



# PRIMROSE MEADOWS

BRADWORTHY

A COLLECTION OF  
2, 3 & 4 BEDROOM HOMES



ALLISON  
HOMES





ALL ABOUT  
A SPECIAL PLACE  
TO MAKE  
YOUR OWN  
LIFE BEGINS AT PRIMROSE MEADOWS



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Set in some of Devon's most beautiful countryside, the close-knit village of Bradworthy offers the very best of country living.

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Within close proximity to the breath-taking Hartland Devon Heritage Coast, Bradworthy is a picturesque and welcoming village offering an exceptional quality and pace of life. Near to the popular market town of Bideford and within driving distance of Exeter, this is a place that offers you the best of rural living close to excellent amenities.

Primrose Meadows is a brand-new and exclusive collection of just 38 properties, made up of 2, 3 and 4 bedroom homes. Built in a traditional style from high-quality materials, these homes combine craftsmanship with modern convenience.

Set in carefully landscaped surroundings and adjacent to open countryside, offering you a rare opportunity to begin a new life in one of England's most delightful beauty spots.







# ALL ABOUT AN ENVIABLE QUALITY OF LIFE

Experience the very best of village living in this close-knit, Devon community.

Bradworthy is a charming village with a rich history. At its centre is the village square – the largest in the West Country – which has been in existence for over a thousand years. Here you'll find the charming medieval church of St John the Baptist, which still retains its 13th-century font. Next door you'll get a warm welcome at the Bradworthy Inn, a coaching inn that dates back to the 1500's. Today it has a popular restaurant, serving inspired meals created from fresh local produce and ingredients. Other facilities in the village include a post office, general store and a GP surgery. There's also a new butcher, Hoof to Block, that sources its meat only from small, local farms that have the highest welfare standards.

If you have young children, Bradworthy Primary Academy has a caring ethos and is rated 'Good' by Ofsted. The community also boasts the Bradworthy Hall & Leisure Venue, which is used by many local groups. It's also home to a social club which has its own skittle alley. The local football team, Bradworthy FC (known as 'The Horniwinks') plays in the North Devon Football League, while Bradworthy Bowling Club can be found on the outskirts of the village. Every August, the Bradworthy Carnival takes place, with a colourful procession and a whole host of events, ranging from street entertainment to a beer festival. It's a great opportunity to get to know your new neighbours!



BRADWORTHY INN  
0.2 MILES



BRADWORTHY SOCIAL CLUB  
0.2 MILES



BRADWORTHY PRIMARY ACADEMY  
0.3 MILES



THE SQUARE  
0.3 MILES





# ALL ABOUT THE TOWNS, COAST AND COUNTRY

Enjoy vibrant towns, beautiful coastlines and stunning countryside.

Bradworthy is only a short distance from two of North Devon's finest towns, Holsworthy and Bideford. Holsworthy, only eight miles away, is a pretty market town with lots of independent shops, plus some excellent inns and tea rooms. It also has a library and a fascinating museum, which you can find in a charming 17th-century manor house. Each year, the popular St. Peter's Fair takes place in July and is opened by a town crier reading King James I's charter which first granted the fair in 1614.

Bideford, ten miles to the north, is a popular and historic town on the estuary of the River Torridge. It was once Britain's third largest port, but today it's home to some great pubs, restaurants and music venues. The Pannier Market is housed in a permanent building, where you'll find over 30 resident businesses and – twice weekly – many stalls in the market hall. If you like a bargain, Affinity Devon Outlet Shopping offers discounted fashion and lifestyle brands from over 25 stores, ranging from the Crew Clothing Company and Saltrock through to Next and Bonmarché.

Bideford is also part of the Hartland Heritage Coast, a 60-mile-long stretch of rugged cliffs holding back the Atlantic Ocean. Here you'll find the picture-postcard village of Clovelly, an ancient village perched on a 400ft cliff. With no vehicular access, goods are transported up and down the steep cobbled streets using sledges.

Very close to your new home, you'll find the Tamar Lakes. Just a 12-minute drive away, this picturesque area is popular with walkers, runners, sailors, bird watchers and anglers. There's an excellent activity centre and bike hire is available to fully explore the lakes and surrounding countryside.



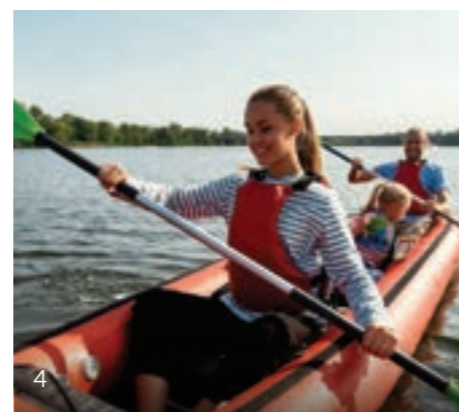
1



2



3



4



Bideford is part of the Hartland Heritage Coast, a 60-mile-long stretch of rugged cliffs holding back the Atlantic Ocean.



- 1. Bideford
- 2. Affinity Devon Outlet Shopping
- 3. Clovelly
- 4. Tamar Lakes



# SITE PLAN



**The Blossom**  
Two bedroom home  
Homes 18, 19 & 20



**The Tulip**  
Two bedroom home  
Homes 30, 31 & 32



**The Daisy**  
Two bedroom home  
Homes 14, 24 & 34



**The Larkspur**  
Three bedroom home  
Homes 6, 7, 9, 10, 11, 15, 25,  
33, 36, 37 & 38



**The Azalea**  
Four bedroom home  
Homes 12 & 35



**The Rose**  
Four bedroom home  
Homes 1 & 16



**The Gardenia**  
Four bedroom home  
Homes 13, 17, & 23



- LAP Local area of Play
- Shared
- Rented

Every care has been taken to ensure the accuracy of these particulars, but the contents shall not form part of any contract and the vendors reserve the right to alter specification and/or delay without notice. The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments or local authority street lighting. Landscaping shown is for illustration purposes only and is subject to change. Footpaths subject to change. Purchasers are advised to check with our Sales Executives on the home of their choice. The site details and individual house types are subject to planning variation.



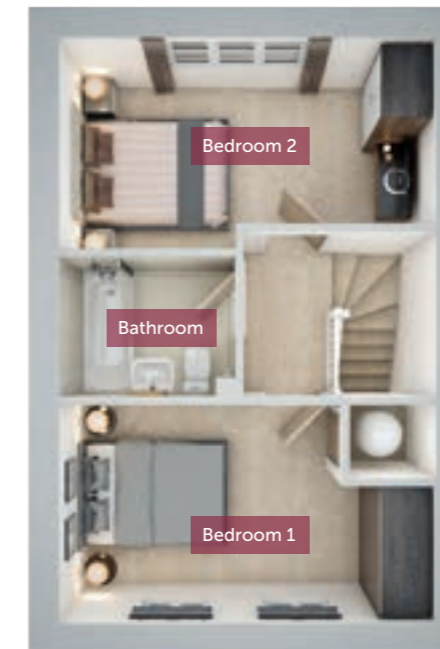


# THE BLOSSOM

## HOMES 18, 19 & 20

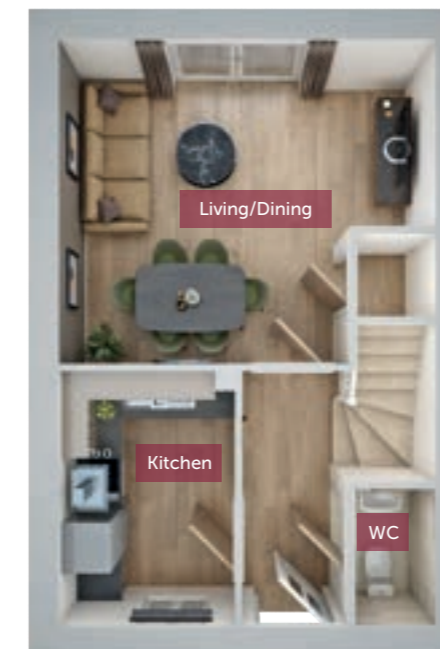
Two bedroom home

This well-proportioned, two-bedroom home provides an excellent opportunity to right-size to a manageable home or take that all-important first step onto the property ladder. The ground floor provides an independent kitchen, whilst the living and dining space sits to the rear of the property and leads onto the patio of the enclosed rear garden through French doors. The ground floor is finished with a cloakroom and storage cupboard. Upstairs, the two uncompromising double bedrooms utilise all the available space, whilst the central family bathroom sits at the top of the stairs and completes the first floor. The Blossom benefits from two dedicated parking spaces.



<b>Bedroom 1</b>	4528mm x 2538mm	14'8" x 8'3"
<b>Bedroom 2</b>	4528mm x 2628mm	14'8" x 8'6"
<b>Bathroom</b>	2125mm x 1700mm	7'0" x 5'6"

FIRST FLOOR



<b>Living/Dining</b>	4527mm x 3896mm	14'8" x 12'8"
<b>Kitchen</b>	3064mm x 2125mm	10'0" x 7'0"

GROUND FLOOR

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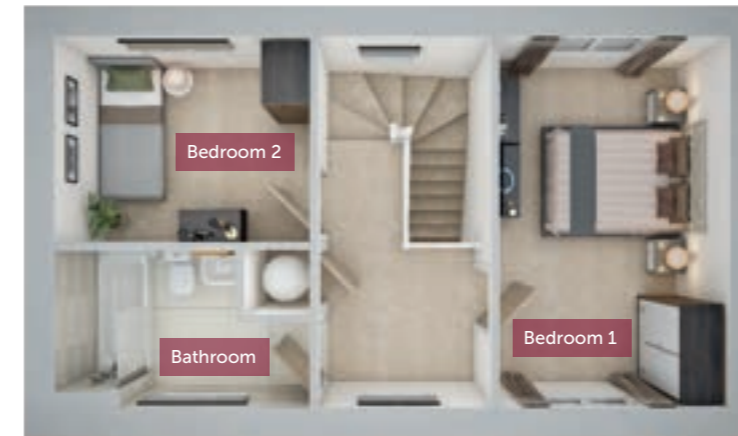


# THE TULIP

## HOMES 30, 31 & 32

Two bedroom home

The Tulip terraced home sits proud against its peers as a double fronted home and welcomes you into a central hallway. A dual aspect living room fills one side of the home, with spacious kitchen diner housing the other side, both bathe in natural light due to the French doors that lead onto the enclosed rear garden. A cloakroom completes the ground floor layout. The winder staircase leads to a good-sized landing, two bedrooms and family bathroom. The Master bedroom is also a bright dual aspect room with windows front and rear. Bedroom two offers a further well-proportioned double bedroom sitting to the rear of the home. Outside, the Tulip has two dedicated parking spaces.



<b>Bedroom 1</b>	4465mm x 2770mm	14'6" x 9'1"
<b>Bedroom 2</b>	3070mm x 2479mm	10'1" x 8'1"
<b>Bathroom</b>	3070mm x 1917mm	10'1" x 6'3"

FIRST FLOOR



<b>Living Room</b>	4465mm x 3013mm	14'6" x 9'9"
<b>Kitchen/Dining</b>	4465mm x 2750mm	14'6" x 9'0"

GROUND FLOOR

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# THE DAISY

## HOMES 14, 24 & 34

Two bedroom home

Single storey living provides space and light to all rooms of The Daisy bungalow, with twin French doors at the rear of the property leading out to the rear enclosed garden from both the kitchen/dining area and independent living room. Two bathrooms provide the best of both worlds in this home, whilst the master bedroom en suite provides easy access to a shower cubicle, the family bathroom benefits from a bath creating the perfect place to relax and unwind. Both bedrooms are generously sized in The Daisy and sit at the front of the property. A single garage and dedicated parking complete this home.



Living Room	4161mm x 3710mm	13'6" x 12'2"
Kitchen/Dining	3754mm x 2753mm	12'3" x 9'0"
Bedroom 1	3812mm x 3565mm	12'5" x 11'7"
En Suite	3027mm x 1200mm	9'9" x 3'9"
Bedroom 2	3071mm x 2984mm	10'1" x 9'8"
Bathroom	2223mm x 1968mm	7'3" x 6'5"

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# THE LARKSPUR

HOMES 6, 7, 9, 10, 11, 15, 25, 33, 36, 37 & 38

Three bedroom home

The Larkspur is a spacious three-bedroom home, offering modern family living. The light-filled living room is a calming space to relax in, while the open-plan kitchen with dining area features French doors opening out to an enclosed rear garden, making this the hub of the home.

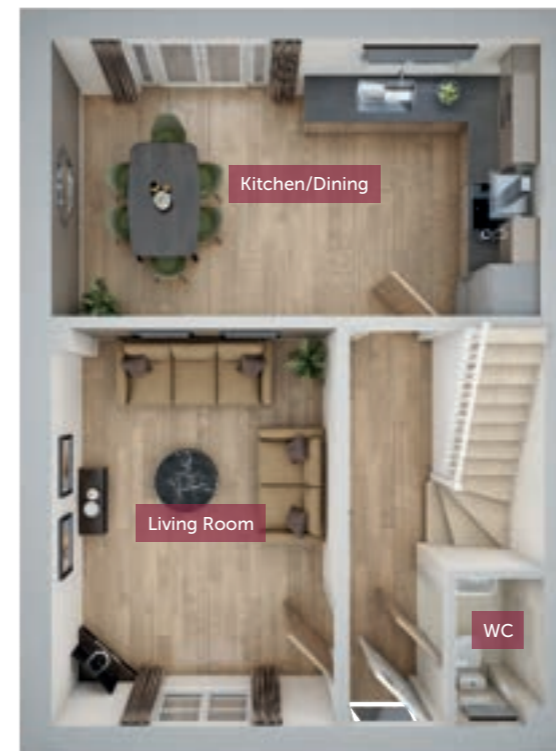
A handy cloakroom sits off the hallway and completes the footprint. Upstairs, three bedrooms offer a sanctuary for family members to make their own or can be utilised to suit lifestyle needs.

The master bedroom offers an en suite with shower cubicle and the main family bathroom is home to a bath, making it a space to relax and unwind. Outside, the driveway provides off street parking and the home is completed by a single garage\*.



<b>Bedroom 1</b>	3582mm x 3067mm	11'7" x 10'1"
<b>En Suite</b>	2625mm x 1500mm	8'6" x 4'9"
<b>Bedroom 2</b>	3900mm x 3582mm	12'8" x 11'7"
<b>Bedroom 3</b>	2603mm x 2197mm	8'5" x 7'2"
<b>Bathroom</b>	2027mm x 1722mm	6'6" x 5'6"

FIRST FLOOR



<b>Kitchen/Dining</b>	5702mm x 3200mm	18'7" x 10'5"
<b>Living Room</b>	4602mm x 3300mm	15'1" x 10'8"

GROUND FLOOR

\*Plots 6, 7, 9, 10 and 37 have two parking spaces rather than a single garage and plot 38 has a double garage.

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# THE AZALEA HOMES 12 & 35

Four bedroom home

The Azalea is a beautifully designed home that demonstrates design quality with spacious living. The open plan, 'L' shaped living and dining area dominates the rear of this beautiful property, and bathes in natural light through dual French doors, creating the perfect setting to entertain family and friends. An angled wall leads through into the impressive kitchen and separate utility, with access through to the rear garden. The cloakroom, located off the hallway completes the footprint of this home. Whilst the ground floor of The Azalea really is the heart of this home, the first floor brings tranquillity with four good sized bedrooms and family bathroom. The master bedroom hosts a generous en-suite located within the bay of the property, designed with both practicality and style in mind. This family home is finished with a single garage and driveway.



FIRST FLOOR

* Bedroom 1	4060mm x 3551mm	13'3" x 11'6"
En Suite	2215mm x 1509mm	7'3" x 4'9"
Bedroom 2	3551mm x 3447mm	11'6" x 11'3"
Bedroom 3	3284mm x 2733mm	10'8" x 9'0"
Bedroom 4	3045mm x 2733mm	10'0" x 9'0"
* Bathroom	2089mm x 1700mm	6'8" x 5'6"



GROUND FLOOR

* Living Room	6377mm x 3390mm	20'9" x 11'1"
Dining	3325mm x 2715mm	10'9" x 8'9"
Kitchen	4333mm x 2943mm	14'2" x 9'6"
Utility	1952mm x 1612mm	6'4" x 5'3"

\*Window to Home 35 only. All images used are for illustrative purpose only. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.





# THE ROSE HOMES 1 & 16

Four bedroom home

You will notice the similarities between this stunning home and that of the Azalea. Although near identical in external design, the difference between the two becomes apparent when looking at the ground floor layout. The Rose is well proportioned with the kitchen/dining area and living room spanning each side of the entrance hallway, both bathing in natural light through their dual aspect design. Furthermore, the kitchen/diner leads onto the enclosed garden through French doors, creating the perfect setting to entertain family and friends, whilst the separate utility helps create clutter-free living. A cloakroom completes the footprint. The first-floor layout matches that of the Rose, with four good sized bedrooms, master en suite and family bathroom. This family home is finished with a double garage and a parking provision for two cars.



<b>Bedroom 1</b>	4060mm x 3551mm	13'3" x 11'6"
<b>En Suite</b>	2215mm x 1579mm	7'3" x 5'2"
<b>Bedroom 2</b>	3551mm x 3447mm	11'6" x 11'3"
<b>Bedroom 3</b>	3284mm x 2733mm	10'8" x 9'0"
<b>Bedroom 4</b>	3045mm x 2733mm	10'0" x 9'0"
<b>Bathroom</b>	2089mm x 1700mm	6'8" x 5'6"

FIRST FLOOR



<b>Kitchen/Dining</b>	6377mm x 3184mm	20'9" x 10'4"
<b>Living Room</b>	6378mm x 3390mm	20'9" x 11'1"
<b>Utility</b>	2715mm x 1802mm	8'9" x 5'9"

GROUND FLOOR

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# THE GARDENIA

## HOMES 13, 17 & 23

Four bedroom home

The ground floor layout of the Gardenia is made up of a sizeable kitchen/dining room featuring French doors onto the rear garden and a comfortable living room that provides the perfect setting for all the family to come together. A separate utility helps support clutter-free living and a cloakroom completes the ground floor. On the first floor the master bedroom and en-suite sit at the front of the property and provide a suite to relax and unwind. Bedrooms two and three are well-proportioned doubles while bedroom four is a generously sized single, allowing friends or family members to enjoy their own space in comfort.

The layout is finished with a family bathroom. A double garage and two parking spaces complete this home.



<b>Bedroom 1</b>	3735mm x 3489mm	12'2" x 11'4"
<b>En Suite</b>	2583mm x 1100mm	8'5" x 3'6"
<b>Bedroom 2</b>	3897mm x 2821mm	12'8" x 9'2"
<b>Bedroom 3</b>	3515mm x 2910mm	11'5" x 9'5"
<b>Bedroom 4</b>	3062mm x 2557mm	10'0" x 8'4"
<b>Bathroom</b>	2062mm x 1895mm	6'8" x 6'2"

FIRST FLOOR



<b>Kitchen/Dining</b>	7727mm x 4048mm	25'3" x 13'3"
<b>Living Room</b>	4733mm x 3678mm	15'5" x 12'1"
<b>Utility</b>	1780mm x 1629mm	5'8" x 5'3"

GROUND FLOOR

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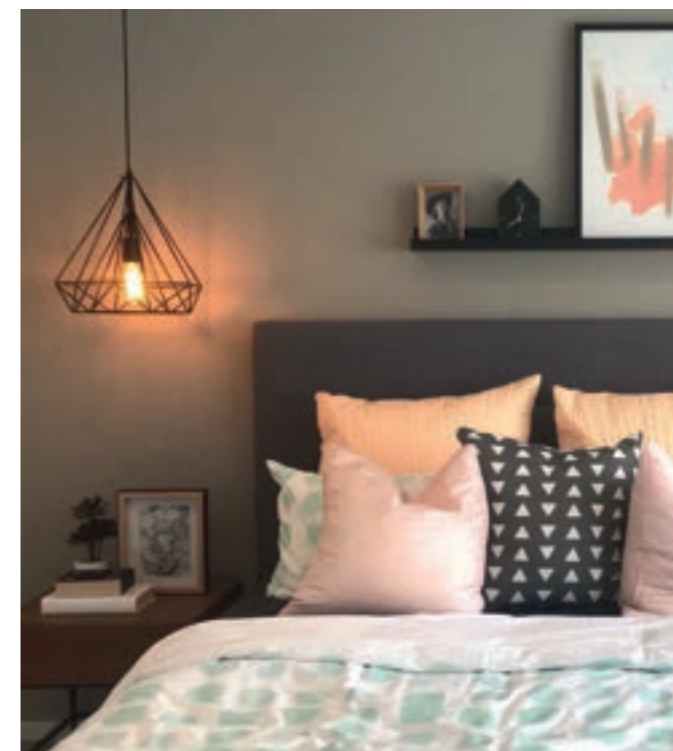


# ALL ABOUT THE QUALITY

Synonymous with the quality of design and craftsmanship associated with all Allison Homes developments, all the houses at Primrose Meadows benefit from a high standard specification.

This includes high quality contemporary kitchens with Hoover appliances, including integrated single or double oven (according to individual homes), ceramic or induction hob (according to individual homes) and chimney-style extractors.

In all houses, the bathrooms and en suites feature white sanitaryware and heated towel rails, with en suites benefiting from full height tiling to the shower area. To help reduce energy bills, all homes have been designed to comply with current and enhanced fabric specification, including air source heat pumps and thermostatic radiator valves to all habitable rooms, with white low energy LEDs to the kitchen, bathroom, en suite and cloakroom (where applicable).



Each home at Primrose Meadows has been designed to maximise light and space and, according to plot, comes equipped with a full range of integrated appliances in the kitchen and sleek bathrooms and en suites, ensuring these are homes for contemporary living in every way.





# ALL ABOUT MAKING THE CUSTOMER OUR PRIORITY

We aim to make choosing, buying, and moving to your Allison home as stress-free as possible, to deliver exemplary customer service, and keep you fully informed right through your home buying experience.



#### RESERVING YOUR NEW HOME

After completing a pre-reservation form you sign a reservation agreement. Depending on stage of construction you can choose to enhance your home from our 'JUST FOR YOU' range.

#### MEET THE TEAM

An appointment is made to meet your dedicated site manager who can answer questions on progress along the way. We also provide you with a main point of contact within our team.

#### IT'S ON ITS WAY

You'll receive an estimated completion date as well as regular updates, and while factors like weather can affect the build progress of your new Allison home, we'll always make every effort to meet our deadlines.

#### GET TO KNOW YOUR HOME INSIDE OUT

Before moving in you'll be invited to attend your new home demonstration. Don't miss this invaluable opportunity to familiarise yourself, from where everything is located to how it works!

#### OUR COMMITMENT CONTINUES

- After moving in there is a '14 Day Settling In' review where any issues that need sorting out are agreed
- Our dedicated Aftercare service team deal with any warranty aspects for two-years – in an emergency there's a dedicated telephone number in your handover pack
- On the 1st anniversary of owning your home, we contact with you to ensure that you are enjoying your new home in every way

## GOOD TO KNOW...

Your home is covered by a 10-year warranty from the NHBC, just one of the many benefits of a brand-new home.

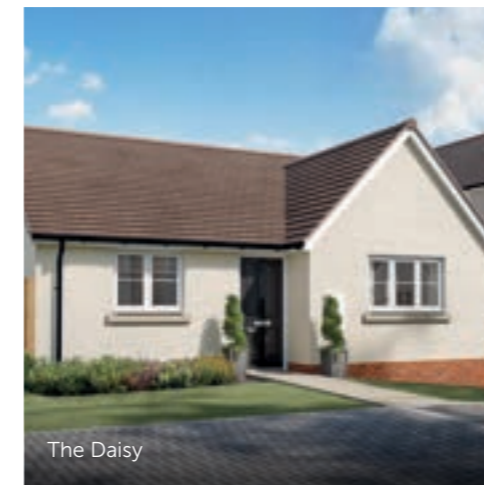




## ALL ABOUT HOMES BUILT ON SOLID VALUES



We know we are not just building houses; we are creating the most important spaces in people's lives and the places customers will love to live now and throughout the years ahead.



We have never expected more from our home than we do today, from its energy-efficiency and environmental impact, to the different roles it is asked to play in our life. What has remained constant however is the central importance of our home, a place where we re-energise and unwind, increasingly work in - and where families grow. So, at Allison Homes we know we are not just building houses; we are creating the most important spaces in people's lives and the places customers will love to live now and throughout the years ahead.

That's why we ensure an Allison home is something exceptional. Our breadth of experience meets a forward-thinking outlook, and we listen to customer feedback and benefit from the insight and passion for homes of our 200 strong team. Then we design and build the best homes we can for modern, evolving lifestyles. We look at the familiar in a new light too, from redrawing kitchen designs for flexibility to work from home, to transforming underused space like garages for multi-use whether it's for storage, an office or a gym. And we always ensure living areas are a balance between that all-important family space and private space for everyone.

Once you have chosen your home, we understand delivering it on time and to the highest quality matters. Which is why, from site managers to suppliers, we work only with those who share our values of commitment and pride in the job. These relationships with everyone involved in your home are the most important things we build - and the foundations of a home that, inside and out, you can be as proud of as we are.





# ALL ABOUT THE SPECIFICATION

The Blossom The Tulip The Daisy The Larkspur (SEMI DETACHED) The Larkspur (DETACHED) The Azalea The Rose The Gardenia

INTERNAL FIXTURES & FITTINGS								
GENERAL								
Traditional construction	✓	✓	✓	✓	✓	✓	✓	✓
NHBC 10 year warranty	✓	✓	✓	✓	✓	✓	✓	✓
KITCHEN								
Choice of kitchen unit door fronts from selected range*	✓	✓	✓	✓	✓	✓	✓	✓
Choice of laminate worktops with matching upstands from selected range*	✓	✓	✓	✓	✓	✓	✓	✓
Soft close hinges to all cupboard doors	✓	✓	✓	✓	✓	✓	✓	✓
Choice of glass splashback from selected range*	✓	✓	✓	✓	✓	✓	✓	✓
Low energy lighting	✓	✓	✓	✓	✓	✓	✓	✓
Integrated stainless steel finish single oven	✓	✓	✓	✓	✗	✗	✗	✗
Integrated stainless steel finish hob	✓	✓	✓	✓	✗	✗	✗	✗
Stainless steel chimney hood	✓	✓	✓	✓	✓	✓	✓	✓
Integrated stainless steel finish eye level double oven	✗	✗	✗	✗	✓	✓	✓	✓
Black gloss induction hob	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher	✗	✗	✗	✗	✓	✓	✓	✓
Integrated fridge freezer	✗	✗	✗	✗	✓	✓	✓	✓
Space and plumbing for washing machine	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and removable unit for future installation of dishwasher	✓	✓	✓	✓	✗	✗	✗	✗
1.5 bowl sink with monoblock mixer tap	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen upgrade options available*	✓	✓	✓	✓	✓	✓	✓	✓
BATHROOM AND EN SUITE (Where applicable)								
White Roca sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓
Contemporary mixer taps	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to bathroom and en suite (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Low energy lighting	✓	✓	✓	✓	✓	✓	✓	✓
White heated towel rail to bathroom and en suite (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Shower enclosure with rainfall head and screen to en suite (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Half height tiling behind bath - choice from standard range	✓	✓	✓	✓	✓	✓	✓	✓
Half height tiling behind basin & WC in en suite - choice from standard range	✗	✓	✓	✓	✓	✓	✓	✓
Half height tiling behind basin in bathroom - choice from standard range	✓	✓	✓	✓	✓	✓	✓	✓
Tiled splashback to basin in cloakroom - choice from standard range	✓	✓	✓	✓	✓	✓	✓	✓
Wall tiling upgrade options available (half height/full height)	✓	✓	✓	✓	✓	✓	✓	✓

The Blossom The Tulip The Daisy The Larkspur (SEMI DETACHED) The Larkspur (DETACHED) The Azalea The Rose The Gardenia

HEATING AND INSULATION								
Air Source Heat Pump	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic radiator valves to most radiators	✓	✓	✓	✓	✓	✓	✓	✓
Smart meters as standard	✓	✓	✓	✓	✓	✓	✓	✓
400mm mineral wool insulation to roof space	✓	✓	✓	✓	✓	✓	✓	✓
Enhanced ground floor insulation	✓	✓	✓	✓	✓	✓	✓	✓
ELECTRICAL INSTALLATION								
TV & telephone points to living room and bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired smoke detectors fitted to Building Regulation standards	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired carbon monoxide detector fitted	✓	✓	✓	✓	✓	✓	✓	✓
Fibre internet for high speed connectivity	✓	✓	✓	✓	✓	✓	✓	✓
Electrical installation upgrade options available*	✓	✓	✓	✓	✓	✓	✓	✓
DECORATIVE FINISHES								
Single colour (white) matt emulsion wall colour throughout	✓	✓	✓	✓	✓	✓	✓	✓
Smooth ceilings throughout	✓	✓	✓	✓	✓	✓	✓	✓
Internal joinery painted satin white	✓	✓	✓	✓	✓	✓	✓	✓
JOINERY								
Double glazed uPVC windows throughout, white handles, enhanced U-value in accordance with Part L	✓	✓	✓	✓	✓	✓	✓	✓
GRP external doors with chrome lever furniture	✓	✓	✓	✓	✓	✓	✓	✓
Chrome contemporary lever on rose door furniture	✓	✓	✓	✓	✓	✓	✓	✓
Smooth white 5 vertical panel internal doors	✓	✓	✓	✓	✓	✓	✓	✓
FLOOR FINISHES								
Range of carpets and flooring available as upgrade option*	✓	✓	✓	✓	✓	✓	✓	✓
EXTERNAL FIXTURES & FITTINGS								
Front exterior PIR light fitting provided	✓	✓	✓	✓	✓	✓	✓	✓
Wiring & bell push to front door	✓	✓	✓	✓	✓	✓	✓	✓
Front garden turfing and planting to approved landscape scheme	✓	✓	✓	✓	✓	✓	✓	✓
Paths, patios and fencing to approved layout	✓	✓	✓	✓	✓	✓	✓	✓
Power & lighting to garage where within curtilage (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
External tap	✓	✓	✓	✓	✓	✓	✓	✓

\*Subject to build stage. These particulars shall not form any contract and Allison Homes reserve the right to alter specification and/or design without notice. Purchasers are advised to check with our Sales Executives on the plot of their choice.





# ALL ABOUT BEING WELL PLACED TO EXPLORE AND TRAVEL

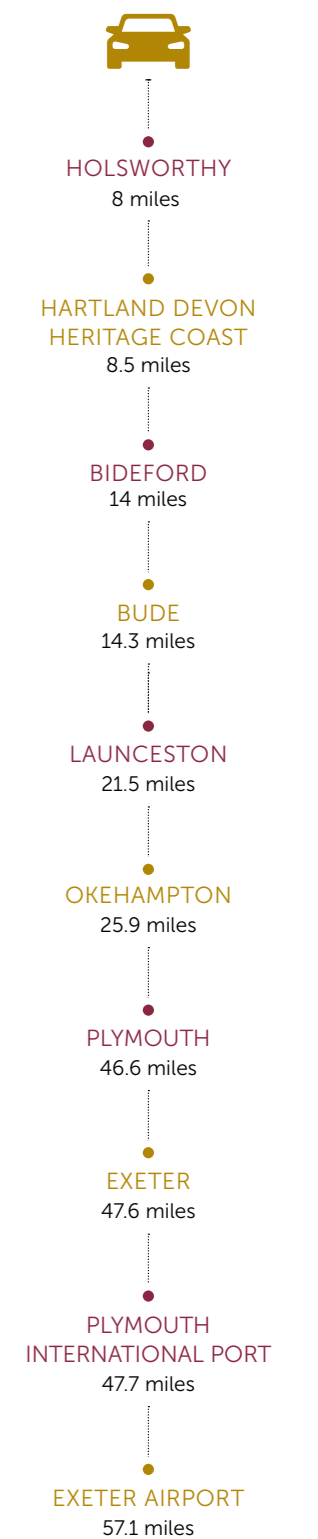
Bradworthy offers excellent road links across the region as it sits just 5.5 miles from the A39, joining at Kilkhampton, known as the 'Atlantic Highway' which connects Falmouth with Bath and adjoins the A361 'North Devon Link Road' leading to further links via the M5 motorway.

More locally, public transport provides bus routes to Bideford Quay and Barnstaple via the Stagecoach 372 service and for onward travel to Exeter, Devon's capital City, trains run every hour from Barnstaple via the 'Tarka Line'.

For those wanting to view the beautiful North Devon countryside by bike or foot, The Tarka Trail is the perfect day out. It's one of the country's longest continuous traffic free walking and cycling paths and is ideal for families. Dartmoor National Park is also only 30 miles away and is another great option for all year-round fun.

Regional Exeter airport is the closest international link, located 58.3 miles away and offers a wide choice of destinations from Chambéry to Cyprus and further afield with new seamless transatlantic connections via Dublin.

If sailing is your preference, Plymouth International Port is 47.5 miles away and offers crossings to both France and Spain.



Distances represent quickest routes by road. Information from Google Maps. Information correct at time of print.





ALLISON  
HOMES

Langdon Road  
Bradworthy  
EX22 7SF  
07485 917460

[primrosemeadows@allison-homes.com](mailto:primrosemeadows@allison-homes.com)

[ALLISON-HOMES.CO.UK](http://ALLISON-HOMES.CO.UK)