"



### First Floor

Bed 1	3279 x 3247 mm	10'9" x 10'7"
En suite	2132 x 1398 mm	6'11" x 4'7"
Bed 2	3904 x 2468 mm	12'9" x 8'1"
Bed 3	2299 x 2191 mm	7'6" x 7'2"
Bath	2194 x 1841 mm	7'2" x 6'0"

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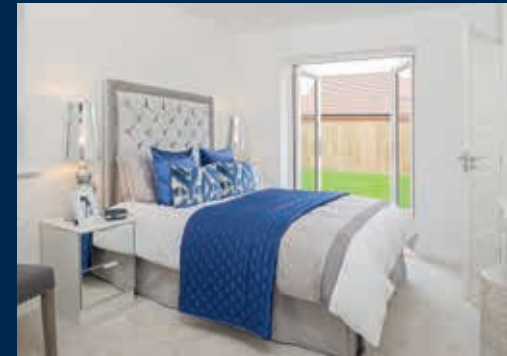


# THE BELLBROUGHTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



A well-planned three bedroom bungalow with an airy feel and filled with light throughout. There's an open plan kitchen, dining and lounge area with a glazed bay opening onto the garden. The en suite

master bedroom also has French doors onto the garden. Continuing around this home you'll find a further double bedroom, single bedroom, family bathroom and plenty of storage throughout.



DAVID WILSON HOMES

WHERE QUALITY LIVES

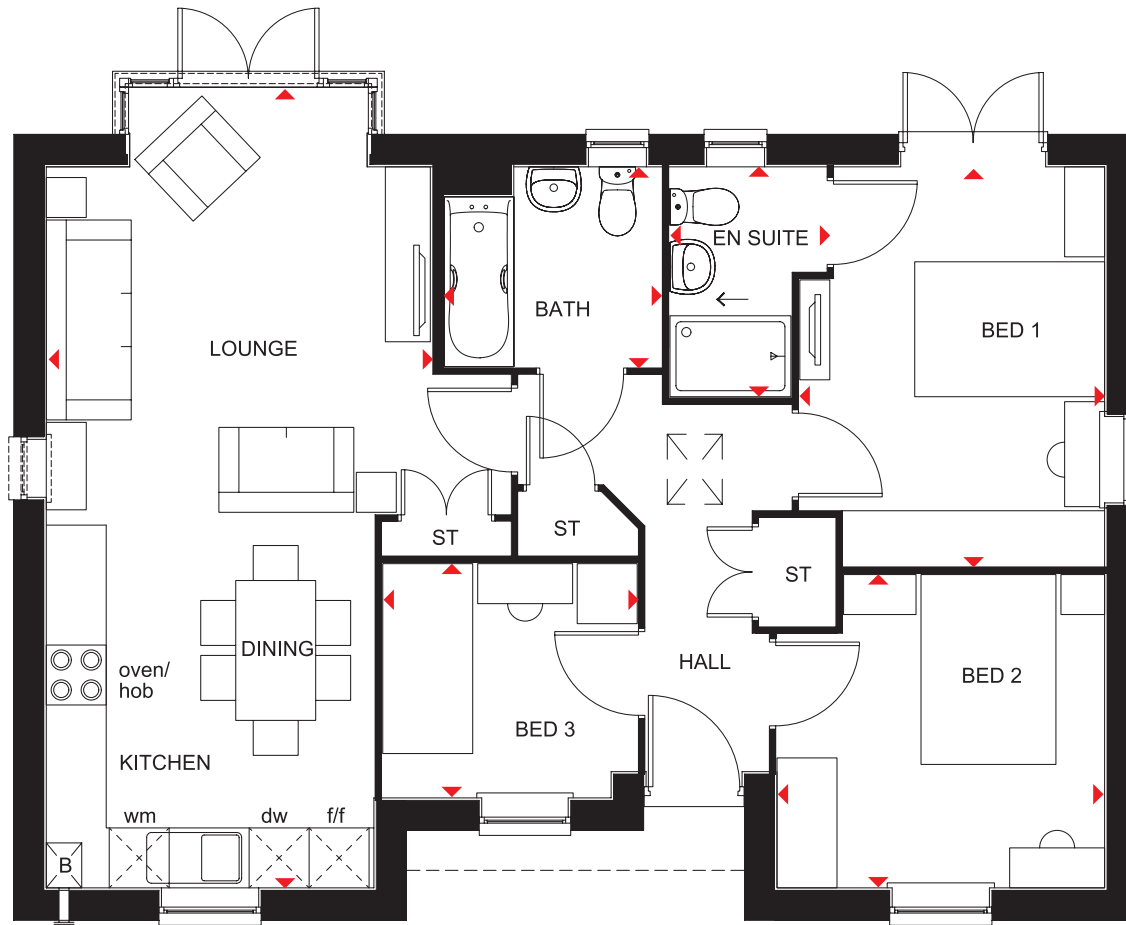


# THE BELLBROUGHTON

THREE BEDROOM HOME

## Key

B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◀▶	Dimension location



## Ground Floor

Kitchen/Dining/Lounge	7265 x 4679 mm	23'10" x 15'4"
Bedroom 1	4157 x 3063 mm	13'7" x 10'0"
En suite	2338 x 1586 mm	7'8" x 5'2"
Bedroom 2	3303 x 3148 mm	10'10" x 10'3"
Bedroom 3	2559 x 2344 mm	8'4" x 7'8"
Bathroom	2200 x 2038 mm	7'2" x 6'8"

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# THE BUCKFASTLEIGH

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



As soon as you enter this three bedroom bungalow, you can feel that it's airy and filled with light throughout. There's a spacious lounge with bay window at the front of the house. The open plan kitchen has a dining area, utility space and a glazed bay

to the garden. At the back of the house you'll find an en suite master bedroom also with French doors to the garden. A further double bedroom with bay window, a single bedroom, family bathroom and some handy storage complete this home.



DAVID WILSON HOMES

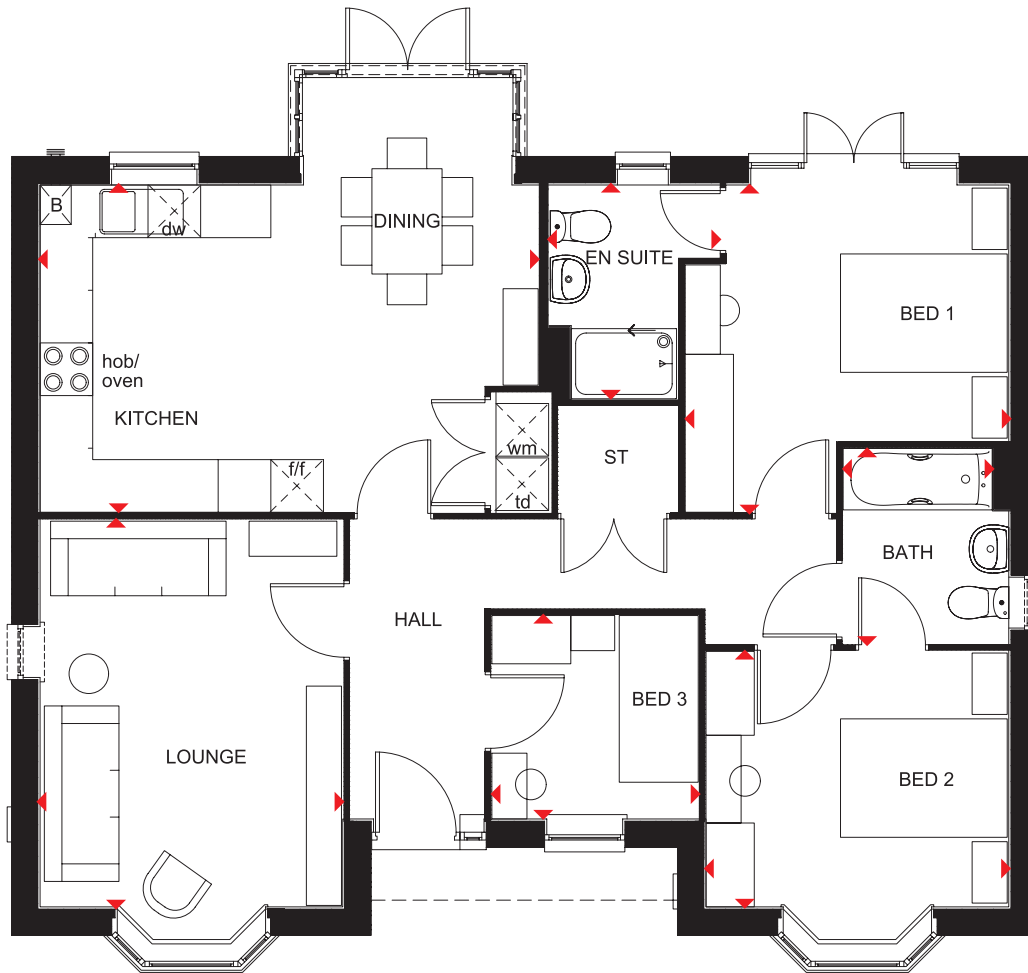
WHERE QUALITY LIVES

# THE BUCKFASTLEIGH

THREE BEDROOM HOME

## Key

B	Boiler	wm	Washing machine space	◀▶	Dimension location
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



### Ground Floor

Kitchen/Dining	5715 x 4955 mm	18'9" x 16'3"
Lounge	4794 x 3488 mm	15'8" x 11'5"
Bedroom 1	3934 x 3725 mm	12'10" x 12'2"
En suite	2475 x 1962 mm	8'1" x 6'5"
Bedroom 2	3500 x 3297 mm	11'5" x 10'9"
Bedroom 3	2378 x 2332 mm	7'9" x 7'7"
Bathroom	2250 x 1900 mm	7'4" x 6'2"

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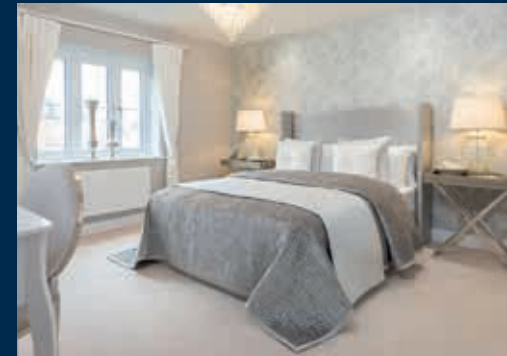


# THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Holden is a beautiful four bedroom home. The spacious kitchen includes a dining area and glass bay with French doors leading to your garden. The bay fronted lounge is perfect for relaxing in and the

study provides a handy work space. Upstairs you will find three double bedrooms, the master with en suite, and a single bedroom.



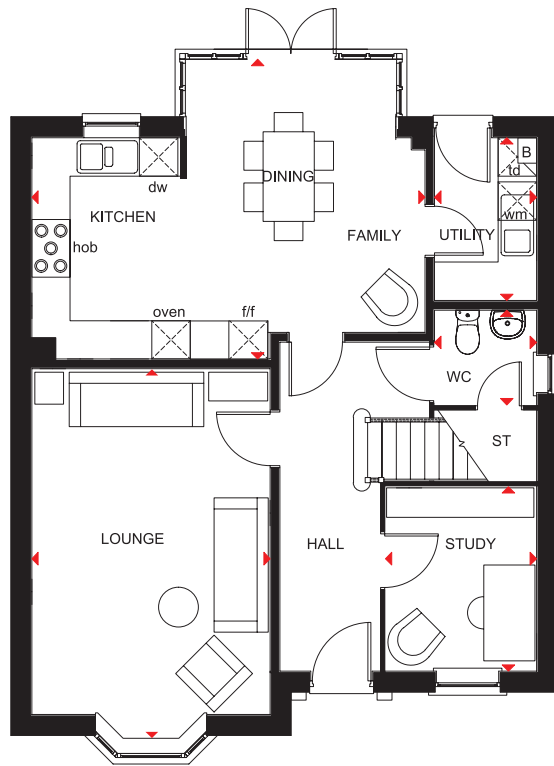
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM HOME

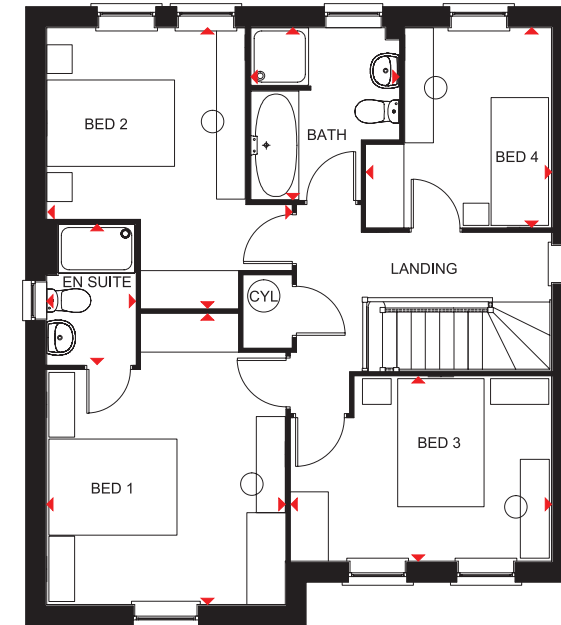
## Key

B Boiler	f/f Fridge/freezer space	td Tumble dryer space
ST Store	wm Washing machine space	◀▶ Dimension location
CYL Cylinder	dw Dishwasher space	



### Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'2"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2899 x 2374 mm	9'6" x 7'9"
Utility	2696 x 1593 mm	8'10" x 5'2"
WC	1606 x 1494 mm	5'3" x 4'10"



### First Floor

Bedroom 1	4557 x 3728 mm	14'11" x 12'2"
En suite	2216 x 1403 mm	7'3" x 4'7"
Bedroom 2	4347 x 3117 mm	14'3" x 10'2"
Bedroom 3	4088 x 2899 mm	13'4" x 9'6"
Bedroom 4	3133 x 2906 mm	10'3" x 9'6"
Bathroom	2702 x 2342 mm	8'10" x 7'8"

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# THE CORNELL

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This modern four bedroom home makes great use of space and light. On the ground floor you will find a large open plan kitchen with French doors to the garden and separate utility. The dual aspect lounge

with feature bay window is a perfect place to relax. Upstairs there an en suite master bedroom, two further double bedrooms, a single bedroom and a family bathroom.



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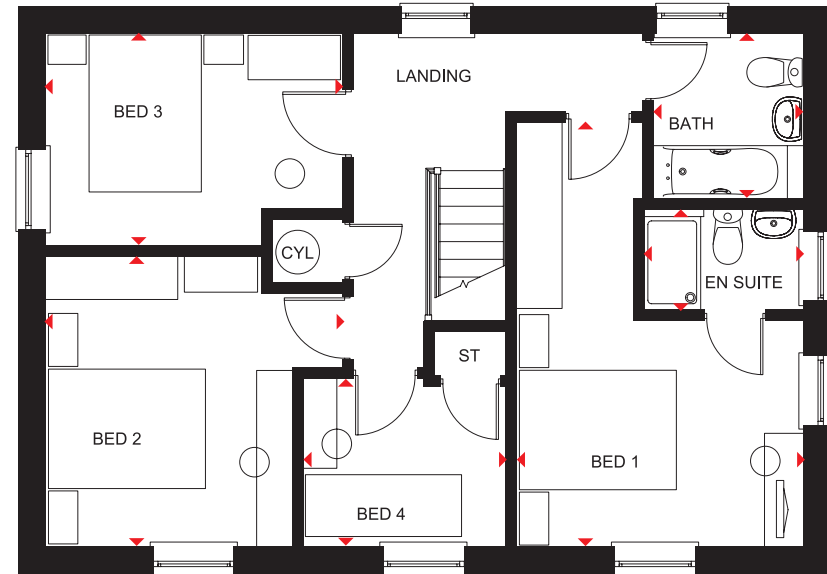
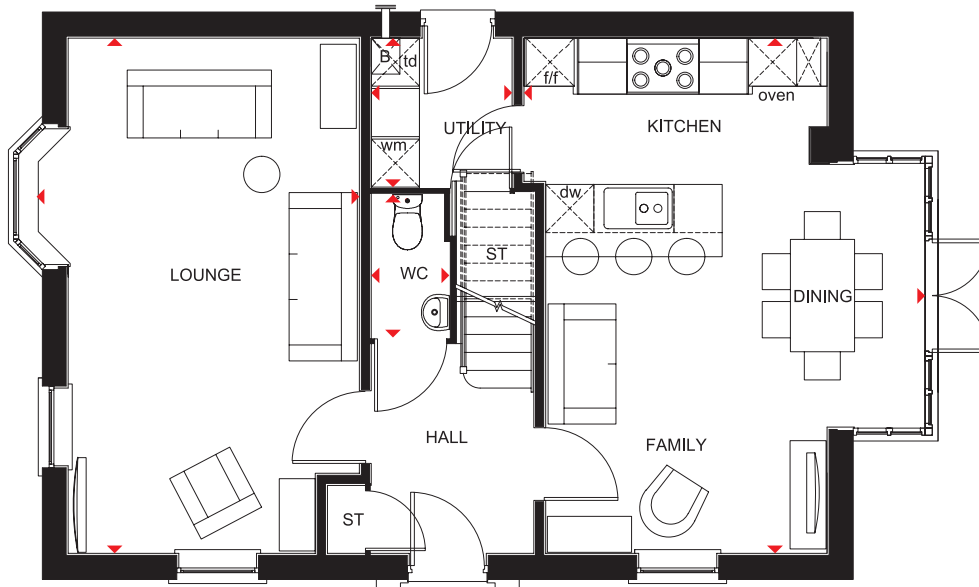
WHERE QUALITY LIVES

# THE CORNELL

FOUR BEDROOM HOME

## Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

Kitchen/Dining/Family	6427 x 5005 mm	21'1" x 16'5"
Utility	1860 x 1754 mm	6'1" x 5'9"
Lounge	6427 x 4005 mm	21'1" x 13'1"
WC	1812 x 984 mm	5'11" x 3'2"

### First Floor

Bedroom 1	5401 x 3550 mm	17'8" x 11'7"
En Suite	2048 x 1350 mm	6'8" x 4'5"
Bedroom 2	3781 x 3691 mm	12'4" x 12'1"
Bedroom 3	3780 x 2676 mm	12'4" x 8'9"
Bedroom 4	2606 x 2153 mm	8'6" x 7'0"
Bathroom	2075 x 1888 mm	6'9" x 6'2"

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# THE MILLFORD

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Millford is a spacious four bedroom detached home. The bay fronted window in the lounge and the glazed bay to the garden in the open plan kitchen with dining area fill this home with light. A family area in the kitchen increase flexibility for

living and entertaining, and the separate utility room adds practicality. The ground floor has an integral garage for added security. Upstairs you'll find an en suite master bedroom, three further double bedrooms and a family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

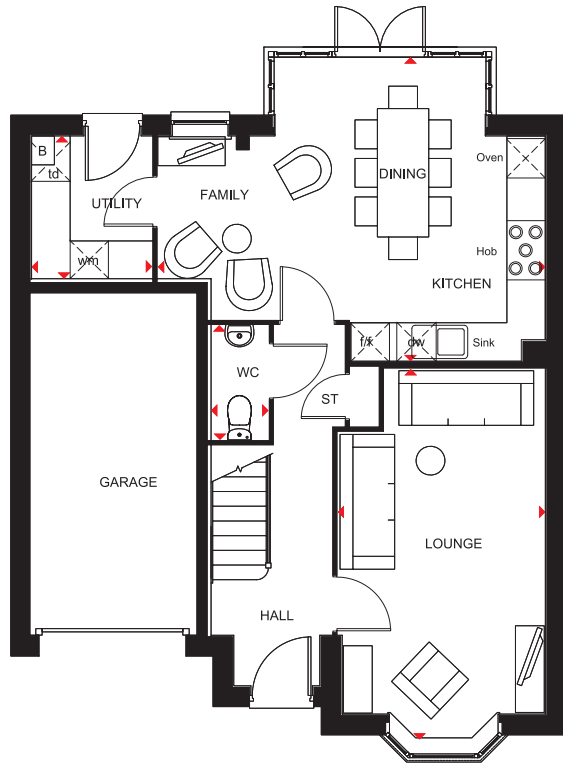


# THE MILLFORD

FOUR BEDROOM HOME

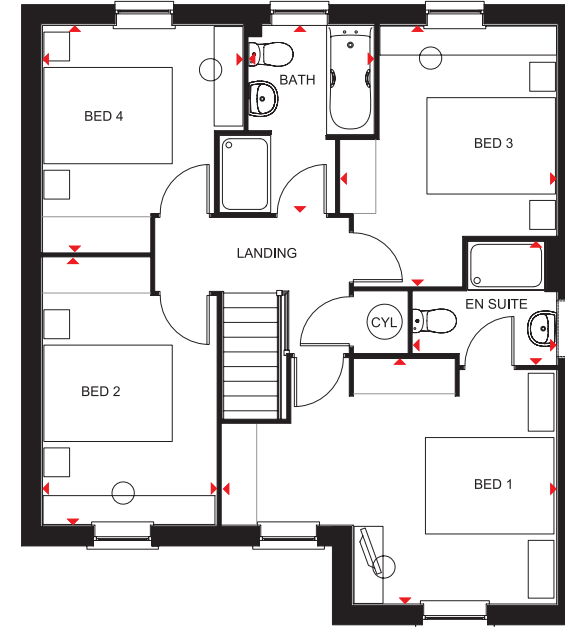
## Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

Kitchen/Dining/Family	6050 x 4748 mm	19'10" x 15'6"
Utility	2225 x 1890 mm	7'3" x 6'2"
Lounge	5760 x 3248 mm	18'10" x 10'7"
WC	1812 x 908 mm	5'11" x 2'11"



### First Floor

Bedroom 1	5190 x 3835 mm	17'0" x 12'6"
En suite	2249 x 1949 mm	7'4" x 6'4"
Bedroom 2	4174 x 2719 mm	13'8" x 8'11"
Bedroom 3	4069 x 3378 mm	13'4" x 11'0"
Bedroom 4	3540 x 3139 mm	11'7" x 10'3"
Bathroom	2926 x 1977 mm	9'7" x 6'5"

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# THE LAYTON

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Layton is a beautiful four bedroom detached home with an open plan kitchen with dining area and separate utility. Downstairs also has a large lounge with French doors to the garden as well as

a study. Upstairs, you will find an en suite master bedroom, three further double bedrooms and a family bathroom.



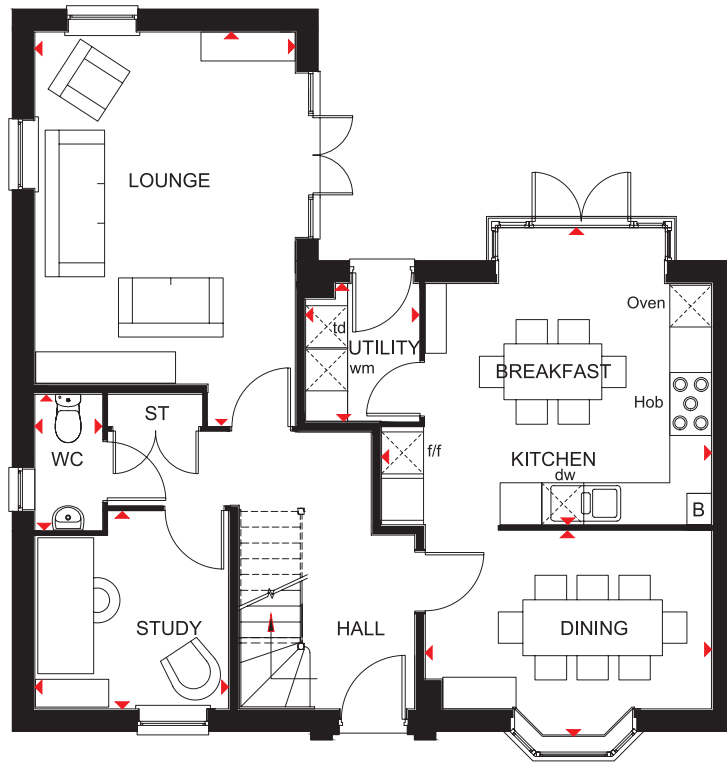
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE LAYTON

FOUR BEDROOM HOME

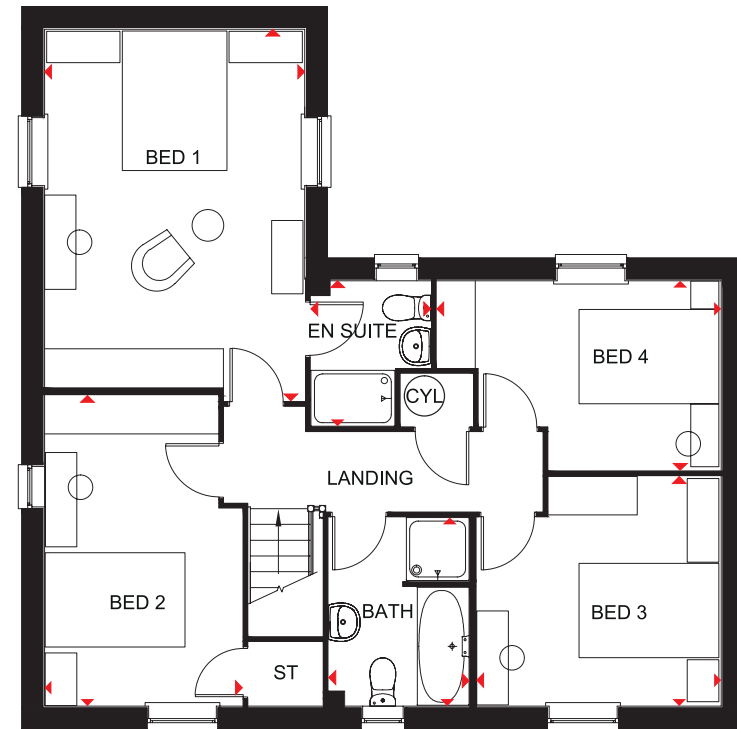
## Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

Lounge	5649 x 3918 mm	18'6" x 12'10"
Kitchen/Breakfast	4725 x 4268 mm	15'6" x 14'0"
Dining	4100 x 2391 mm	13'5" x 9'7"
Study	2839 x 2772 mm	9'3" x 9'1"
Utility	2126 x 1637 mm	6'11" x 5'4"
WC	1956 x 974 mm	6'5" x 3'2"



### First Floor

Bedroom 1	5137 x 3727 mm	16'10" x 12'2"
En suite	2098 x 1741 mm	6'10" x 5'8"
Bedroom 2	4459 x 2846 mm	14'7" x 9'4"
Bedroom 3	3480 x 3299 mm	11'5" x 10'9"
Bedroom 4	4083 x 2729 mm	13'4" x 8'11"
Bathroom	2702 x 2036 mm	8'10" x 6'8"

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# THE CHELWORTH

FOUR BEDROOM HOME



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This spacious four bedroom home starts with an impressive entrance hall leading to an airy lounge and a large open plan kitchen with separate utility. A separate dining room and a study complete the

ground floor. Upstairs you will find a large en suite master bedroom and three further double bedrooms. A family bathroom with separate bath and shower completes this home.



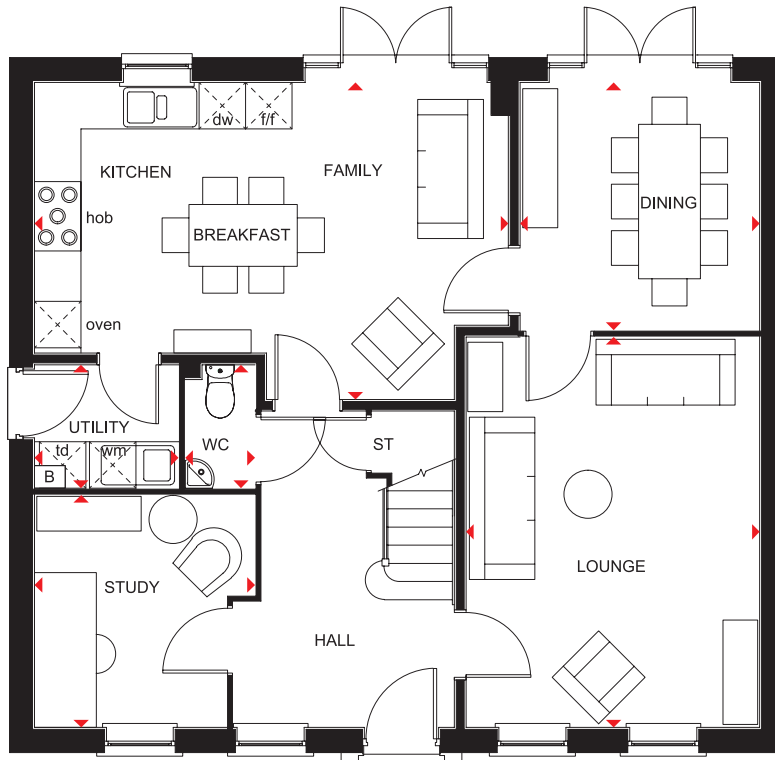
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WHERE QUALITY LIVES

# THE CHELWORTH

FOUR BEDROOM HOME

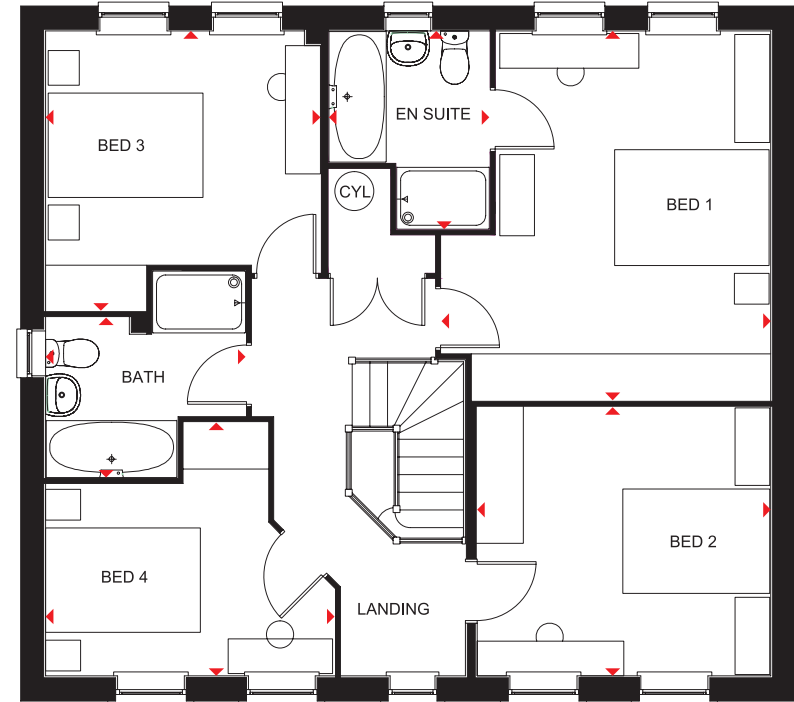
## Key

B Boiler	f/f Fridge/freezer space	td Tumble dryer space
ST Store	wm Washing machine space	◀▶ Dimension location
CYL Cylinder	dw Dishwasher space	



### Ground Floor

Lounge	5065 x 3800 mm	16'7" x 12'5"
Kitchen/Family/Breakfast	6130 x 4291 mm	20'1" x 14'0"
Dining	3405 x 3100 mm	11'2" x 10'2"
Study	3006 x 2850 mm	9'10" x 9'4"
Utility	1874 x 1608 mm	6'1" x 5'3"
WC	1608 x 913 mm	5'3" x 2'11"



### First Floor

Bedroom 1	4788 x 4274 mm	15'8" x 14'0"
En suite	2574 x 2090 mm	8'5" x 6'10"
Bedroom 2	3813 x 3491 mm	12'6" x 11'5"
Bedroom 3	3597 x 3629 mm	11'8" x 11'10"
Bedroom 4	3749 x 3290 mm	12'3" x 10'9"
Bathroom	2597 x 2672 mm	8'6" x 8'9"

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# THE MANNING

FIVE BEDROOM HOME



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This large five bedroom home has plenty of space. Downstairs you will find an open plan kitchen with separate utility and glazed bay to the garden. There's also a lounge with French doors, separate

dining room with bay window and a study. Upstairs you will find four double bedrooms, two with an en suite, a single bedroom and a family bathroom.



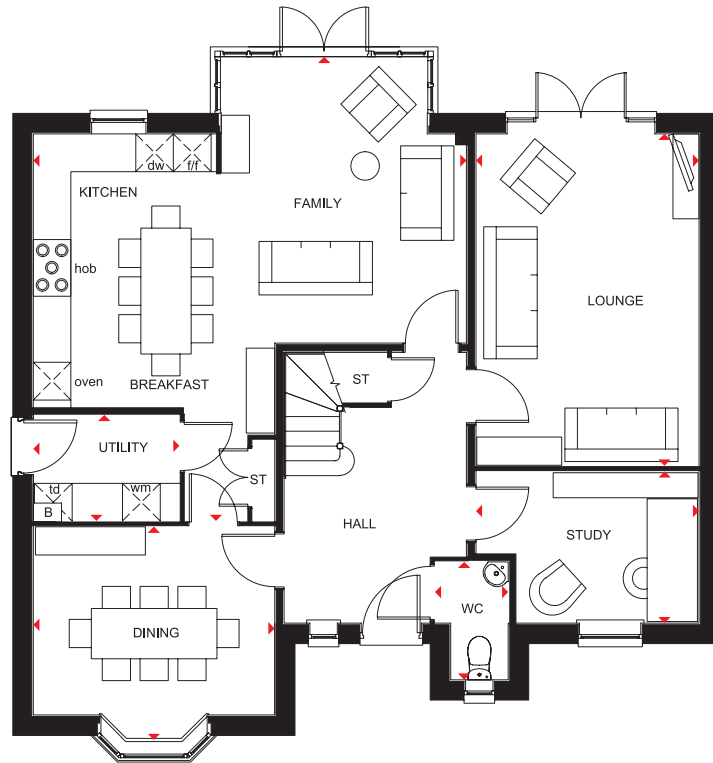
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WHERE QUALITY LIVES

# THE MANNING

FIVE BEDROOM HOME

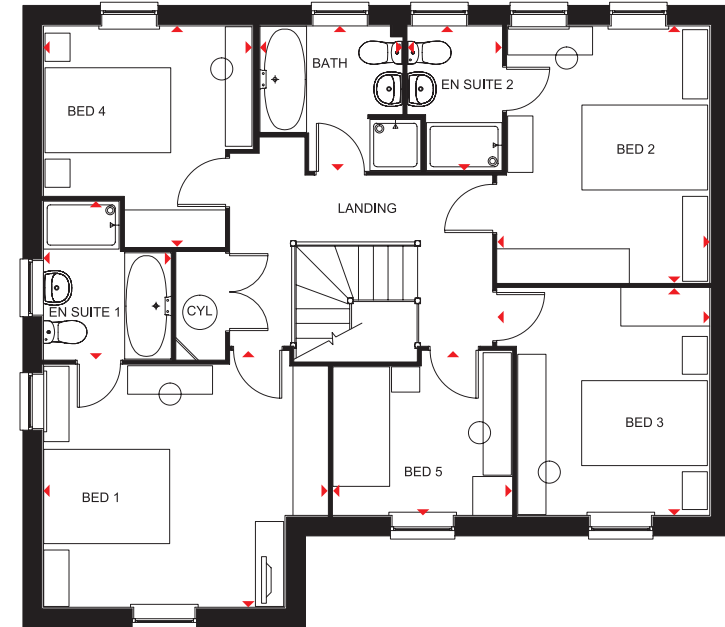
## Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

Kitchen/Breakfast/Family	7393 x 6890 mm	24'3" x 22'7"
Utility	2489 x 1688 mm	8'1" x 5'6"
Lounge	5462 x 3550 mm	17'11" x 11'7"
WC	1875 x 1178 mm	6'1" x 3'10"
Study	3550 x 2426 mm	11'7" x 7'11"
Dining	3840 x 3381 mm	12'7" x 11'1"



### First Floor

Bedroom 1	4524 x 4086 mm	14'10" x 13'4"
En suite 1	2540 x 2040 mm	8'4" x 6'8"
Bedroom 2	4092 x 3388 mm	13'5" x 11'1"
En suite 2	2309 x 1523 mm	7'6" x 4'11"
Bedroom 3	3623 x 3388 mm	11'10" x 11'1"
Bedroom 4	3523 x 3334 mm	11'6" x 10'11"
Bedroom 5	2866 x 2624 mm	9'4" x 8'7"
Bath room	2309 x 2286 mm	7'6" x 7'6"

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# YOUR BEAUTIFUL

— NEW HOME COMES WITH PEACE OF MIND —

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\*\* as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

## WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

## WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



\*\*“We” and “us” refer to the Barratt Developments PLC Group brands. \*\*First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.



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