

Church Walk

Newton Abbot



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Church Walk Newton Abbot

A new collection of 2, 3 & 4 bedroom homes in the popular town of Newton Abbot.

Situated on the leafy outskirts of the bustling market town of Newton Abbot, Church Walk is ideally placed for work and local leisure facilities and amenities.

Newton Abbot has a rich and diverse range of shops, pubs, bars and restaurants, not to mention a nationally renowned racecourse. Local schools include All Saints Marsh Primary, Abbotsbury and Coombeshead Academy – all with a good Ofsted rating.

With Newton Abbot train station just a 5 minute drive away, the vibrant cities of Exeter (20 minutes) and Plymouth (35 minutes)

are within easy reach. Exeter Airport is conveniently located (30 minutes' drive) with a good range of domestic and overseas flights.

The stunning Dartmoor countryside is under 20 minutes away via the A382 and Devon Expressway, with the pretty villages of Bovey Tracey, Ashburton and Buckfastleigh located en route. These charming destinations are steeped in history with plenty to offer in terms of shopping, cafés and country walks.

Church Walk

Exeter Road, Newton Abbot TQ12 6PP | 01626 221 646

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Church Walk Newton Abbot Development layout



4 bedroom home

- The Cottingham
- The Leverton
- The Mylne

3 bedroom home

- The Cameron
- The Eveleigh
- The Hartwell (recessed garage)
- The Lambert
- The Mountford

2 bedroom home

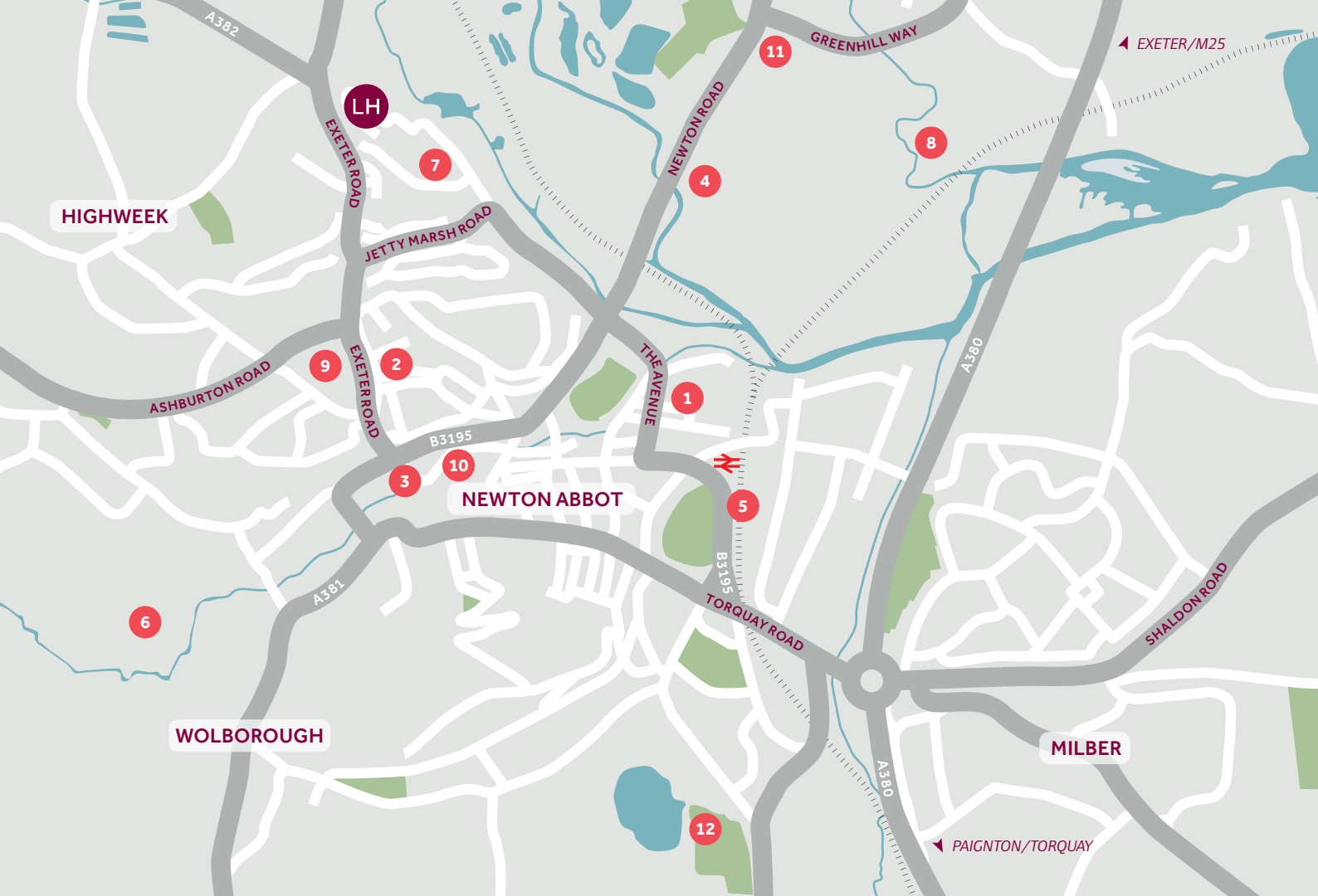
- The Ashbee
- The Harcourt

*Affordable homes

- 3 bedroom home
- 3 bedroom home
- 2 bedroom home
- 2 bedroom home
- 1 bedroom home

BS	Bin Store		Embankment/Slope
CS	Cycle store		Optional Conservatory
SS	Sub Station		Stone Wall
•	Bollards		Pond
▶	Garage Entrance		
v	Visitor Parking Space		

The planning permission for this development requires a percentage of the dwellings to be affordable dwellings. The tenure of the non-affordable dwellings is flexible, and we reserve the right to sell these to any third party whether that be an owner-occupier or an owner-investor whether that be an individual renting out the property to an occupier or a corporate investor which may include a housing association.



Around the local neighbourhood

- | | | |
|--|--|--------------------------------------|
| 1 All Saints Marsh CofE Academy | 5 Newton Abbot Train Station | 9 Newton Abbot Leisure Centre |
| 2 Newton Abbot College | 6 Bradley Manor, Medieval House and Gardens | 10 Scott Cinemas |
| 3 Asda Newton Abbot Superstore | 7 Newton Abbot Community Hospital | 11 Kingsteignton Retail Park |
| 4 Newton Abbot Racecourse | 8 Hackney Marshes Local Nature Reserve | 12 Decoy Country Park |

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 housetype with the sales consultant. Development layout plan correct at time of production.

Linden Homes, South West region
 Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. Telephone: 01392 344700

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The Ashbee 2 bedroom home

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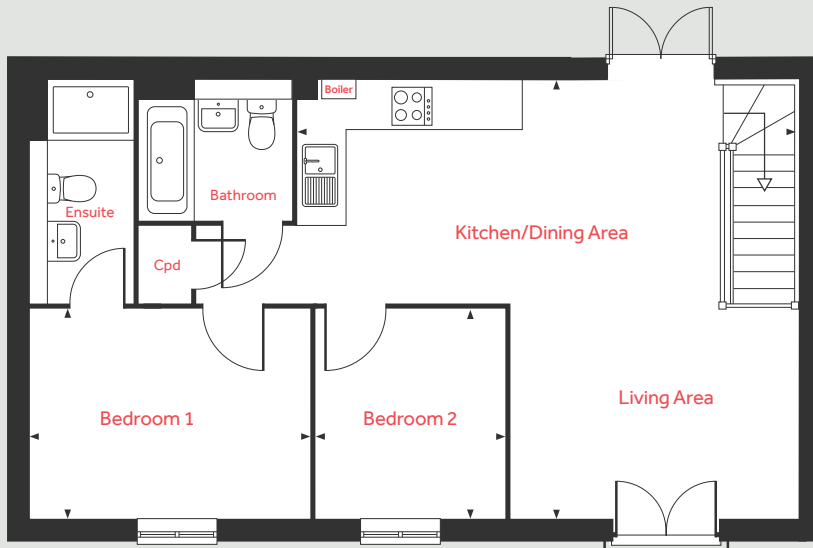
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The Ashbee

2 bedroom home

First Floor



First Floor

Kitchen/Living/Dining Area

6.91m x 6.04m 22'8" x 19'9"

Bedroom 1

3.29m x 2.88m 10'9" x 9'5"

Bedroom 2

3.21m x 2.88m 10'6" x 9'5"

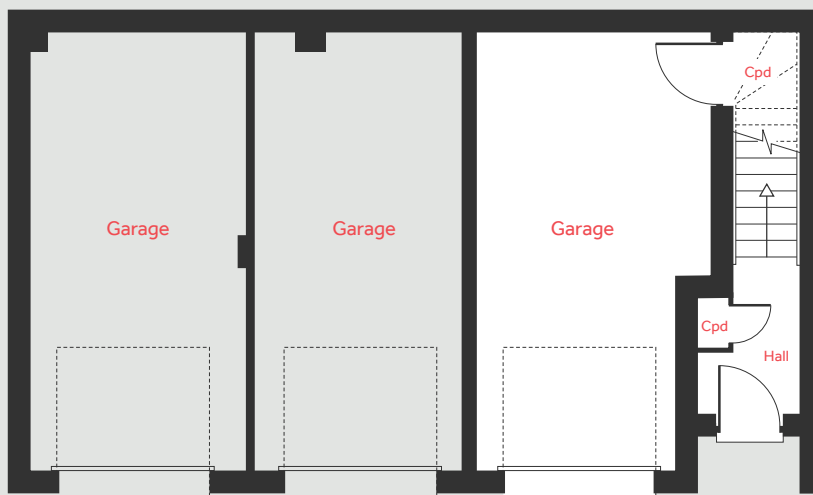
Cpd	Cupboard	◀ ▶	Measuring points
	Velux window		

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Ground Floor



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The Eveleigh 3 bedroom home

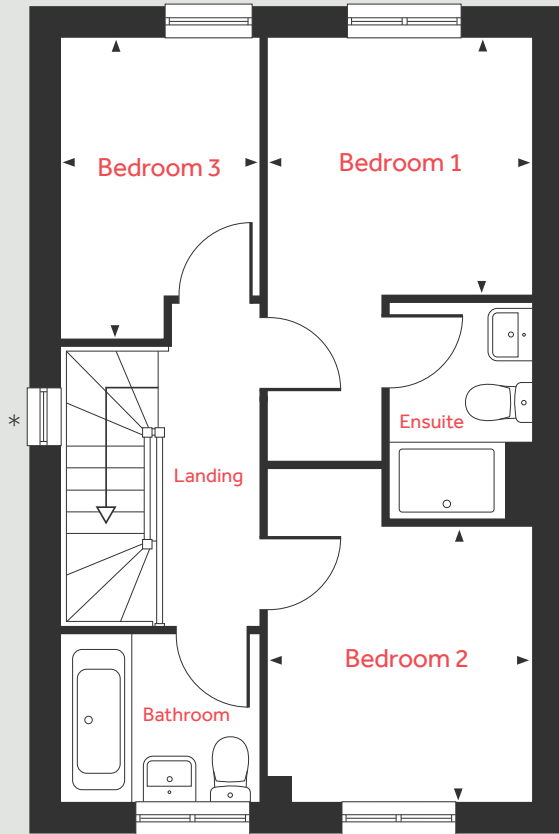
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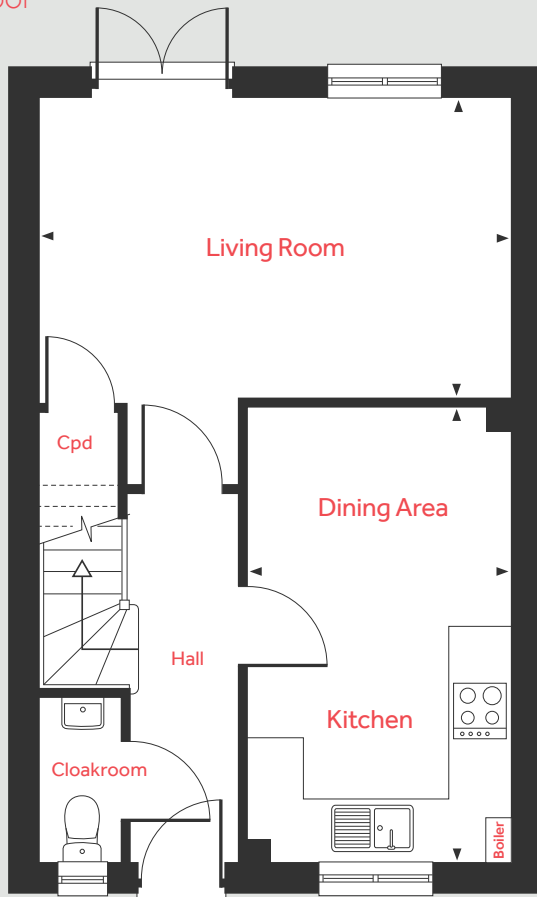
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First Floor



Ground Floor



The Eveleigh

3 bedroom home

Ground Floor

Living Room

4.98m x 3.19m 16'4" x 10'5"

Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

First Floor

Bedroom 1

2.77m x 2.71m 9'1" x 8'10"

Bedroom 2

2.88m x 2.77m 9'5" x 9'1"

Bedroom 3

3.19m x 2.12m 10'5" x 6'11"

Cpd Cupboard ◀ ▶ Measuring points

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*Window to specific homes only. Please ask Sales Consultant for further details.



The Hartwell 3 bedroom home

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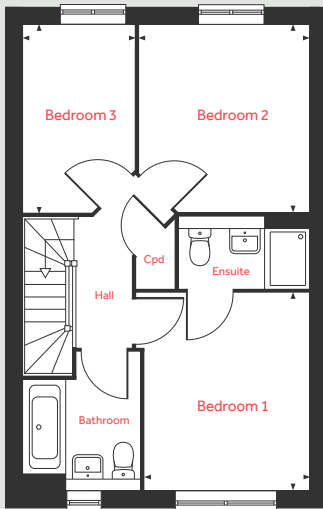
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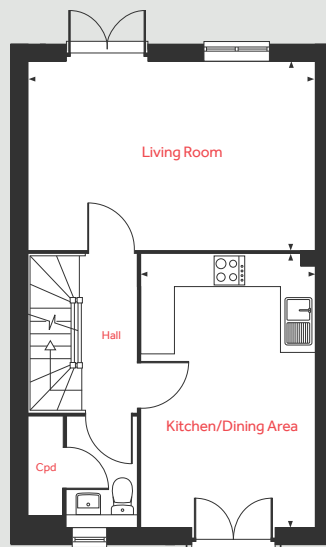
The Hartwell

3 bedroom home

Second Floor



First Floor



Ground Floor

Utility

2.15m x 1.80m 7'1" x 5'11"

Garage

6.00m x 2.90m 19'8" x 9'6"

First Floor

Living Room

5.13m x 3.10m 16'10" x 10'2"

Kitchen/Dining Area

4.40m x 3.10m 14'5" x 10'2"

Second Floor

Bedroom 1

3.55m x 2.93m 11'8" x 9'7"

Bedroom 2

3.35m x 3.01m 11'0" x 9'11"

Bedroom 3

3.35m x 2.00m 11'0" x 6'7"

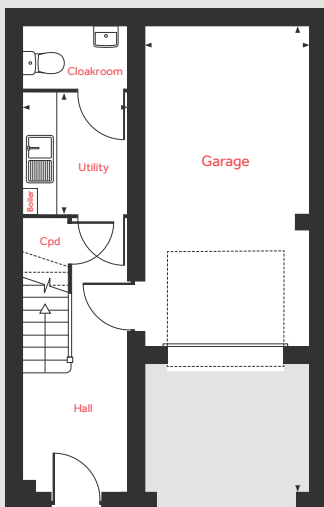
Cpd Cupboard Measuring points

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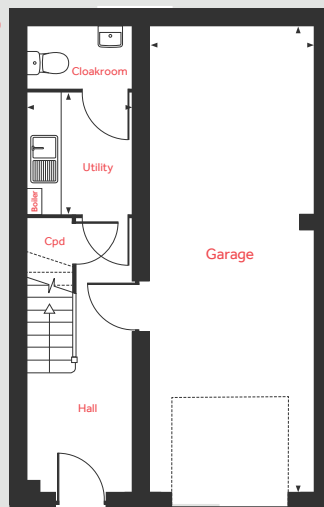
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Ground Floor



1





The Cameron 3 bedroom home

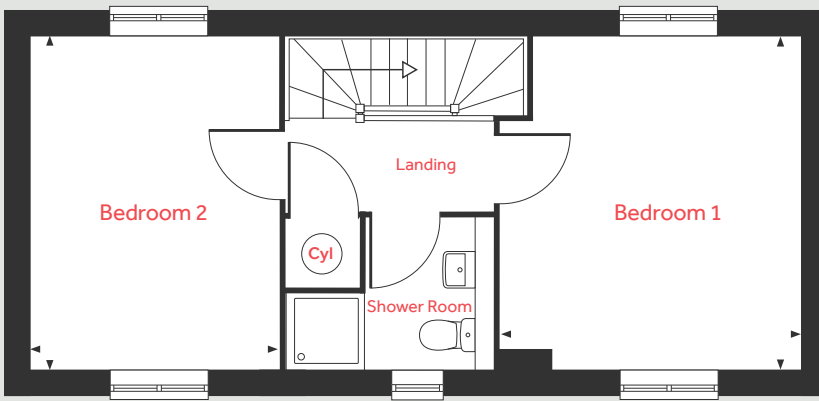
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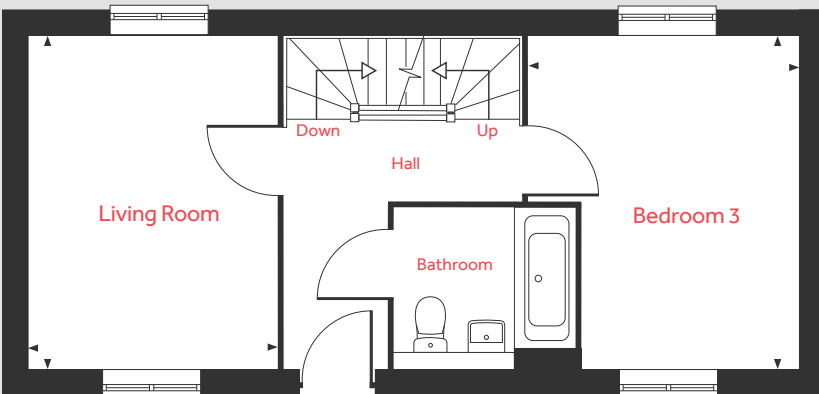
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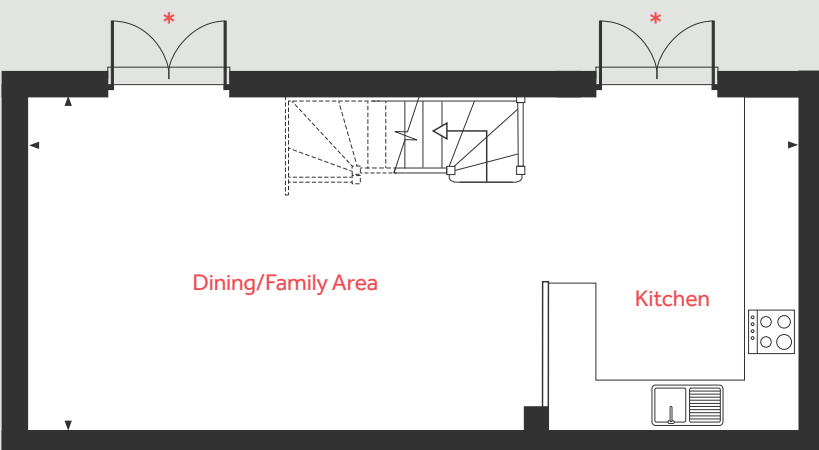
First Floor



Ground Floor



Lower Ground Floor



The Cameron

3 bedroom home

Lower Ground Floor

Kitchen/Dining/Family Area

9.29m x 4.01m 30'6" x 13'2"

Ground Floor

Living Room

4.01m x 3.01m 13'2" x 9'11"

Bedroom 3

4.01m x 3.20m 13'2" x 10'6"

First Floor

Bedroom 1

4.01m x 3.61m 13'2" x 11'10"

Bedroom 2

4.01m x 3.01m 13'2" x 9'11"

Cyl Hot water cylinder ◀ ▶ Measuring points

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The Mountford

3 bedroom home

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First Floor



The Mountford

3 bedroom home

Ground Floor

Living Room

5.59m x 3.11m 18'4" x 10'2"

Kitchen/Dining Area

5.59m x 2.67m 18'4" x 8'9"

First Floor

Bedroom 1

3.35m x 3.17m 11'0" x 10'5"

Bedroom 2

3.13m x 2.73m 10'3" x 8'4"

Bedroom 3

2.76m x 2.76m 9'0" x 9'0"

Cpd

Cupboard



Measuring points

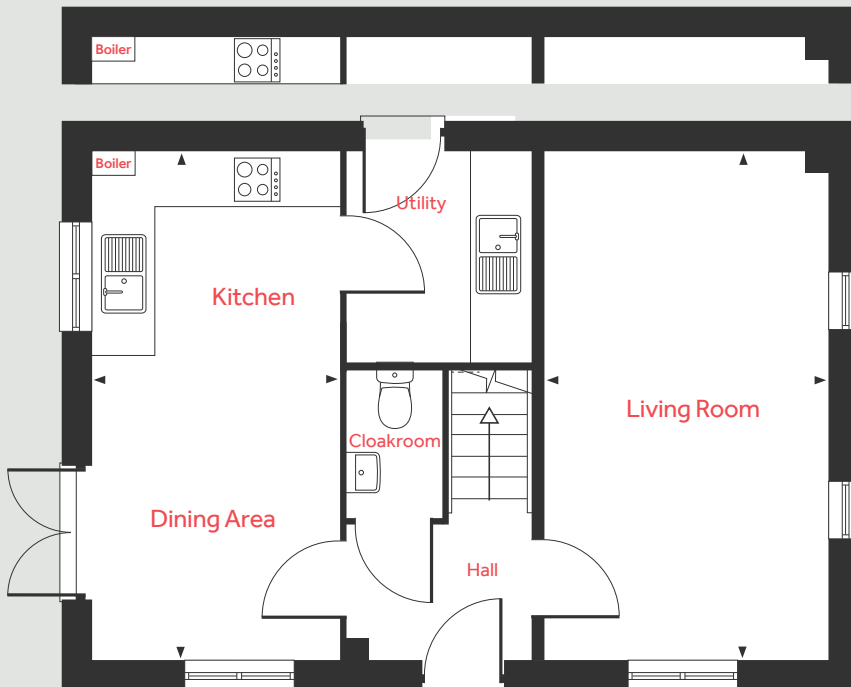
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Ground Floor

Layout for semi-detached



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The Mylne 4 bedroom home

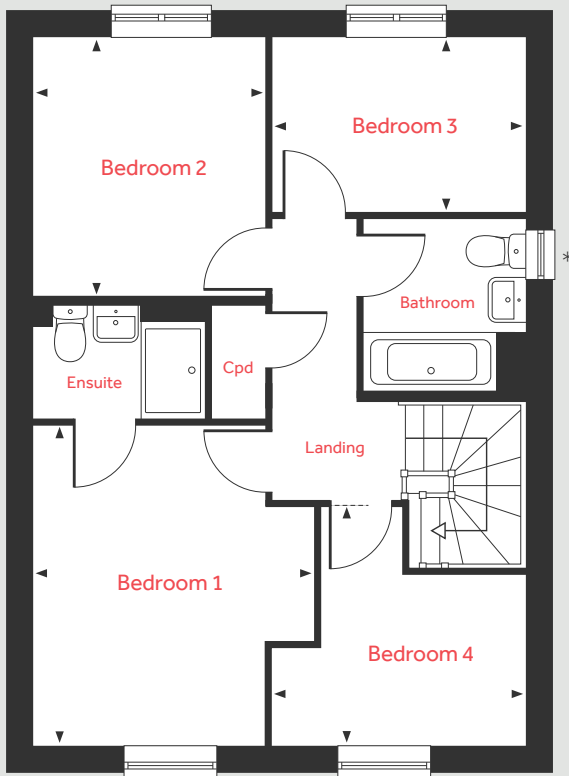
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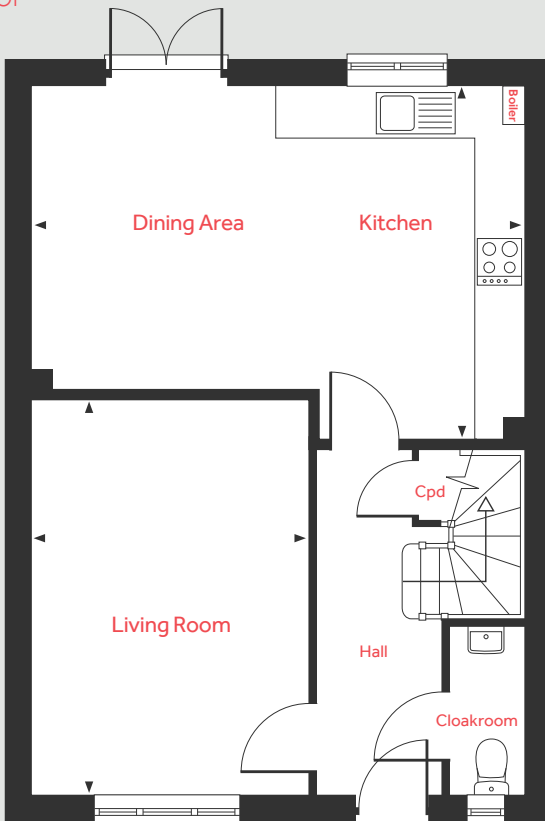
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First Floor



Ground Floor



The Mylne

4 bedroom home

Ground Floor

Living Room

4.83m x 3.39m 15'10" x 11'1"

Kitchen/Dining Area

6.04m x 4.37m 19'9" x 14'4"

First Floor

Bedroom 1

3.93m x 3.45m 12'11" x 11'4"

Bedroom 2

3.20m x 2.86m 10'6" x 9'4"

Bedroom 3

3.08m x 2.15m 10'1" x 7'0"

Bedroom 4

3.10m x 2.90m 10'2" x 9'6"

Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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The Cottingham

4 bedroom home

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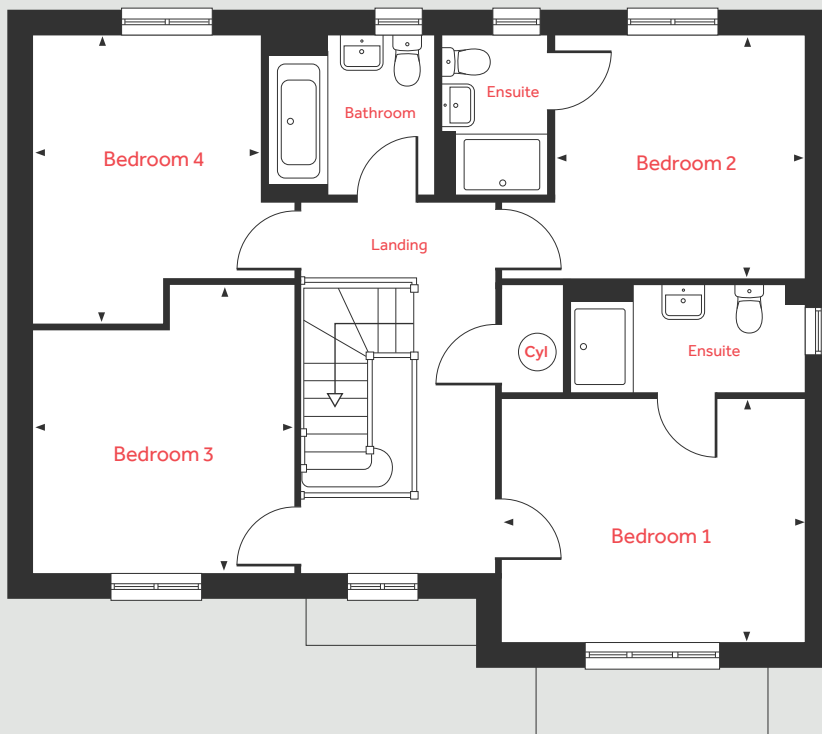
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The Cottingham

4 bedroom home

First Floor



Ground Floor

Living Room

4.60m x 4.20m 15'1" x 13'9"

Kitchen/Dining/Family Area

9.97m x 3.09m 32'8" x 10'1"

Study

2.24m x 1.79m 7'4" x 5'10"

First Floor

Bedroom 1

3.90m x 3.13m 12'9" x 10'3"

Bedroom 2

3.22m x 3.12m 10'6" x 10'3"

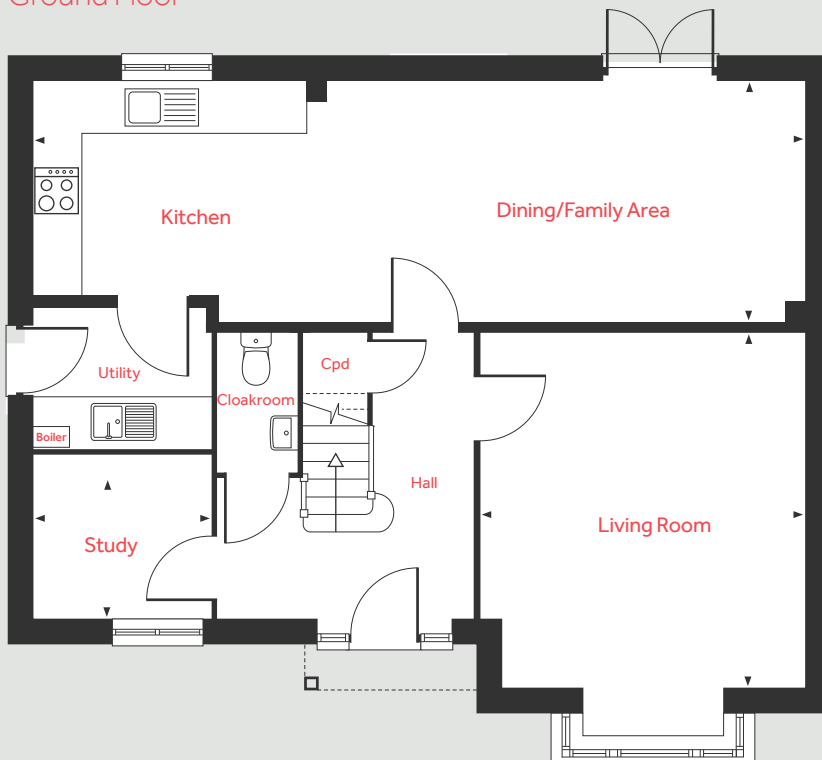
Bedroom 3

3.73m x 3.37m 12'2" x 11'1"

Bedroom 4

3.73m x 2.93m 12'3" x 9'7"

Ground Floor



Cyl Hot water cylinder ◀ ▶ Measuring points
Cpd Cupboard

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The Leverton 4 bedroom home

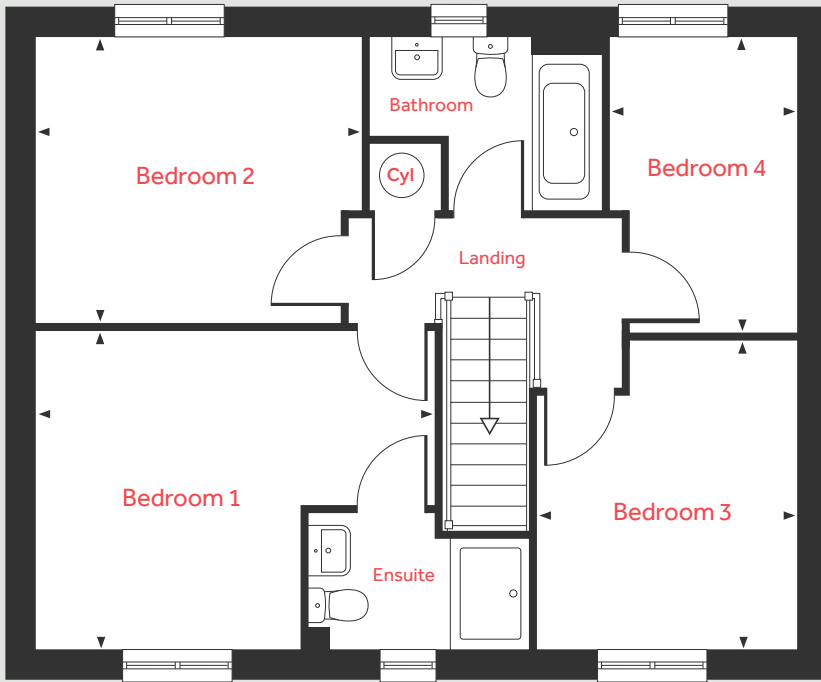
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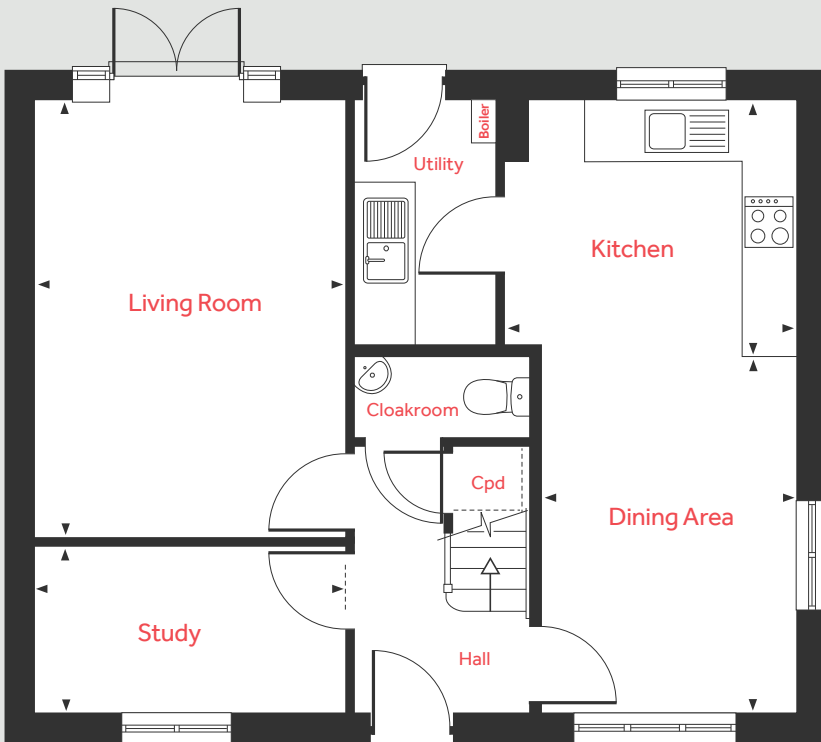
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First Floor



Ground Floor



The Leverton

4 bedroom home

Ground Floor

Living Room	4.80m x 3.39m	15'9" x 11'1"
Kitchen	3.22m x 2.80m	10'7" x 9'2"
Dining Area	3.91m x 2.81m	12'10" x 9'2"
Study	3.39m x 1.82m	11'1" x 5'11"

First Floor

Bedroom 1	4.39m x 3.47m	14'4" x 11'4"
Bedroom 2	3.58m x 3.15m	11'9" x 10'4"
Bedroom 3	3.36m x 2.87m	11'0" x 9'5"
Bedroom 4	3.26m x 2.07m	10'8" x 6'9"

Cyl	Hot water cylinder	◀ ▶	Measuring points
Cpd	Cupboard		

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Specification

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Each home will be independently surveyed during construction by Premier Guarantee, who will issue their 10 year warranty certificate on completion of the home.

	2 and 3 bedroom homes	4 bedroom homes
Kitchen		
Fitted kitchen with laminate worktop and upstand	■	■
Single built-in under oven	■	■
Gas hob	■	■
Chimney extractor hood		■
Integrated extractor hood	■	
Stainless steel splashback	■	■
Spaces for dishwasher and washer / dryer, with plumbing and electrical supply	■	■
Single bowl stainless steel with mixer tap	■	■
Multigrad appliance switching to kitchen	■	■
Bathroom, en suite(s) and cloakroom		
Contemporary white sanitaryware and chrome fitting	■	■
Half height tiling to wall with bath	■	■
Full height tiling to shower areas	■	■
Splashback to basins only	■	■
Electrical and lighting		
TV and BT points to living room	■	
TV and BT points to living room and family room		■
Pendant light fittings to other rooms including low energy fittings	■	■
White plastic switchplates and sockets	■	■
Other		
Walls in matt white emulsion	■	■
Ceilings - flush smooth finish in white emulsion	■	■
Internal woodwork in gloss white	■	■
White Vicaima doors with chrome ironmongery	■	■
Gas combi boiler	■	
System boiler		■
External door with multipoint locking system	■	■
Low energy external light to front door	■	■

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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