

Mill Brook Green

Axminster



Linden
HOMES



Development plan

Mill Brook Green

Axminster EX13 5HW | 01297 740996

lindenhomes.co.uk

Linden
HOMES

Mill Brook Green Axminster



4 bedroom home

-  Sage Home 
-  The Roman
-  The Buckland
-  The Mynster
-  The Pembroke
-  The Mylne

3 bedroom home

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

2 bedroom home

-  Sage Home 
-  The Ashbee
-  The Harcourt

1 bedroom apartment

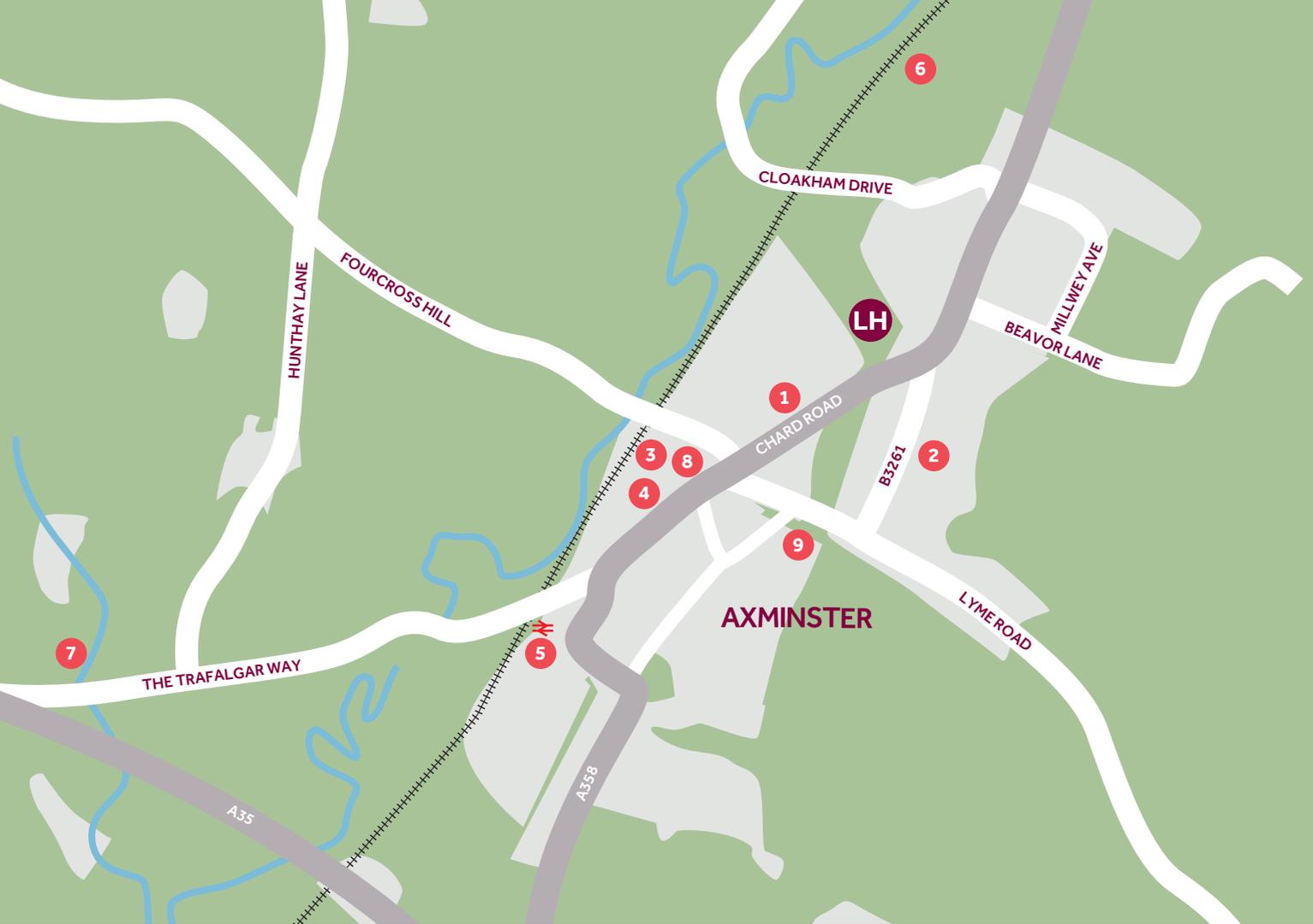
-  The Weycroft

 Sage Homes
built by Linden Homes

bcp bin collection point

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

Axminster Hospital
01297 630400

2

**Axminster Community
Primary School**
01297 33005

3

Tesco Superstore
0345 677 9019

4

Axminster Guildhall
01297 33333

5

Axminster Train Station
0345 6000 650

6

**Axminster Town
Football Club**
07795 217160

7

Axe Valley Wildlife Park
01297 34472

8

Axminster Post Office
01297 631190

9

**Coombefield
Veterinary Hospital**
01297 630500

Vistry Homes Limited trading as Linden Homes.
Registered Office: 11 Tower View, Kings Hill, West Malling, Kent, ME19 4UY.
Registration Number: 397634. Registered in England & Wales.

Produced by the Vistry Group Design Studio. GD56899 / 10.20

lindenhomes.co.uk

Linden
HOMES

Vistry Devon South West region

1 Tiger Moth Road, Skypark, Clyst Honiton, Devon, EX5 2FW. Telephone: 01392 344 700

Produced by the Vistry Design Studio.

When you have finished with this leaflet please recycle it.

DS16316 / 04.26

Linden
HOMES



The Buckland

4 bedroom home

Mill Brook Green

Axminster EX13 5HW | 01297 740996

[lindenhomes.co.uk](https://www.lindenhomes.co.uk)

Linden
HOMES



The Roman

4 bedroom home

Mill Brook Green

Axminster EX13 5HW | 01297 740996

lindenhomes.co.uk

Linden
HOMES

The Roman

4 bedroom home

Ground floor

Kitchen / family / dining area
6.94m x 6.61m 22' 9" x 21' 8"

First floor

Living room
4.81m x 3.64m 15' 10" x 11' 11"

Bedroom 1
3.82m x 3.17m 12' 6" x 10' 5"

Second floor

Bedroom 2
3.64m x 2.76m 11' 11" x 9' 1"

Bedroom 3
3.34m x 3.19m 11' 0" x 10' 6"

Bedroom 4
3.19m x 2.55m 10' 6" x 8' 4"

h hob w wardrobe
ovn oven cup'd cupboard
ffzs fridge freezer space < > measuring points

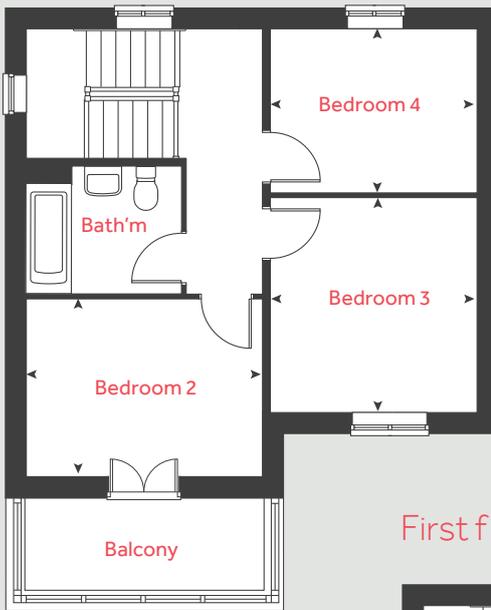
Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best products to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please see our sales consultant.

Produced by Vistry Group Design Studio.

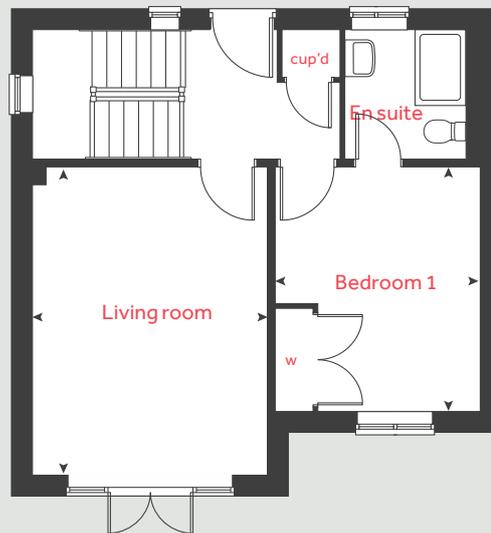
When you have finished with this leaflet please recycle it.

DAXM1 DS05172 / 04.23

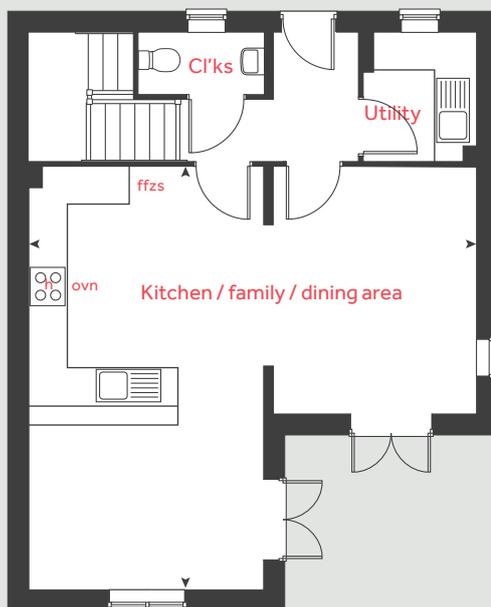
Second floor



First floor



Ground floor



Linden
HOMES



Specification

Mill Brook Green

Axminster EX13 5HW | 01297 740996

lindenhomes.co.uk

Linden
HOMES

Mill Brook Green

Axminster

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.

	1 bedroom The Weycroft	2 bedroom The Harcourt The Ashbee	3 bedroom The Emmett The Eveleigh The Mountford The Beckett	4 bedroom The Buckland The Mynster The Roman The Mylne The Pembroke
Kitchen				
Moores fitted kitchen with laminate worktop	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■ ■	■ ■ ■ ■	
Stainless steel sink and drainer (single and a half 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 double under oven, with stainless steel splashback and integrated silver hood				■
Indesit hob (60 cm) with built-in double under oven, with stainless steel splashback and 60cm stainless steel chimney hood (where detached)				■ ■ ■ ■ ■
Track light fitting	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Fridge / freezer space	■	■ ■	■ ■ ■ ■	■
Integrated (Indesit) 70 / 30 fridge freezer (where detached)				■ ■ ■ ■ ■
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 Tempo Arc sanitary ware suite	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Ideal Standard close coupled WC to cloakroom		■	■ ■ ■ ■	■ ■ ■ ■ ■
Ideal Standard low profile shower tray with glass enclosure in ensuite		■	■ ■ ■ ■	■ ■ ■ ■ ■
Handheld hair wash attachment in bathroom		■	■ ■ ■ ■	■ ■ ■ ■ ■
Shower over the bath	■	■		
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
White batten light holder	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■
Radiator in bathroom / en suite	■	■ ■	■ ■ ■ ■	■ ■ ■ ■ ■

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



- 1 bedroom
- The Weycroft
- 2 bedroom
- The Harcourt
- The Ashbee
- 3 bedroom
- The Emmett
- The Eveleigh
- The Mountford
- The Beckett
- 4 bedroom
- The Buckland
- The Mynster
- The Roman
- The Myline
- The Pembroke

Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■
Front door number - chrome plated door numeral	■	■	■	■	■	■	■	■
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

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 Operated Doorbell (Push), Satin Chrome finish		■	■	■	■	■	■	■
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)		■	■	■	■	■	■	■
Outside tap		■	■	■	■	■	■	■
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.

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

Vistry Devon South West region

Clyst House, Winslade Park, Manor Drive, Clyst St. Mary, Exeter, EX5 1GB

Produced by the Vistry Group Design Studio. When you have finished with this leaflet please recycle it.

DS16156 / 04.26

lindenhomes.co.uk

Linden
HOMES