Bay View

Northam

NEW HOMES QUALITY CODE

Linden HOMES



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

The site plan shown on this page 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. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. 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
2. Northam Community Centre
   EX39 1AW
3. Torridge Leisure Centre
   EX39 1UY
4. St Georges V A Infants School
   EX39 1HT
5. Ocean Escape, Roslyn Gardens
   EX39 1AA
6. Kingsley Indoor Bowling Club
   EX39 1XW
7. Kenwith Castle Gardens
   EX39 5BE
8. Pebble Ridge Adventure Golf and Go Karts
   EX39 1LL
9. Westward Ho! Beach
   EX39 1LQ
10. The Royal North Devon Golf Club
    EX39 1HD
11. Londis/Ho! Village Store and Post Office
    EX39 1LQ
12. Tesco Express
    EX39 1LH

Vistry Devon South West region
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The Harcourt

2 bedroom home

Bay View

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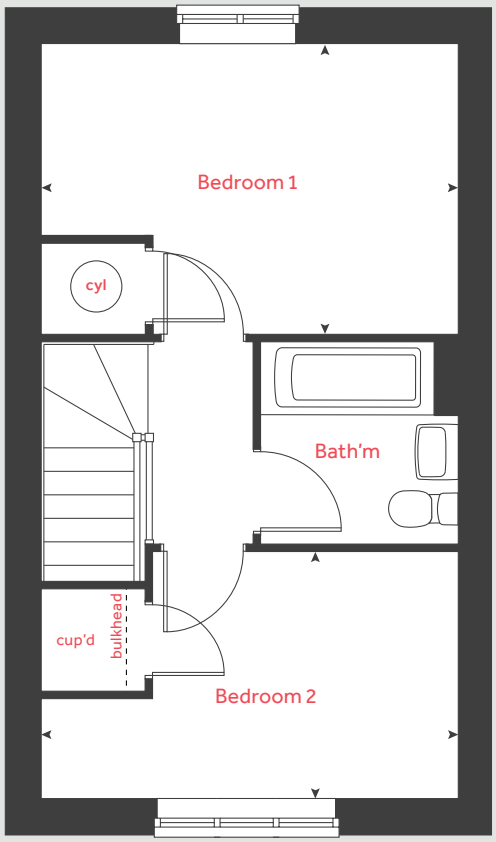
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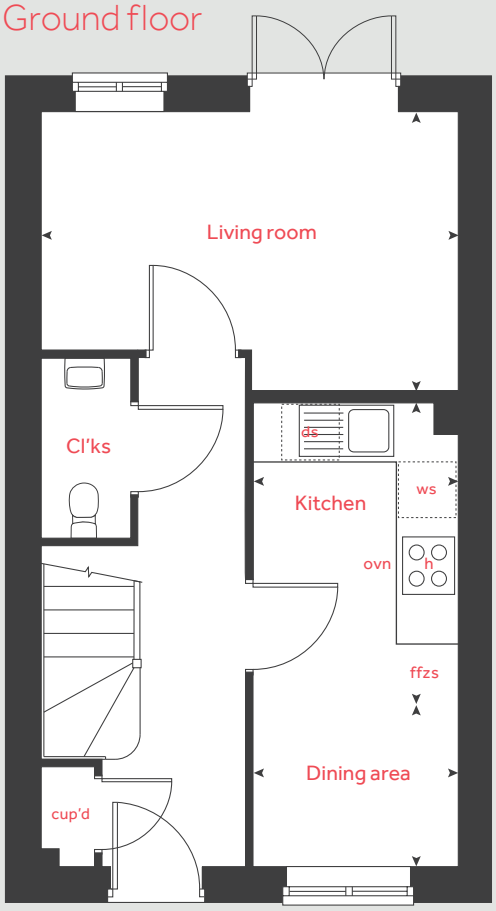
The Harcourt

2 bedroom home

First floor



Ground 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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The Emmett

3 bedroom home

Bay View

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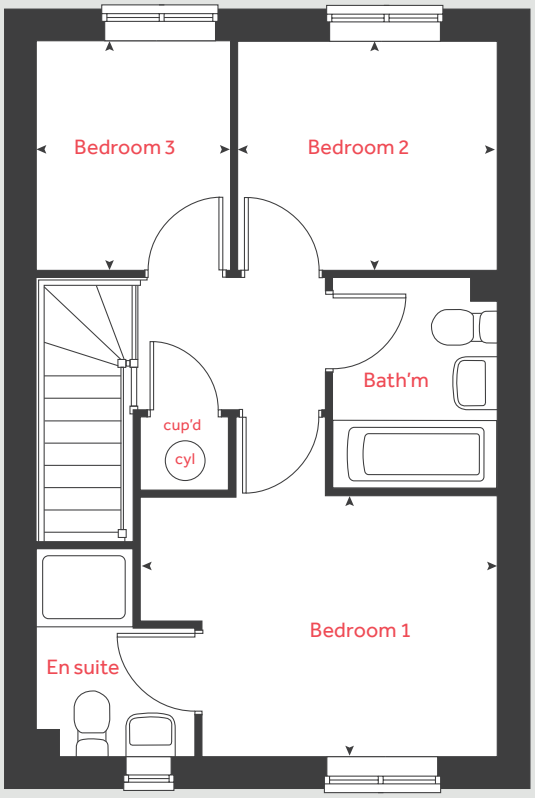
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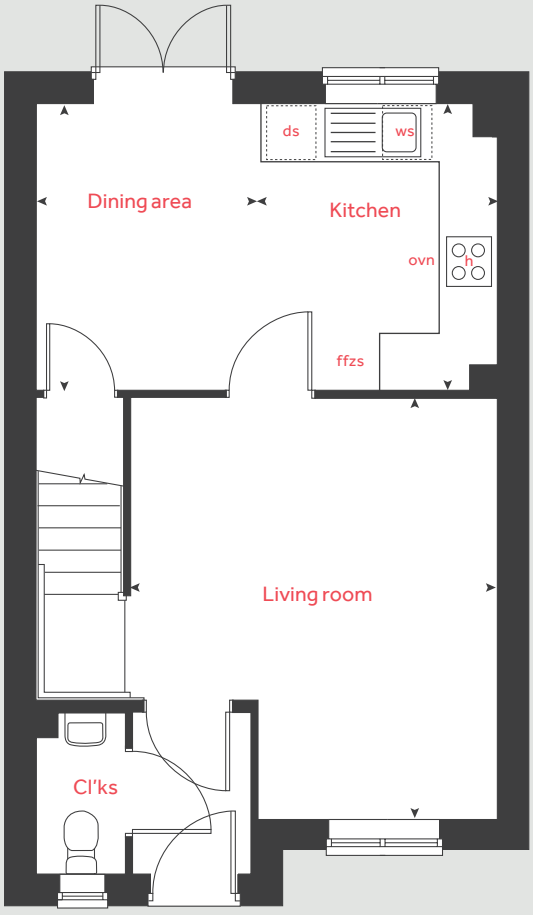
The Emmett

3 bedroom home

First floor



Ground 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		
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

The Emmett | Bay View, Northam |

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The Eveleigh

3 bedroom home

Bay View

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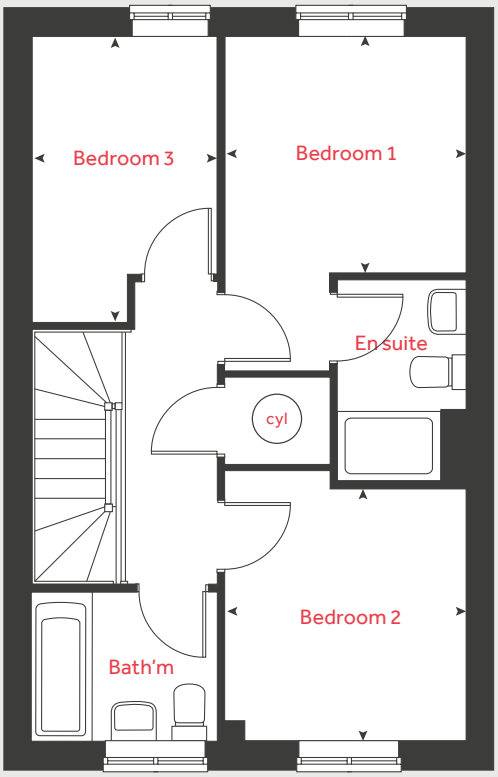
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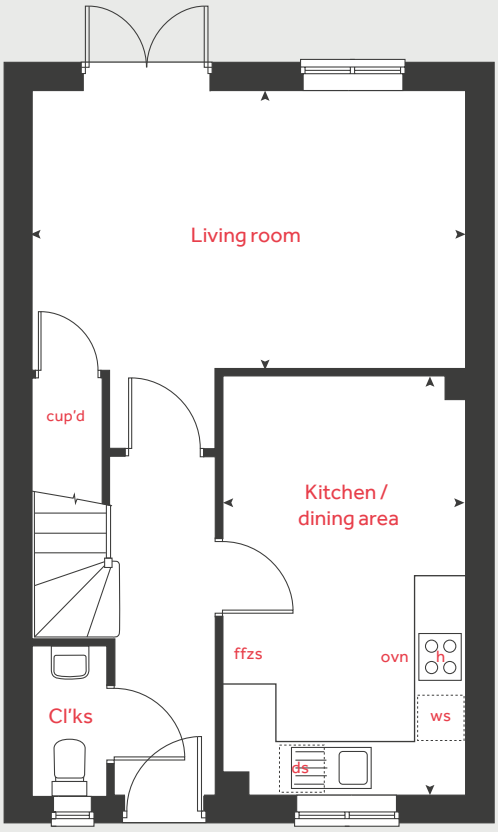
The Eveleigh

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 8" x 9' 2"
Living room	4.98 x 3.19	16' 4" x 10' 6"

First floor		
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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The Mountford

3 bedroom home

Bay View

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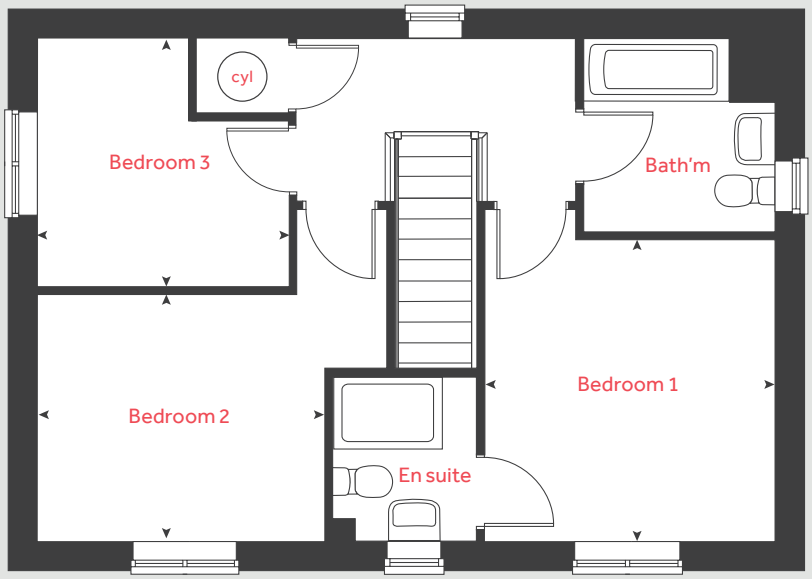
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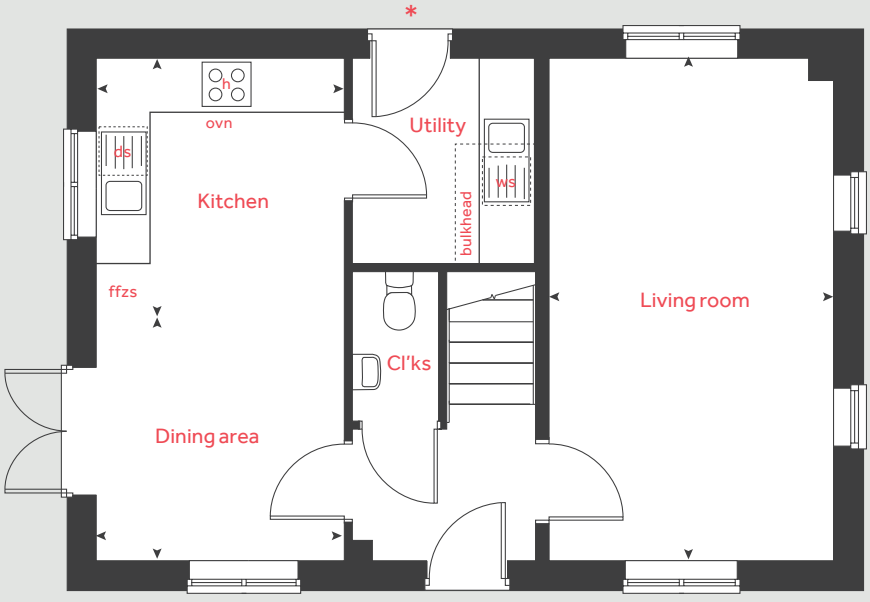
The Mountford

3 bedroom home

First floor



Ground 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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* Utility door applies to selected plots only. Please see sales consultant for further details.

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The Mylne

4 bedroom home

Bay View

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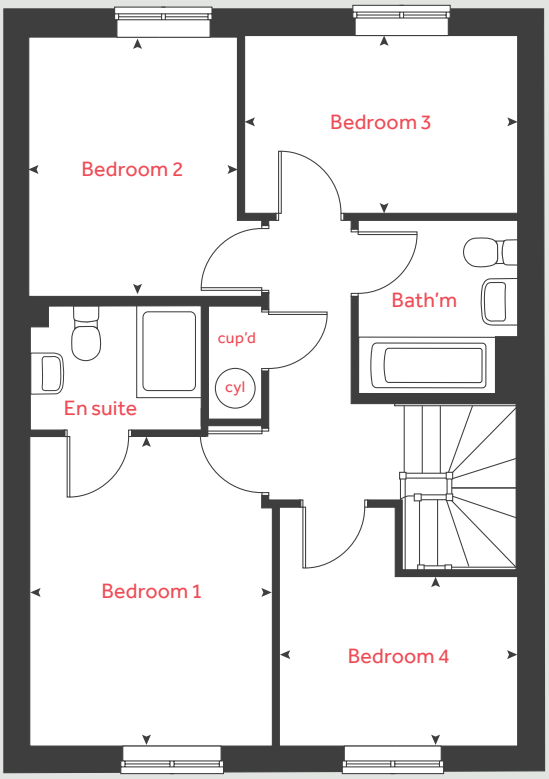
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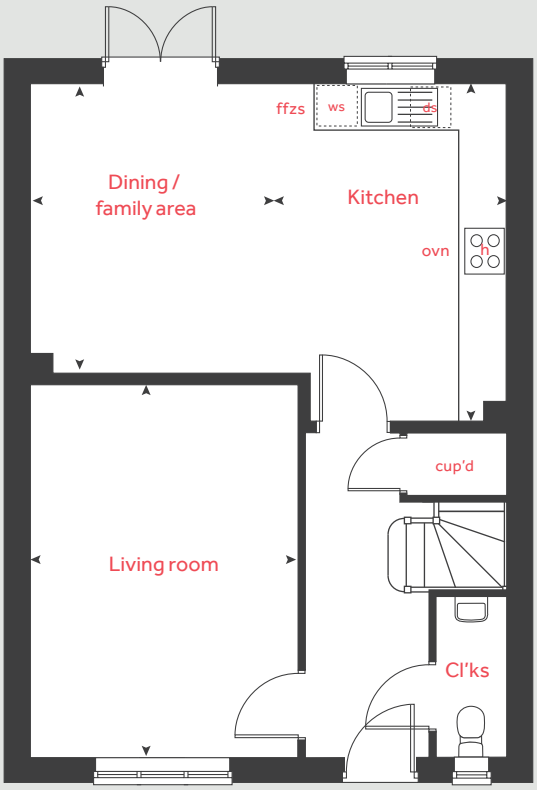
The Mylne

4 bedroom home

First floor



Ground floor



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		
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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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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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		■	■		■	■	■		■

	2 bedroom	The Harcourt	The Hardwick	3 bedroom	The Emmett	The Eveleigh	The Mountford	4 bedroom	The Mlyne
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

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.



2 bedroom Sage Home

Homes 420 & 421

Sage Homes built by Linden HOMES

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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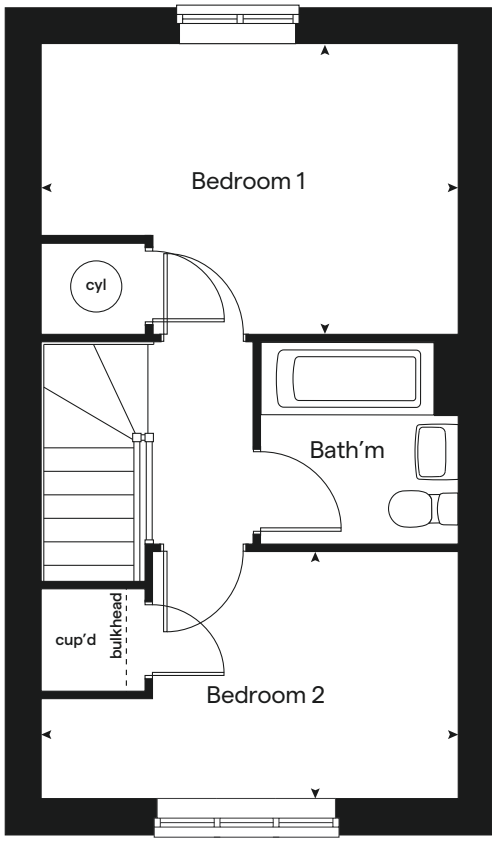
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Sage Homes

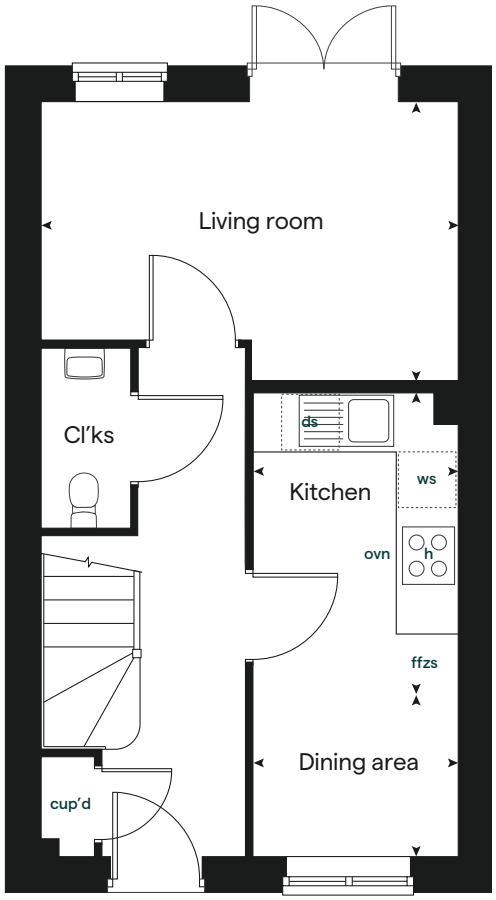
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Linden HOMES

First floor



Ground floor





2 bedroom Sage Home

Homes 380, 381, 398 & 399

Sage Homes built by Linden HOMES

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		
Bedroom 1	3.15 x 2.99	10′ 4″ x 9′ 10″
Bedroom 2	4.08 x 2.69	13′ 5″ x 9′ 8″

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		

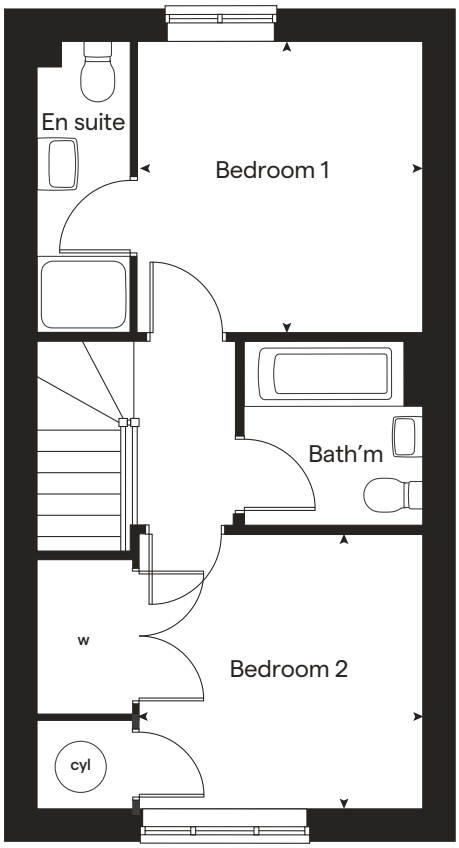
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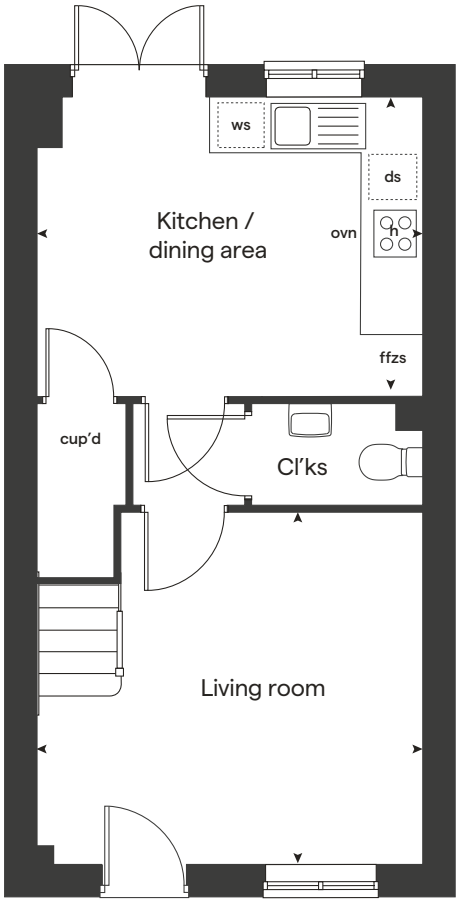
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Sage Homes
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First floor



Ground floor





3 bedroom Sage Home

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

Sage Homes built by Linden HOMES

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			
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

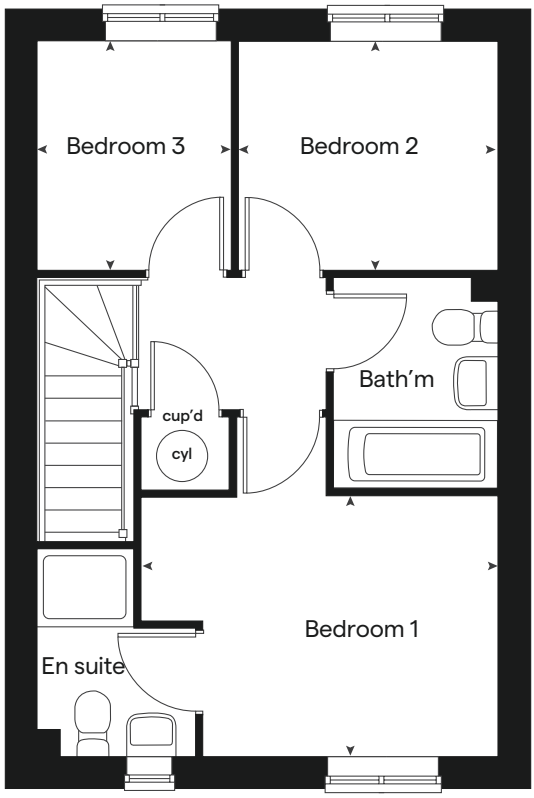
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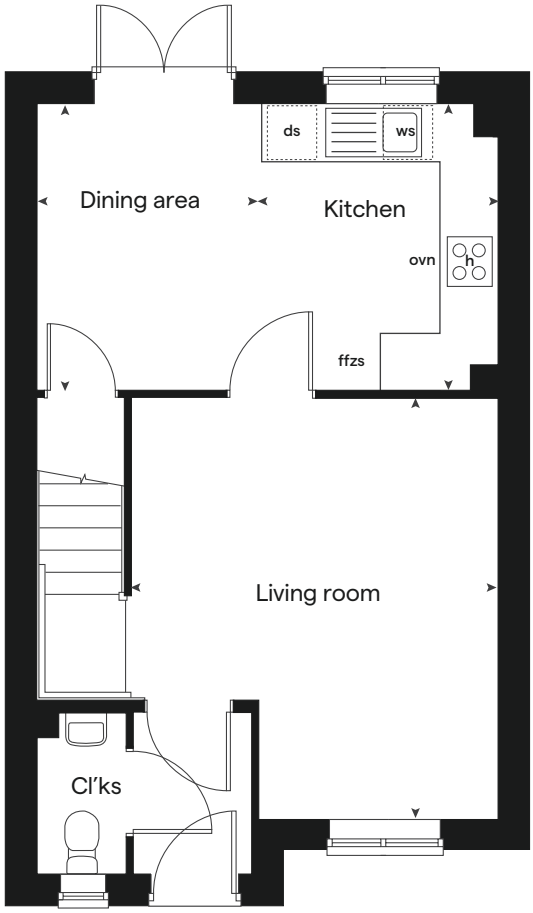
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Sage Homes
built by
Linden HOMES

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

Sage Homes built by Linden HOMES

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		
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

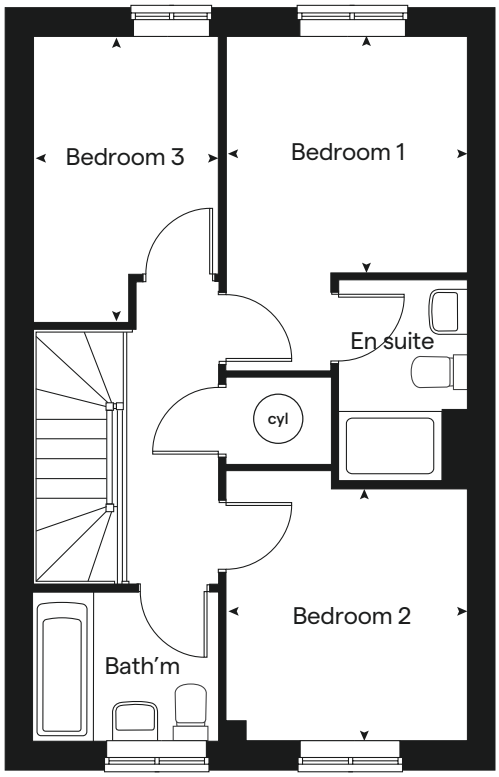
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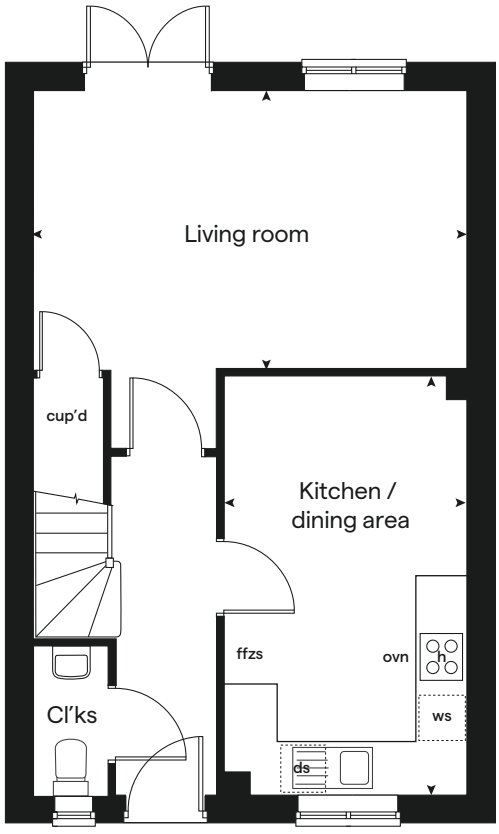
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Sage Homes
built by
Linden HOMES

First floor



Ground floor





3 bedroom Sage Home

Homes 364, 369, 408 & 413

Sage Homes 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		
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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* Utility door applies to selected plots only. Please see sales consultant for further details.

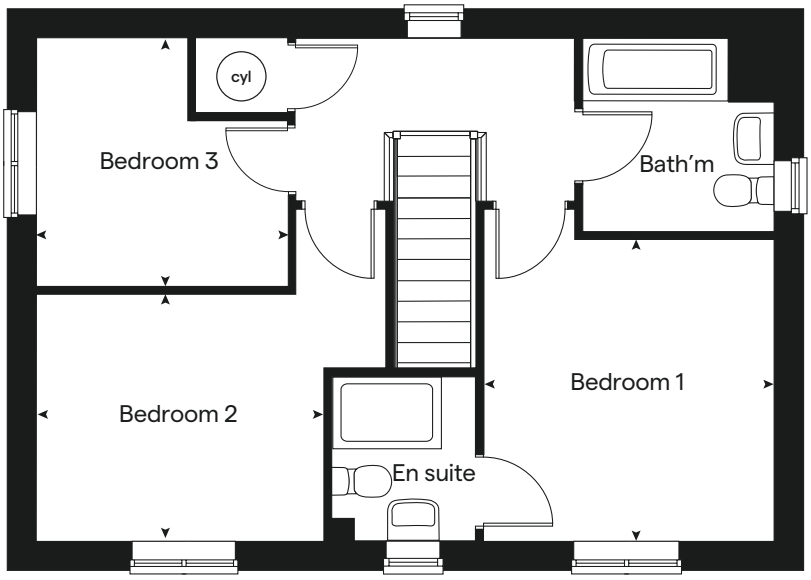
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Sage Homes

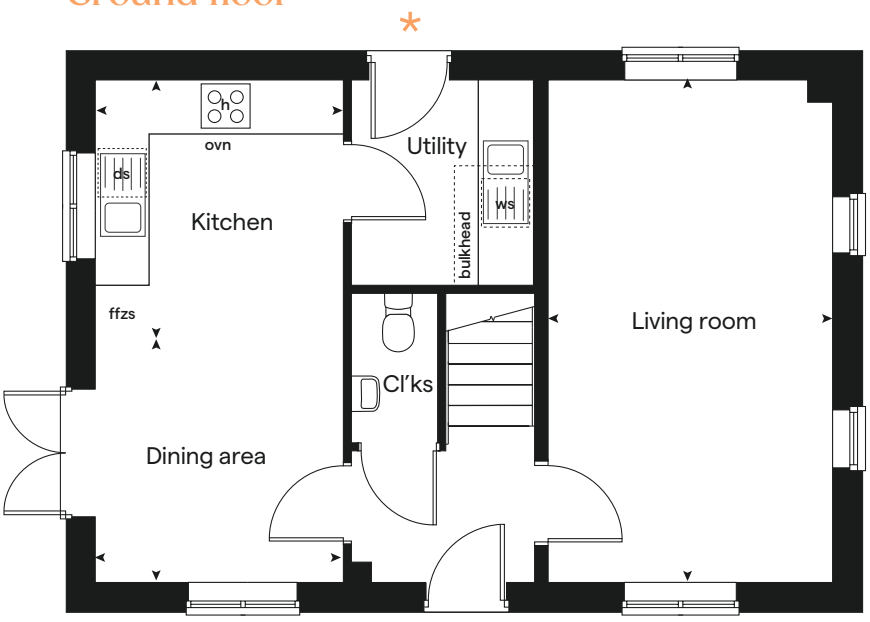
built by

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First floor



Ground floor





4 bedroom Sage Home

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

Sage Homes 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			
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

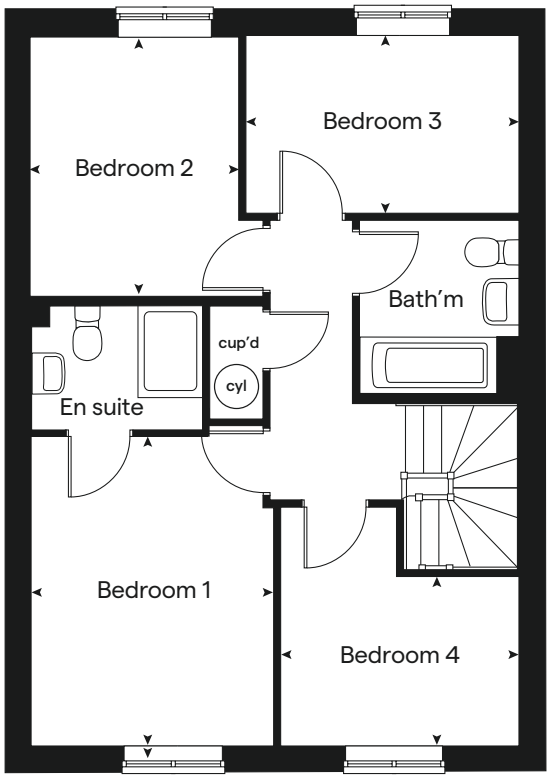
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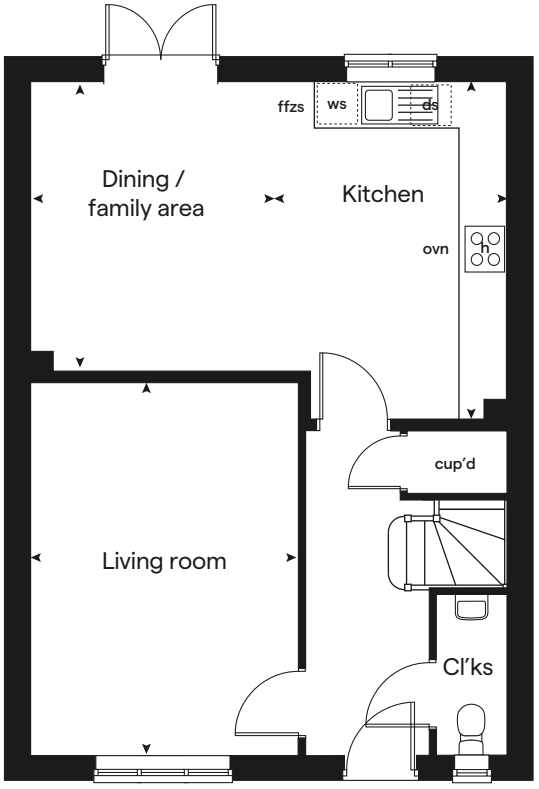
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Sage Homes
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Linden HOMES

First floor



Ground floor





Bay View

Northam

Specification

Sage Homes built by Linden HOMES

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	Homes 364, 369, 408 & 413	4 bedroom Homes 366, 367, 410, 411 & 450-453
Symphony Koncept 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)

	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
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	■	■	■	■	■	■

Doors and Windows

	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
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	■	■	■	■	■	■

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

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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