

Monument View

Wellington



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HOMES



Around the local neighbourhood

- | | | |
|---|--|---|
| 1 Wellington Town Centre
TA21 8LT | 4 Court Fields School
TA1 5AU | 7 Wellington School
TA21 8NT |
| 2 Wellington Park
BS8 2UW | 5 Wellington Medical Centre
TA21 8BD | 8 Westpark Business Centre
TA21 9FF |
| 3 Wellington Sports Centre
TA21 8LL | 6 Wellington Community Hospital
TA21 8HN | 9 Cothay Manor and Gardens
TA21 0JR |

Monument View Wellington

A stunning collection of 3 and 4 bedroom homes in the pretty Somerset market town of Wellington.

Monument View is on the edge of historic Wellington and close to the Blackdown Hills Area of Outstanding Natural Beauty.

There's an array of shops, supermarkets, pubs, restaurants, sports and leisure facilities in and around this vibrant market town including the picturesque Wellington Park.

The town has its own community hospital, medical centre and primary and senior schools, including the independent Wellington School.

The A38 links Wellington to Taunton, 8 miles away, from where trains run to Exeter, London Paddington and Bristol and junction 26 of the M5 is just 3 miles. A superfast, daily coach service also runs between Wellington and London.

So, if you're looking for a quality new home in a sought-after Somerset location, your search ends here!

Monument View

Wellington

Development layout



4 bedroom homes

- The Leverton
- The Pembroke
- The Knightley

3 bedroom homes

- Sage Home
- Sage Home
- The Elmslie
- The Becket

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes

Sage Homes
built by Linden Homes

SS substation

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.

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.



The Becket

3 bedroom home

Monument View

Exeter Road, Wellington, Somerset TA21 9PZ | **01823 711076**

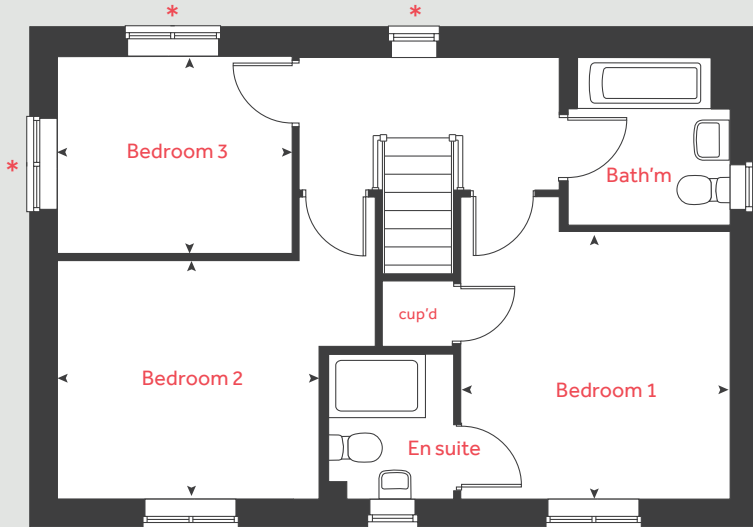
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The Becket

3 bedroom home

First floor



Ground floor

Kitchen / dining area
5.59m x 2.94m 18' 4" x 9' 8"

Living room
5.59m x 3.33m 18' 4" x 10' 11"

First floor

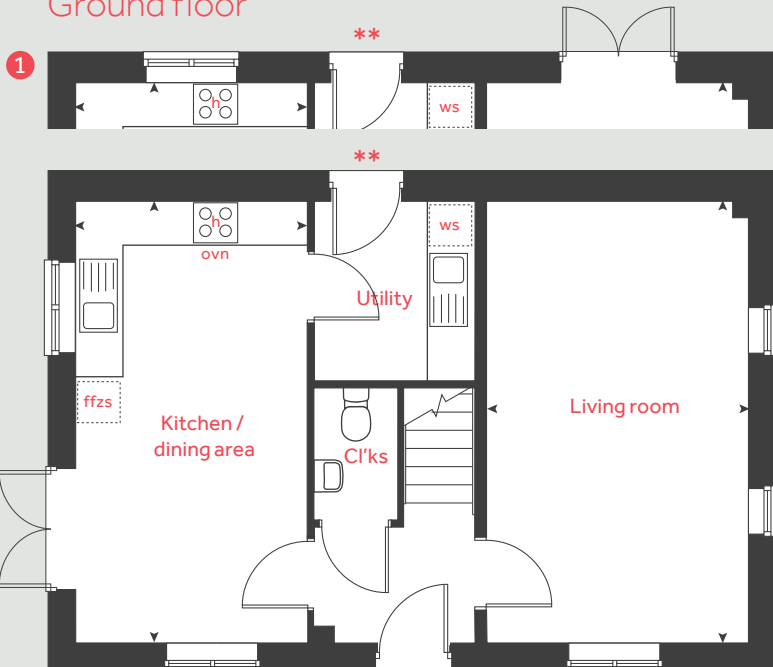
Bedroom 1
3.41m x 3.36m 11' 2" x 11' 1"

Bedroom 2
3.34m x 3.00m 10' 11" x 9' 10"

Bedroom 3
2.99m x 2.49m 9' 10" x 8' 2"

h	hob	cup'd	cupboard
ovn	oven	◀ ▶	measuring points
ffzs	fridge freezer space		

Ground floor



* Windows apply to selected plots only
Please see sales consultant for further details.

** Utility door omitted to end of terrace plots only.
Please see sales consultant for further details.

1 Alternative layout applies to selected plots only.
Please see sales consultant for further details.

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The Elmslie

3 bedroom home

Monument View

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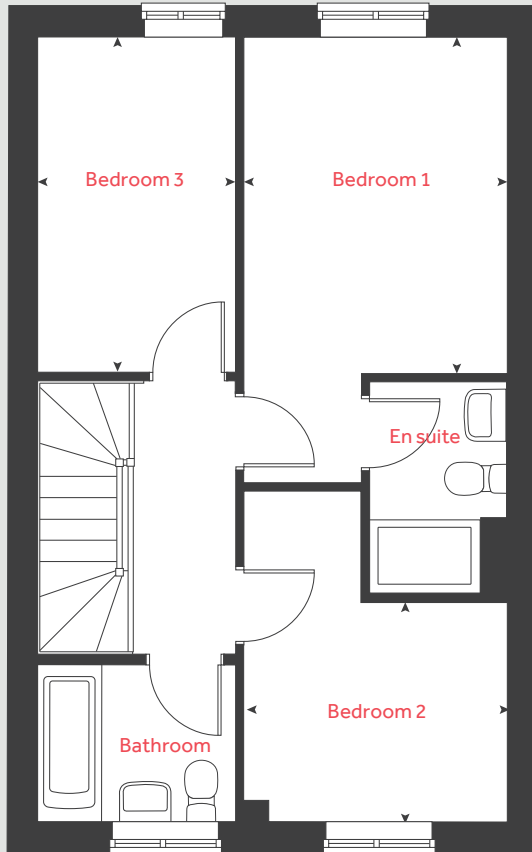
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The Elmslie

3 bedroom home

First floor



Ground floor

Kitchen / dining area

4.76m x 2.91m 16' 6" x 9' 6"

Living room

5.09m x 3.63m 16' 8" x 11' 11"

First floor

Bedroom 1

3.67m x 2.85m 12' 0" x 9' 4"

Bedroom 2

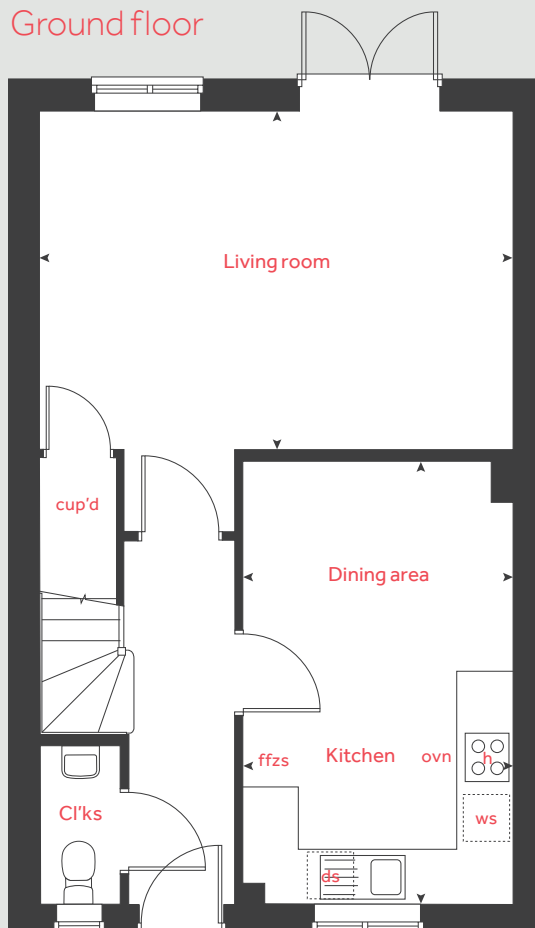
2.87m x 2.37m 9' 5" x 7' 9"

Bedroom 3

3.64m x 2.15m 11' 11" x 7' 1"

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

Ground floor



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The Knightley

4 bedroom home

Monument View

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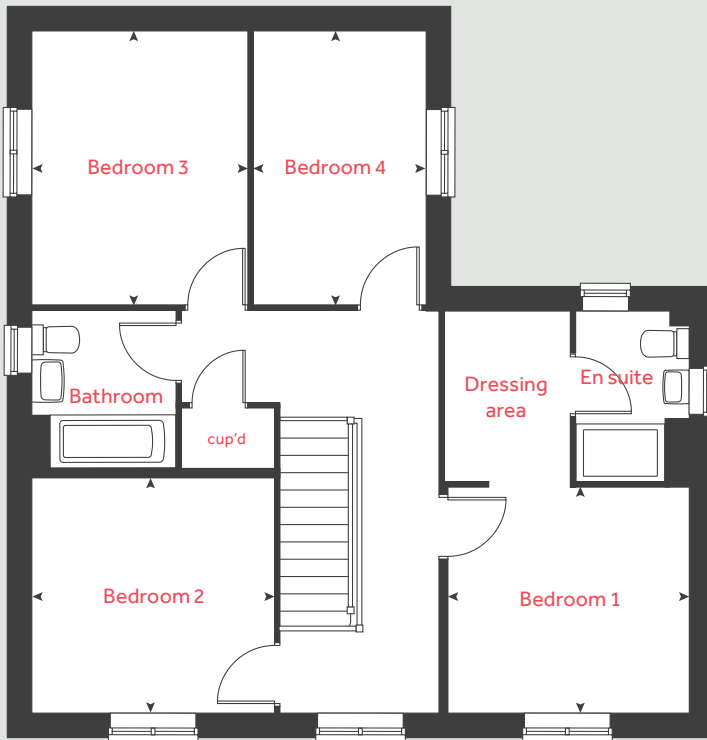
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The Knightley

4 bedroom home

First floor



Ground floor

Kitchen / dining area

5.25m x 3.80m 17' 3" x 12' 6"

Living room

5.37m x 3.23m 17' 7" x 10' 7"

Family room

3.94m x 3.23m 12' 11" x 10' 7"

First floor

Bedroom 1

3.20m x 3.00m 10' 6" x 9' 10"

Bedroom 2

3.85m x 3.21m 12' 8" x 10' 6"

Bedroom 3

3.52m x 3.00m 11' 7" x 9' 11"

Bedroom 4

3.52m x 2.15m 11' 7" x 7' 1"

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

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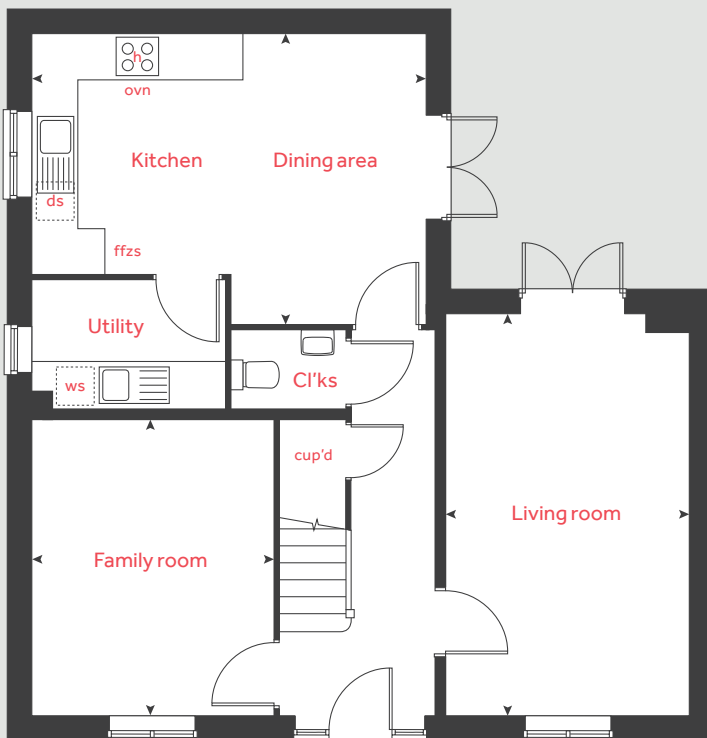
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Ground floor



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The Leverton

4 bedroom home

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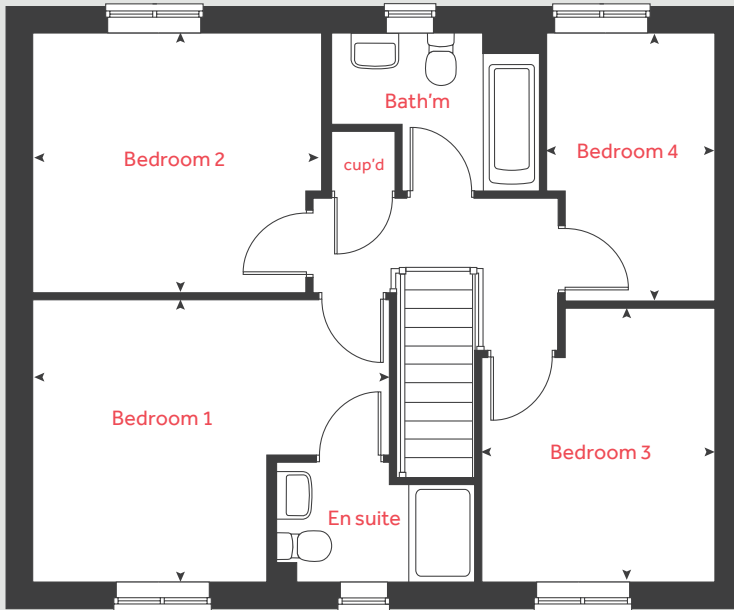
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The Leverton

4 bedroom home

First floor



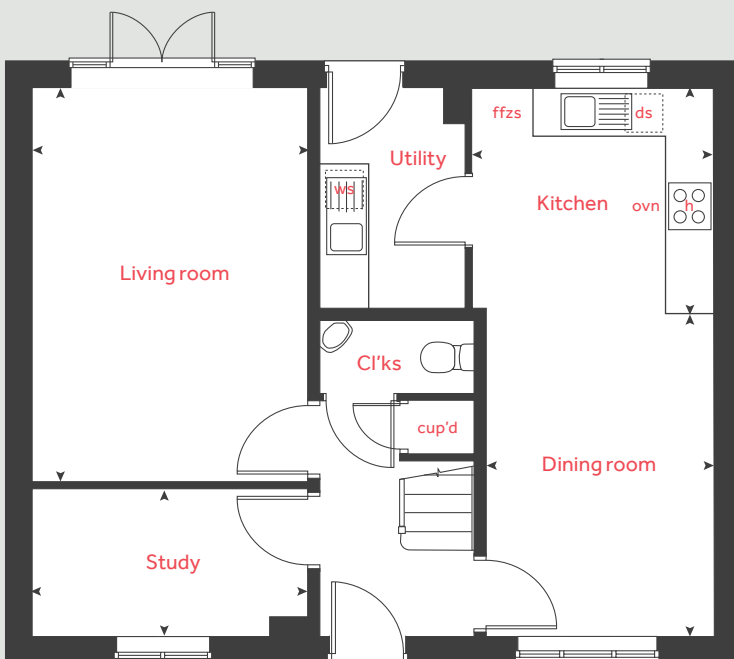
Ground floor

Kitchen	2.99m x 2.80m	9' 9" x 8' 11"
Dining area	3.93m x 2.80m	13' 2" x 9' 3"
Living room	4.81m x 3.39m	15' 10" x 11' 2"
Study	3.39m x 1.82m	11' 2" x 6' 0"

First floor

Bedroom 1	3.47m x 2.88m	11' 5" x 9' 6"
Bedroom 2	3.55m x 3.19m	11' 8" x 10' 6"
Bedroom 3	3.37m x 2.87m	11' 1" x 9' 5"
Bedroom 4	3.30m x 2.07m	10' 10" x 6' 10"

Ground floor



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

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The Pembroke

4 bedroom home

Monument View

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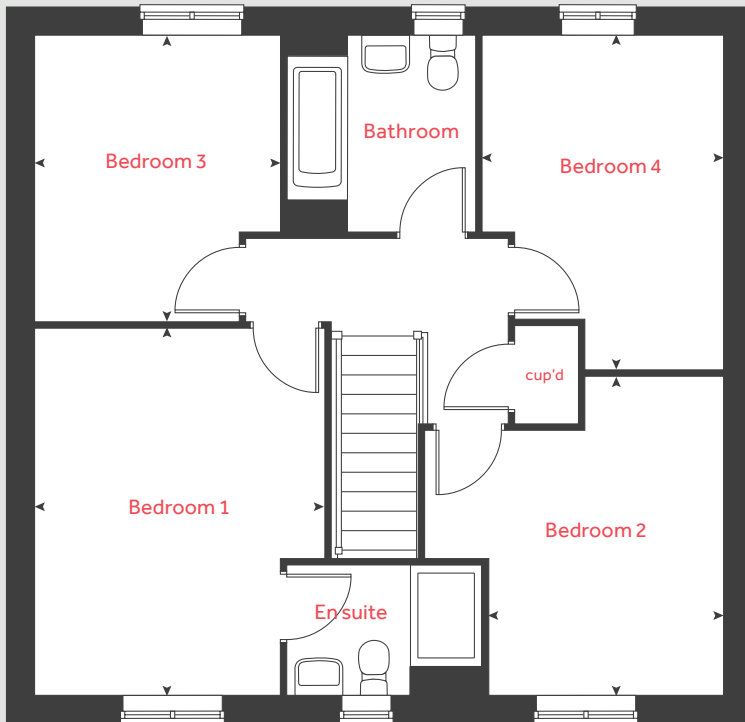
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The Pembroke

4 bedroom home

First floor



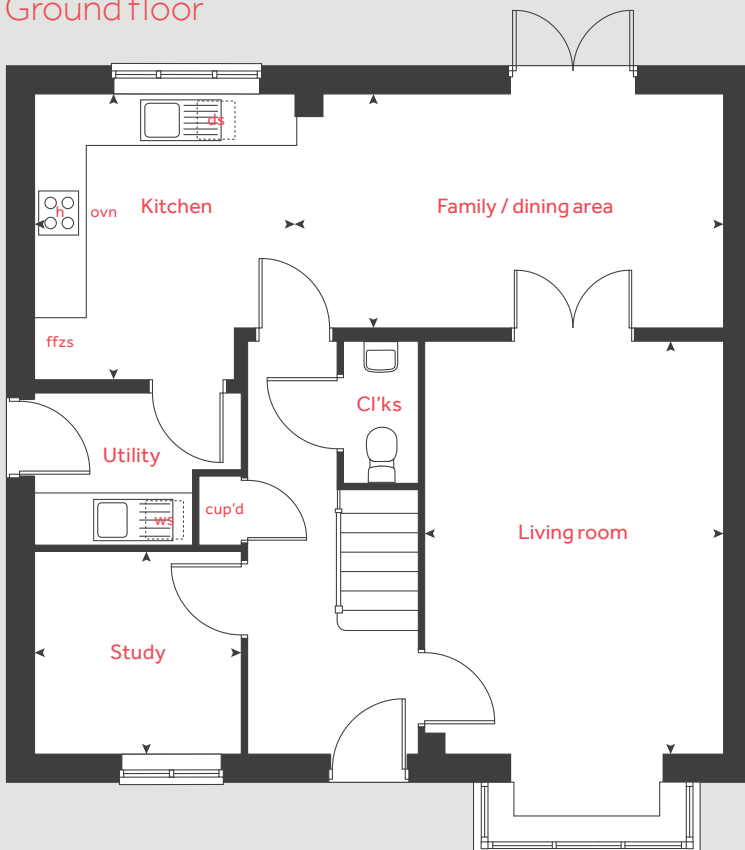
Ground floor

Kitchen	3.35m x 3.05m	11' 0" x 10' 0"
Living room	4.83m x 3.50m	15' 10" x 11' 6"
Family / dining area	5.02m x 2.75m	16' 6" x 9' 0"
Study	2.42m x 2.37m	7' 11" x 7' 9"

First floor

Bedroom 1	4.30m x 3.40m	14' 1" x 11' 2"
Bedroom 2	3.71m x 2.73m	12' 2" x 8' 11"
Bedroom 3	3.35m x 2.87m	11' 0" x 9' 5"
Bedroom 4	3.92m x 2.82m	12' 11" x 9' 3"

Ground floor



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

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3 bedroom Sage Home

Homes 28, 29, 30, 40 & 46



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3 bedroom Sage Home

Homes 28, 29, 30,
40 & 46

Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.94	18' 4" x 9' 8"
Living room	5.59 x 3.33	18' 4" x 10' 11"

First floor	metres	feet / inches
Bedroom 1	3.41 x 3.36	11' 2" x 11' 1"
Bedroom 2	3.34 x 3.00	10' 11" x 9' 10"
Bedroom 3	2.99 x 2.49	9' 10" x 8' 2"

h	hob	cup'd	cupboard
ovn	oven	◀ ▶	measuring points
ffzs	fridge freezer space		

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- ** Utility door omitted to end of terrace plots only. Please see sales consultant for further details.
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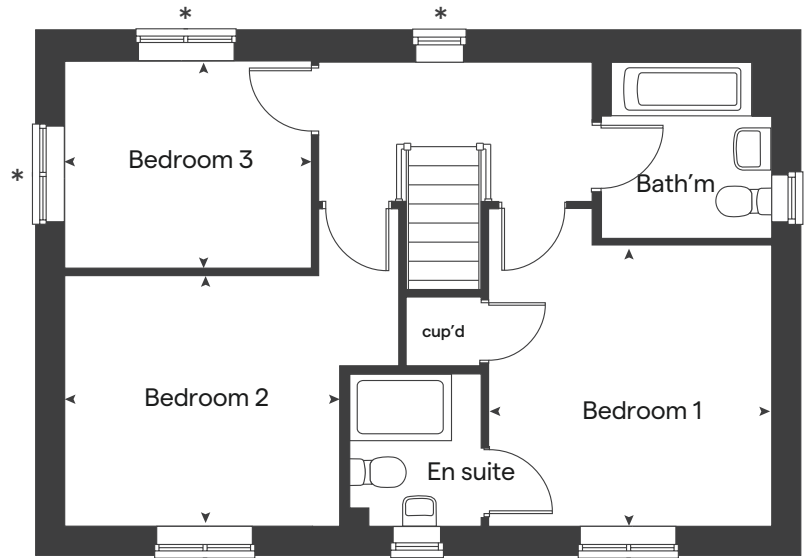
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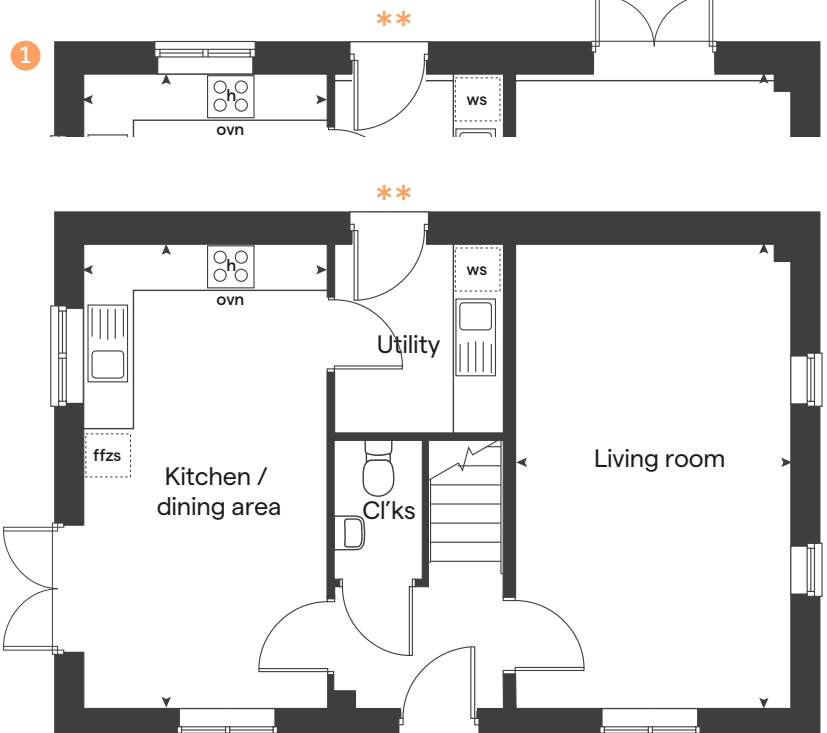
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First floor



Ground floor





3 bedroom Sage Home

Homes 31, 32 & 45



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3 bedroom Sage Home

Homes 31, 32 & 45

Ground floor	metres	feet / inches
Kitchen / dining area	4.76 x 2.91	16' 6" x 9' 6"
Living room	5.09 x 3.63	16' 8" x 11' 11"

First floor

Bedroom 1	3.67 x 2.85	12' 0" x 9' 4"
Bedroom 2	2.87 x 2.37	9' 5" x 7' 9"
Bedroom 3	3.64 x 2.15	11' 11" x 7' 1"

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

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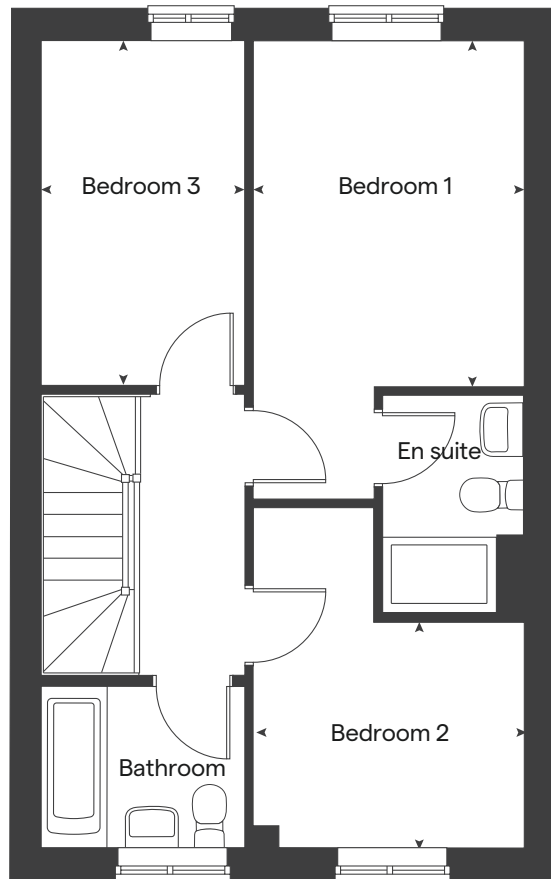
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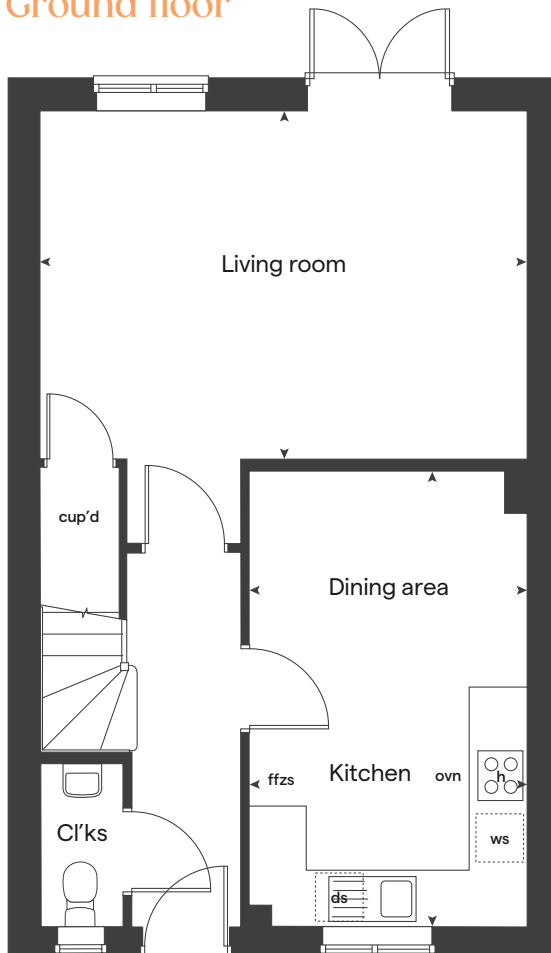
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First floor



Ground floor





Specification

We give you so much more

The specification shown is correct at the time of production. Linden 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 Linden 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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Linden Homes, South West region
Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. T: 01392 344 700

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Monument View

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Monument View

Wellington

We give you so much more

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



Kitchen

3 bedroom
The Elmslie
The Becket
4 bedroom
The Leverton
The Pembroke
The Knightley

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 (60cm) 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 utility		■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■				

Bathrooms and en suite(s)

Ideal Standard contemporary white sanitary ware suite	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■
Ideal Standard shower tray with glass enclosure in en suite	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■
White batten light holder	■	■	■	■	■

Bedrooms

Dressing area to bedroom 1				■	
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Doors and Windows

3 bedroom
The Elmslie
The Becket
4 bedroom
The Leverton
The Pembroke
The Knightley

Front door with multi-point security locking system and security chain	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■
White pre-primed internal doors 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	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■
Ideal combi-boiler with honeywell heating control and room thermostat(s)	■	■	■	■	■
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 on ground 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	■	■	■	■	■

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



Monument View

Wellington

Specification



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Monument View

Wellington

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



3 bedroom
Homes 31, 32 & 45
Homes 28, 29, 30, 40 & 46

Kitchen

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	■	■
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	■	■
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	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■
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 choice cover	■	■
First two years' customer service support from Linden Homes	■	■

3 bedroom
Homes 31, 32 & 45
Homes 28, 29, 30, 40 & 46

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