

Bay View

Northam



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Bay View Northam

A collection of 2, 3 and 4 bedroom homes in a picturesque coastal town of Northam

Set in an elevated position on top of a hill, Bay View offers far reaching views out towards the beautiful Barnstaple bay. Residents at Bay View can enjoy the best that the region has to offer with local amenities on their doorstep. The nearby town centre offers a range of independent shops, pubs, restaurants and cafes, many with enviable sea views.

Sandy beaches can be enjoyed at scenic Appledore and Westward Ho! just a short car journey away. Ideal for families, Bay View is certainly the perfect location to enjoy the outdoor lifestyle. The famous Tarka Trail is only minutes away too, where you can discover miles of unspoilt coastline and countryside on foot or by bicycle.

Bay View

Bay View Road, Northam, Bideford EX39 1BJ | 01237 260095

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Bay View Northam

Development layout



4 bedroom home

- The Mylne
- Sage Home

3 bedroom homes

- The Emmett
- The Eveleigh
- The Mountford
- Sage Home

2 bedroom homes

- The Harcourt
- Sage Home

Pre-sold homes

- 1 bedroom homes
- 2 bedrom homes
- 3 bedroom homes
- 4 bedroom homes

Sage Homes
built by Linden Homes

SS sub station

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.



Around the local neighbourhood

- | | | | | | |
|---|--|---|--|----|--|
| 1 | St Margaret's C of E Aided Junior School
EX39 1EL | 5 | Ocean Escape, Roslyn Gardens
EX39 1AA | 9 | Westward Ho! Beach
EX39 1LQ |
| 2 | Northam Community Centre
EX39 1AW | 6 | Kingsley Indoor Bowling Club
EX39 1XW | 10 | The Royal North Devon Golf Club
EX39 1HD |
| 3 | Torrige Leisure Centre
EX39 1UY | 7 | Kenwith Castle Gardens
EX39 5BE | 11 | Londis/Ho! Village Store and Post Office
EX39 1LQ |
| 4 | St Georges V A Infants School
EX39 1HT | 8 | Pebble Ridge Adventure Golf and Go Karts
EX39 1LL | 12 | Tesco Express
EX39 1LH |



The Harcourt

2 bedroom home

Bay View

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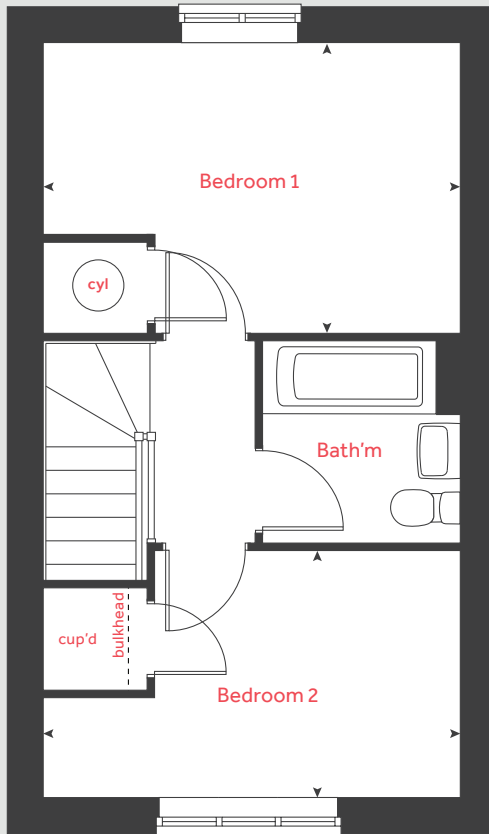
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The Harcourt

2 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	2.96 x 2.01	9' 9" x 6' 7"
Dining area	2.01 x 1.59	6' 7" x 5' 3"
Living room	4.08 x 2.74	13' 5" x 9' 0"

First floor

Bedroom 1	4.08 x 2.83	13' 5" x 9' 3"
Bedroom 2	4.08 x 2.40	13' 5" x 7' 11"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ds	dishwasher space	◀ ▶	measuring points

The Harcourt | Bay View, Northam |

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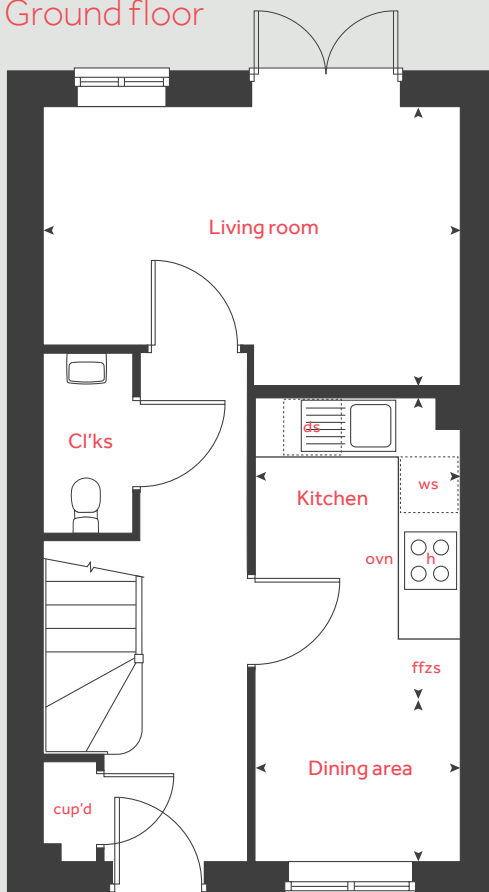
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Ground floor



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The Emmett

3 bedroom home

Bay View

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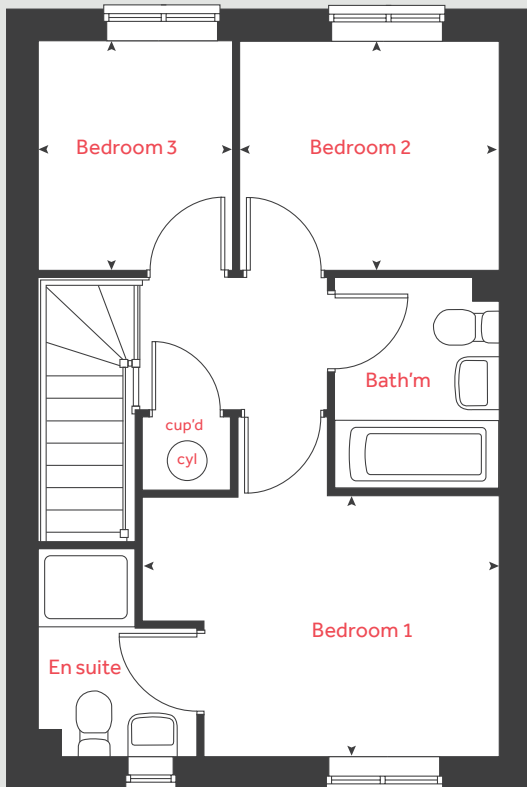
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The Emmett

3 bedroom home

First floor

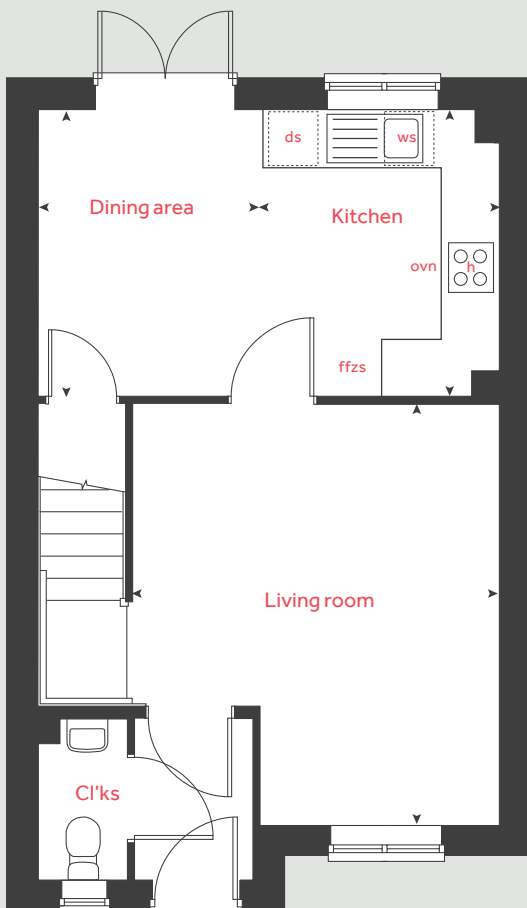


Ground floor	metres	feet / inches
Kitchen	2.96 x 2.44	9' 9" x 8' 0"
Dining area	2.96 x 2.31	9' 9" x 7' 7"
Living room	4.34 x 3.77	14' 2" x 12' 4"

First floor	metres	feet / inches
Bedroom 1	3.67 x 2.68	12' 1" x 8' 9"
Bedroom 2	2.67 x 2.35	8' 9" x 7' 9"
Bedroom 3	2.35 x 1.99	7' 9" x 6' 7"

h	hob	ws	washing machine space
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	< >	measuring points

Ground floor



The Emmett | Bay View, Northam

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The Eveleigh

3 bedroom home

Bay View

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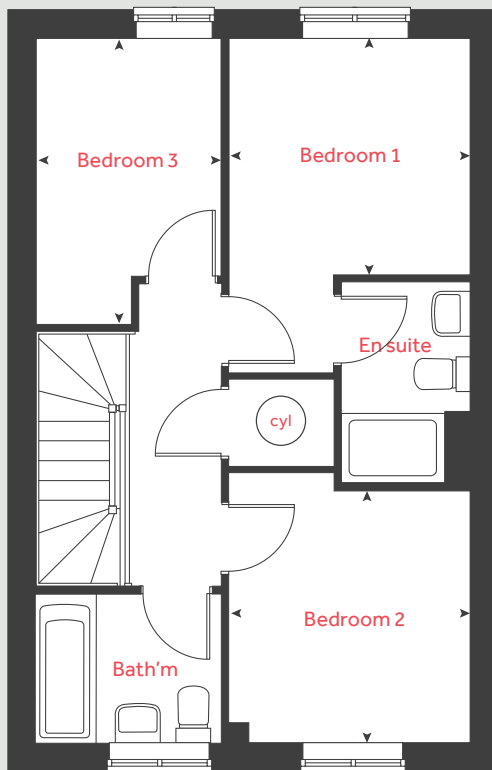
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The Eveleigh

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.82 x 2.80	15' 9" x 9' 2"
Living room	4.98 x 3.19	16' 4" x 10' 6"

First floor	metres	feet / inches
Bedroom 1	2.77 x 2.71	9' 1" x 8' 11"
Bedroom 2	2.89 x 2.77	9' 6" x 9' 1"
Bedroom 3	3.19 x 2.12	10' 6" x 7' 0"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ds	dishwasher space	< >	measuring points

The Eveleigh | Bay View, Northam |

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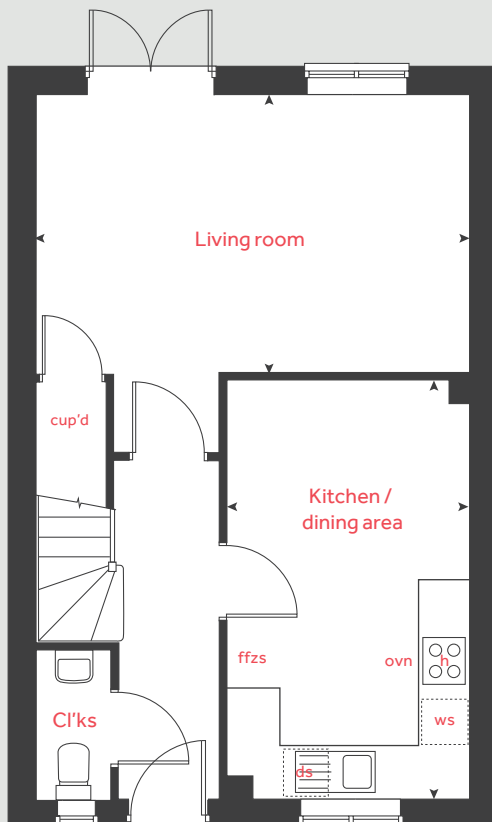
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Ground floor



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The Mountford

3 bedroom home

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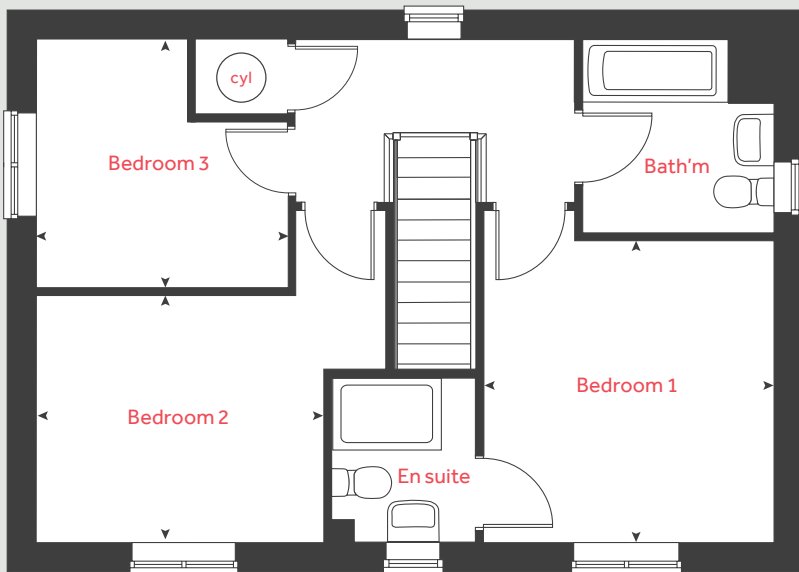
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The Mountford

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	2.95 x 2.70	9' 8" x 8' 10"
Dining area	2.70 x 2.64	8' 10" x 8' 8"
Living room	5.59 x 3.11	18' 4" x 10' 3"

First floor

Bedroom 1	3.35 x 3.18	11' 0" x 10' 5"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

h	hob	ffzs	fridge freezer space
ovn	oven	cup'd	cupboard
ws	washing machine space	cyl	hot water cylinder
ds	dishwasher space	◀ ▶	measuring points

The Mountford | Bay View, Northam |

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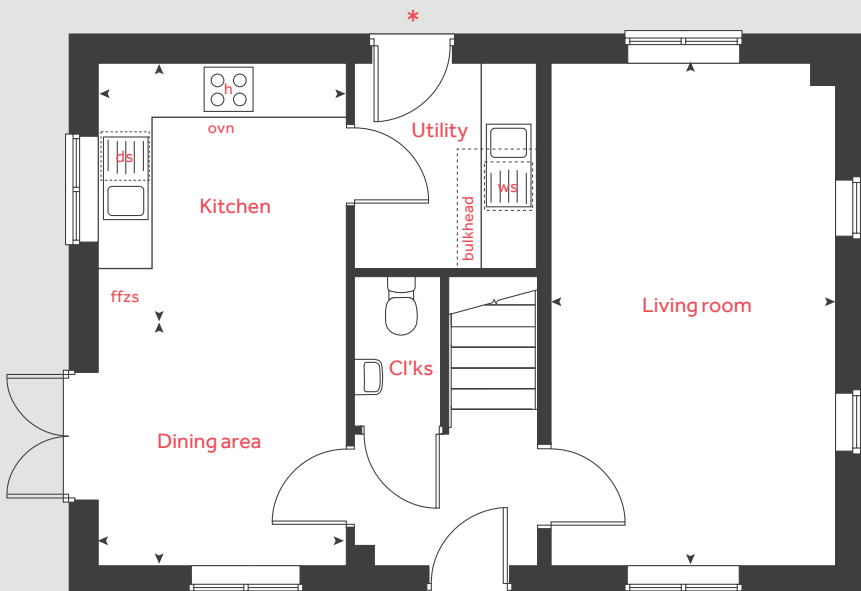
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Ground floor



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The Mylne

4 bedroom home

Bay View

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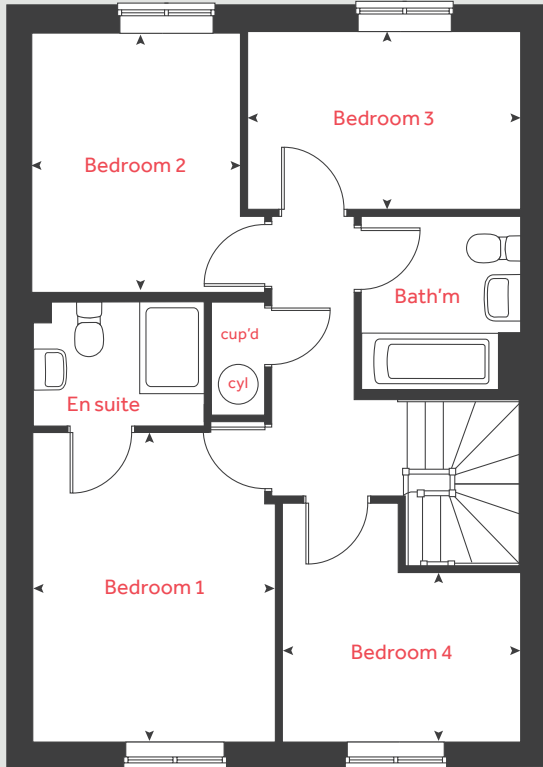
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The Mylne

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	4.37 x 3.06	14' 4" x 10' 1"
Dining / family area	3.75 x 2.94	12' 4" x 9' 9"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.76 x 2.95	12' 4" x 9' 8"
Bedroom 2	3.20 x 2.51	10' 6" x 8' 3"
Bedroom 3	3.43 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.00 x 2.08	9' 10" x 6' 10"

h	hob	ds	dishwasher space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ws	washing machine space	◀ ▶	measuring points

The Mylne | Bay View, Northam |

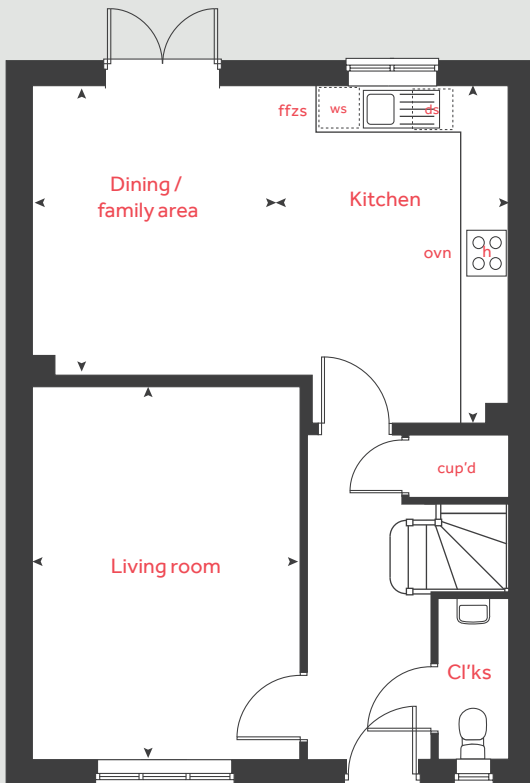
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Ground floor





2 bedroom Sage Home

Homes 420 & 421



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2 bedroom Sage Home

Homes 420 & 421

Ground floor	metres	feet / inches
Kitchen	2.96 x 2.01	9' 9" x 6' 7"
Dining area	2.01 x 1.59	6' 7" x 5' 3"
Living room	4.08 x 2.74	13' 5" x 9' 0"

First floor

Bedroom 1	4.08 x 2.83	13' 5" x 9' 3"
Bedroom 2	4.08 x 2.40	13' 5" x 7' 11"

ovn	oven	ffzs	fridge freezer space
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

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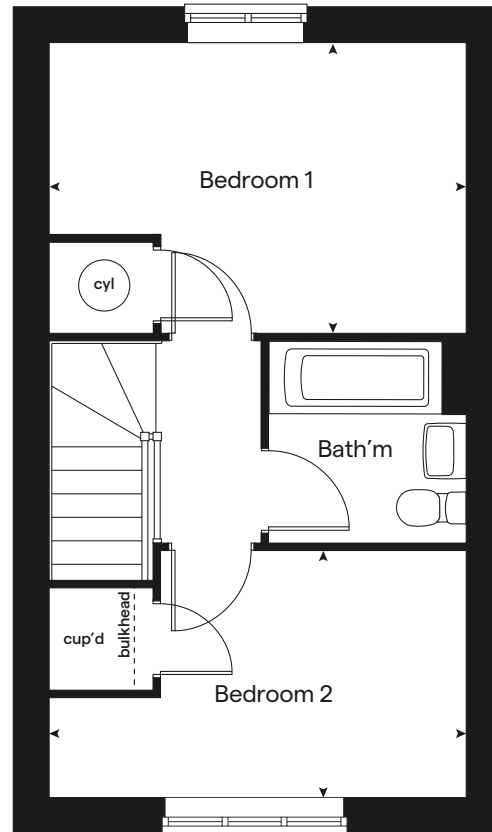
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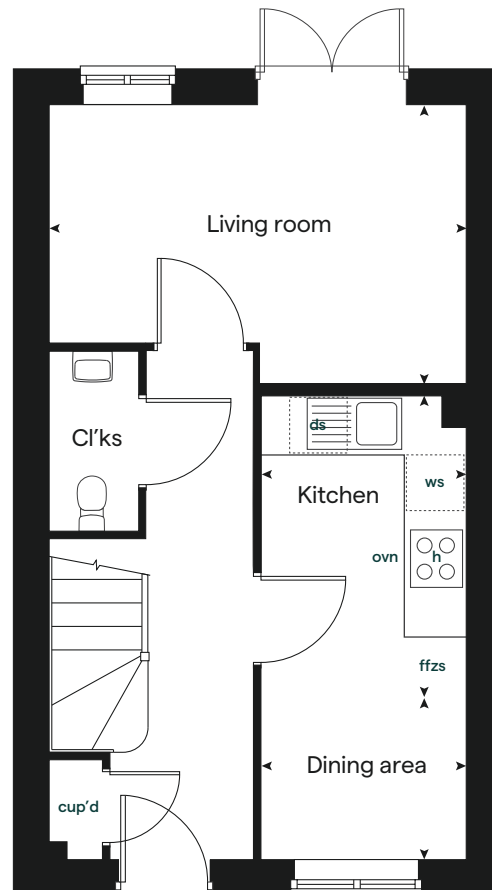
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First floor



Ground floor





2 bedroom Sage Home

Homes 380, 381, 398 & 399



built
by

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2 bedroom Sage Home

Homes 380, 381,
398 & 399

Ground floor	metres	feet / inches
Kitchen / dining area	4.08 x 3.15	13' 5" x 10' 4"
Living room	4.08 x 3.70	13' 5" x 12' 2"

First floor	metres	feet / inches
Bedroom 1	3.15 x 2.99	10' 4" x 9' 10"
Bedroom 2	4.08 x 2.99	13' 5" x 9' 10"

ovn	oven	w	wardrobe
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points
ffzs	fridge freezer space		

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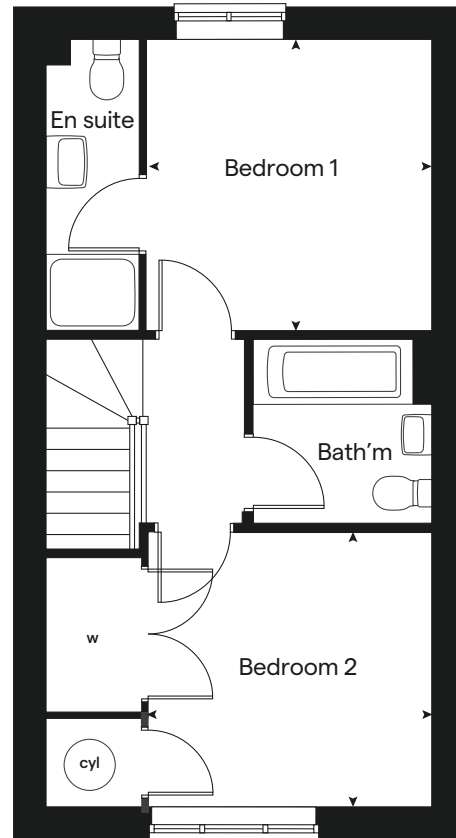
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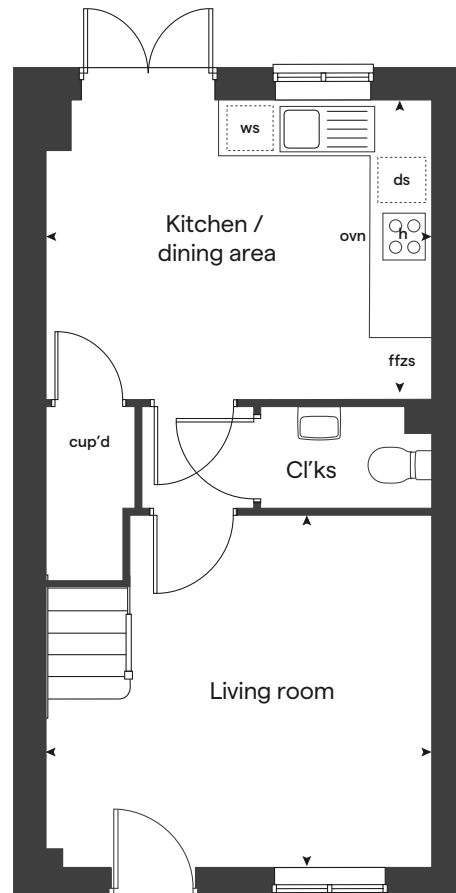
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First floor



Ground floor





3 bedroom Sage Home

Homes 376, 377, 394, 395, 446 & 447



built
by

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3 bedroom Sage Home

Homes 376, 377,
394, 395, 446
& 447

Ground floor	metres	feet / inches
Kitchen	2.96 x 2.44	9' 9" x 8' 0"
Dining area	2.96 x 2.31	9' 9" x 7' 7"
Living room	4.34 x 3.77	14' 2" x 12' 4"

First floor	metres	feet / inches
Bedroom 1	3.67 x 2.68	12' 1" x 8' 9"
Bedroom 2	2.67 x 2.35	8' 9" x 7' 9"
Bedroom 3	2.35 x 1.99	7' 9" x 6' 7"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	< >	measuring points

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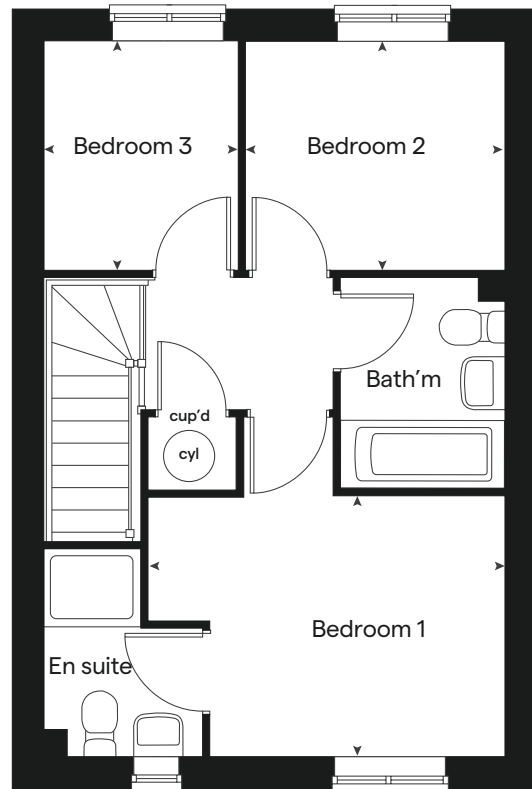
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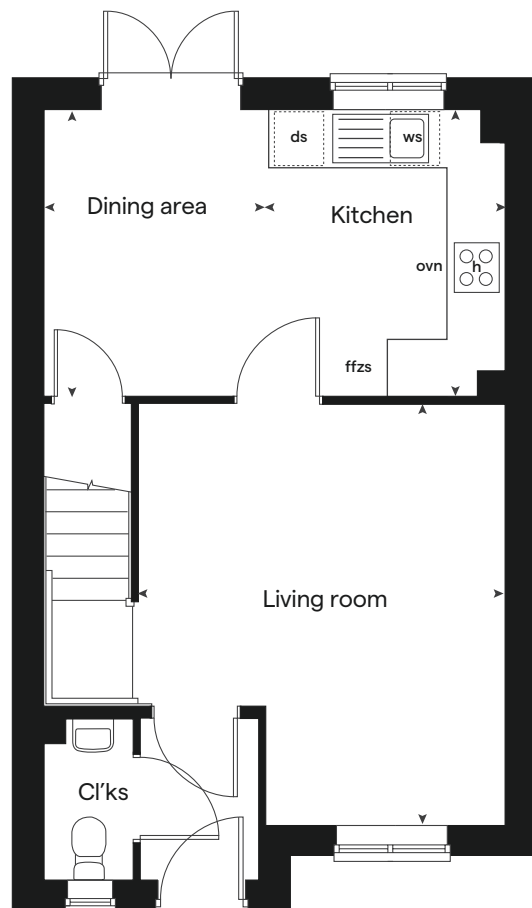
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First floor



Ground floor





3 bedroom Sage Home

Homes 365, 368, 378, 379, 392, 393, 396, 397,
409, 412, 414-419, 422-427, 448, 449, 454 & 455



built
by

Linden
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3 bedroom Sage Home

Homes 365, 368,
378, 379, 392,
393, 396, 397,
409, 412, 414-419,
422-427, 448,
449, 454 & 455

Ground floor	metres	feet / inches
Kitchen / dining area	4.82 x 2.80	15' 9" x 9' 2"
Living room	4.98 x 3.19	16' 4" x 10' 6"

First floor	metres	feet / inches
Bedroom 1	2.77 x 2.71	9' 1" x 8' 11"
Bedroom 2	2.89 x 2.77	9' 6" x 9' 1"
Bedroom 3	3.19 x 2.12	10' 6" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

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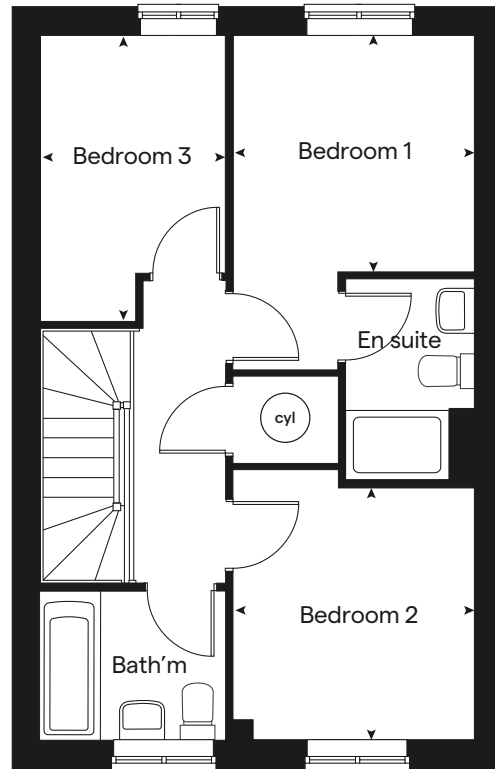
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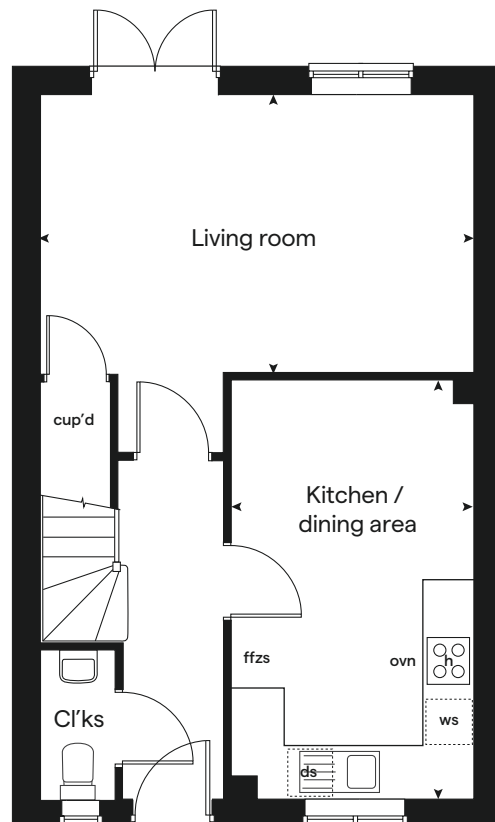
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First floor



Ground floor





3 bedroom Sage Home

Homes 364, 369, 408 & 413



built
by

Linden
HOMES

3 bedroom Sage Home

Homes 364, 369,
408 & 413

Ground floor	metres	feet / inches
Kitchen	2.95 x 2.70	9' 8" x 8' 10"
Dining area	2.70 x 2.64	8' 10" x 8' 8"
Living room	5.59 x 3.11	18' 4" x 10' 3"

First floor	metres	feet / inches
Bedroom 1	3.35 x 3.18	11' 0" x 10' 5"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

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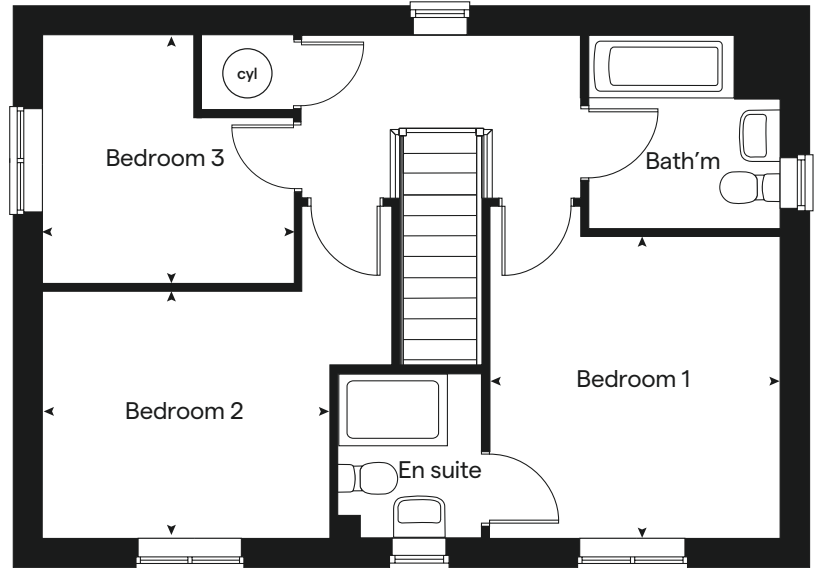
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First floor



Ground floor





4 bedroom Sage Home

Homes 366, 367, 410, 411 & 450-453



built
by

Linden
HOMES

4 bedroom Sage Home

Homes 366, 367,
410, 411 & 450-453

Ground floor	metres	feet / inches
Kitchen	4.37 x 3.06	14' 4" x 10' 1"
Dining / family area	3.75 x 2.94	12' 4" x 9' 9"
Living room	4.83 x 3.39	15' 10" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.76 x 2.95	12' 4" x 9' 8"
Bedroom 2	3.20 x 2.51	10' 6" x 8' 3"
Bedroom 3	3.43 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.00 x 2.08	9' 10" x 6' 10"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	hot water cylinder
ws	washing machine space	< >	measuring points

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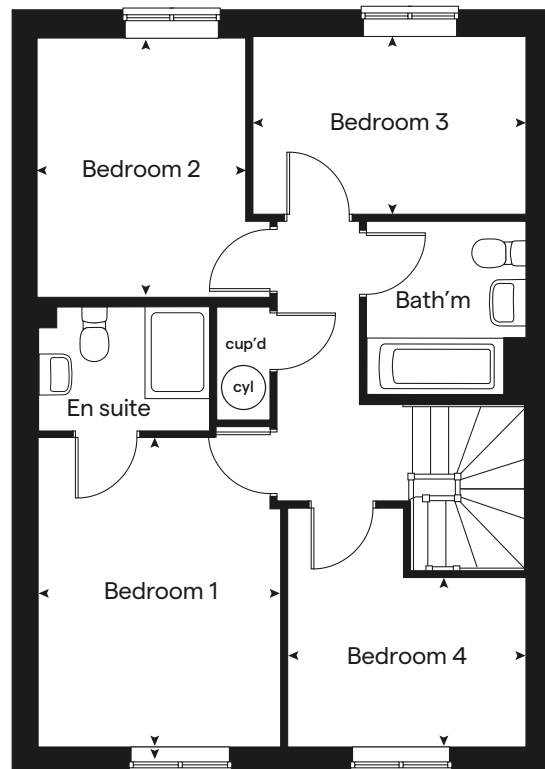
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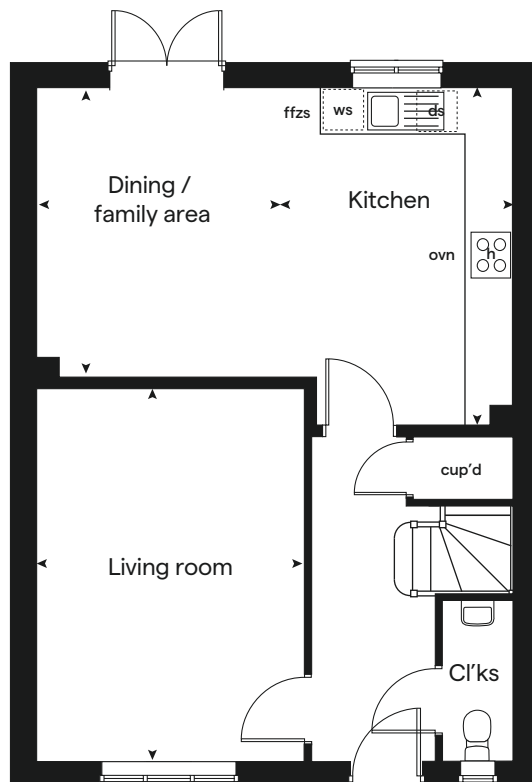
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HOMES

First floor



Ground floor





Specification

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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Vistry Devon South West region
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Linden
HOMES

Bay View

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Linden
HOMES

Bay View

Northam

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



2 bedroom

The Harcourt

The Hardwick

3 bedroom

The Emmett

The Eveleigh

The Mountford

4 bedroom

The Mlyne

Kitchen

Symphony kitchen with laminate worktop	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility					■	
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■	■	■
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood						■
Fridge / freezer space	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■		■
Space for washing machine with plumbing and electrics in utility				■		

Bathrooms and en suite(s)

Ideal Standard contemporary white sanitaryware suite	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite		■	■	■	■	■
Handheld hair wash attachment in bathroom		■	■	■	■	■
Shower over the bath	■					
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■	■	■	■

Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■

Doors and Windows

Double glazed PVCu French doors	■	■	■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■

General

White painted walls and smooth white ceilings	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■
Air Source Heat Pump heating and hot water	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■
Battery powered Carbon Monoxide detector	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction



Bay View

Northam

Specification



built
by



Bay View

Northam

Use this guide to see what features are included in your new home.



Kitchen

2 bedroom

Homes 380, 381, 398 & 399
Homes 420 & 421

3 bedroom

Homes 376, 377, 394, 395, 446 & 447
Homes 365, 368, 378, 379, 392, 393, 396, 397, 409, 412, 414-419, 422-427, 448, 449, 454 & 455

4 bedroom

Homes 364, 369, 408 & 413
Homes 366, 367, 410, 411 & 450-453

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility				■	
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■	
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood					■
White pendant light holder	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■	■
Space for washing machine with plumbing and electrics in utility				■	

Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite		■	■	■	■
Handheld hair wash attachment in bathroom		■	■	■	■
Shower over the bath	■				
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■	■	■
White batten light holder	■	■	■	■	■
Water waste heat recovery system	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■
PVCu double glazing to windows	■	■	■	■
Double glazed PVCu French doors	■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■

General

PV solar panels	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■
Combi boiler to air source heat pump heating and hot water	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■
NHBC Buildmark cover	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■

2 bedroom

Homes 380, 381, 398 & 399
Homes 420 & 421

3 bedroom

Homes 376, 377, 394, 395, 446 & 447
Homes 365, 368, 378, 379, 392, 393, 396, 397, 409, 412, 414-419, 422-427, 448, 449, 454 & 455

Homes 364, 369, 408 & 413

4 bedroom

Homes 366, 367, 410, 411 & 450-453

The specification shown is correct at the time of production. Sage Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Sage Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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