



THE CHURCHILLS

Whitchurch • Tavistock



AN EXCLUSIVE DEVELOPMENT OF FOUR INDIVIDUALLY DESIGNED NEW HOMES



Whitchurch, Tavistock

The much sought after location of Whitchurch lies on the rural fringe of the ancient stannary and market town of Tavistock, West Devon. This thriving town with its architecture of local stone and ancient abbey, sits on the edge of Dartmoor National Park with its wild scenery and the many nearby picturesque villages of Devon and East Cornwall.

Situated at the very heart of the historic town of Tavistock is the ancient Pannier Market – the Market was granted its Royal Charter in 1105 and has been running non-stop for over 900 years. The landmark Bedford Hotel was built on the remains of a Benedictine Abbey, where the famous ‘Devon Cream Tea’ was created by the monks as a reward for local workers.

Today Tavistock has a lot more to offer with its eclectic mix of shops, restaurants and ‘The Wharf’ a popular centre for films, theatre and the arts. Local sport and recreation facilities include swimming, bowls, pitch & putt and an 18 hole golf course.

From its location on the western fringe of Dartmoor, Tavistock is just 13 miles from the bustling city of Plymouth, with its intercity rail link to London. In the opposite direction, it is just 12 miles from the A30 at Okehampton – the Cathedral City of Exeter is just a further 30 minutes journey; or you may prefer a more scenic route across Dartmoor, to reach Exeter in little under an hour.

There is plenty to see and do in Tavistock; steeped in history, with beautiful buildings and a thriving community – an enviable location to make your home.



Lying on the edge
of Dartmoor
the ancient market
town of Tavistock
is full of character





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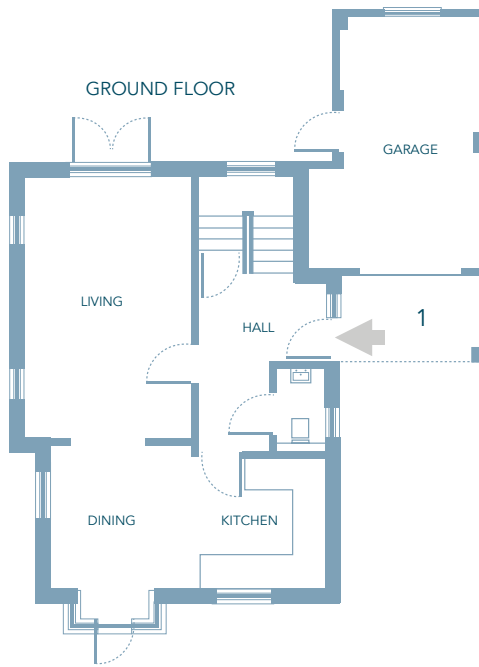
An exclusive collection of just four spacious and individually designed detached houses in a quiet location - light and airy 3 bedroom homes and a luxury 4 bedroom home with a large garden

This Computer Generated Image of The Churchills is provided for illustrative purposes only - finished houses may vary and details should be checked on site

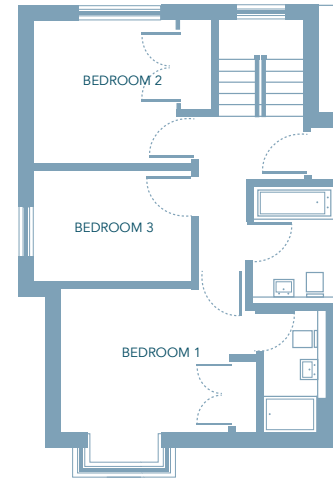


Plot No. 1

Kitchen	2.88m x 2.86m	9'6" x 9'4"
Dining	3.22m x 3.15m	10'7" x 10'4"
Living room	5.80m x 3.71m	19'0" x 12'2"
Bedroom 1	3.75m x 3.15m	12'4" x 10'4"
Bedroom 2	3.35m x 3.18m	11'0" x 10'5"
Bedroom 3	3.50m x 2.46m	11'6" x 8'1"

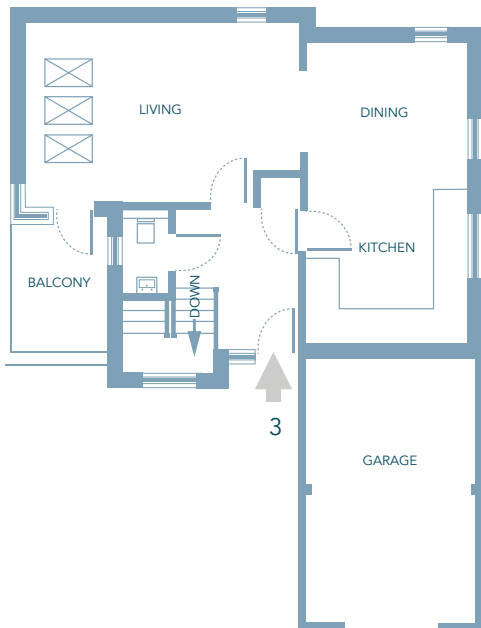


FIRST FLOOR



Traditional and reverse level house designs

GROUND FLOOR



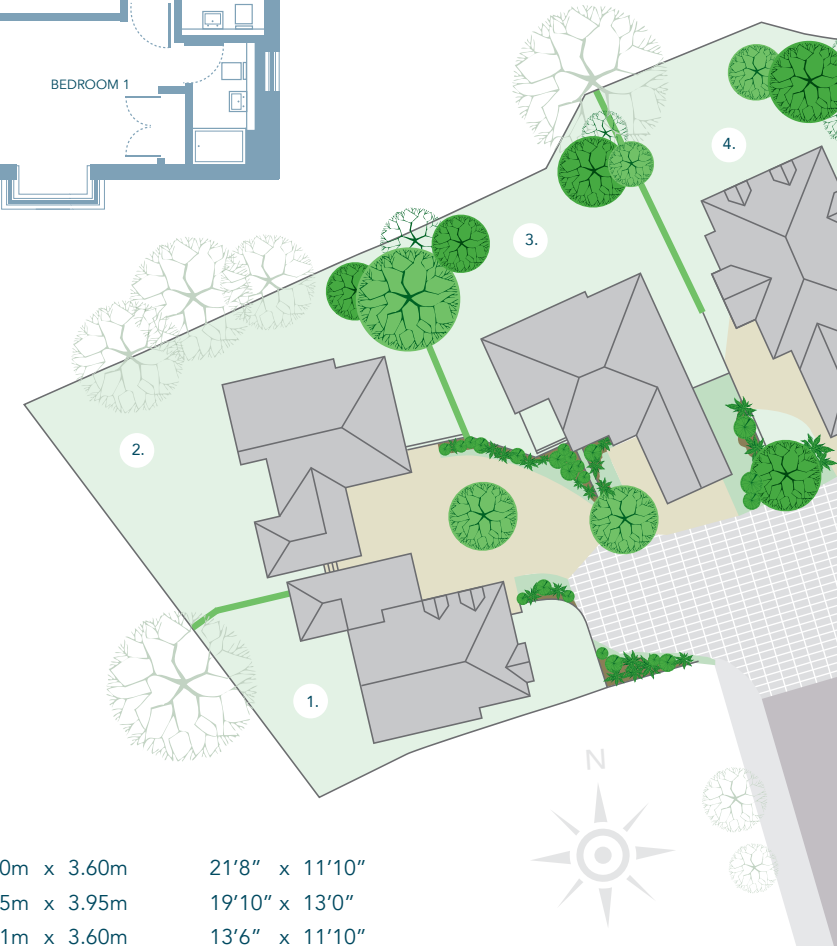
LOWER GROUND FLOOR



Plot No. 3

Kitchen/dining	6.60m x 3.60m	21'8" x 11'10"
Living room	6.05m x 3.95m	19'10" x 13'0"
Bedroom 1	4.11m x 3.60m	13'6" x 11'10"
Bedroom 2	3.36m x 3.30m	11'1" x 10'10"
Bedroom 3	3.26m x 2.60m	10'8" x 8'6"

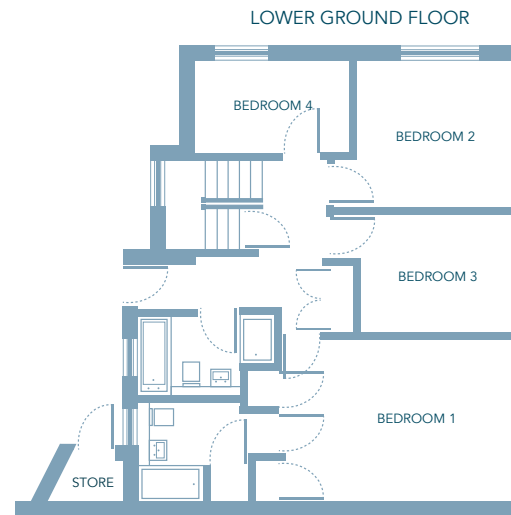
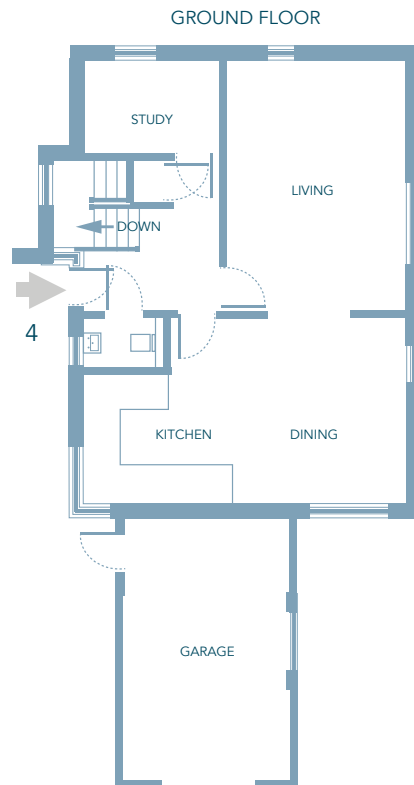
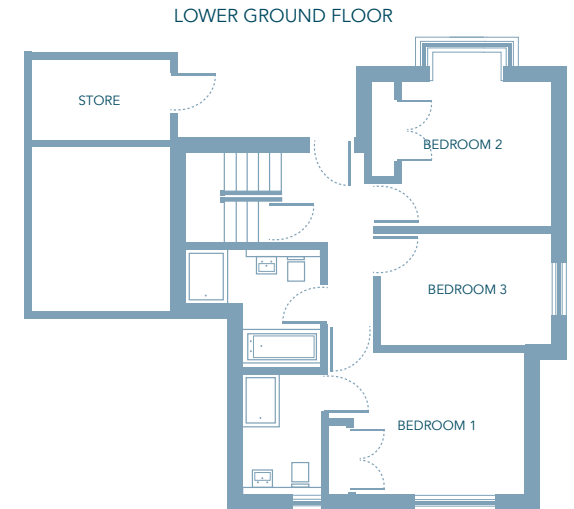
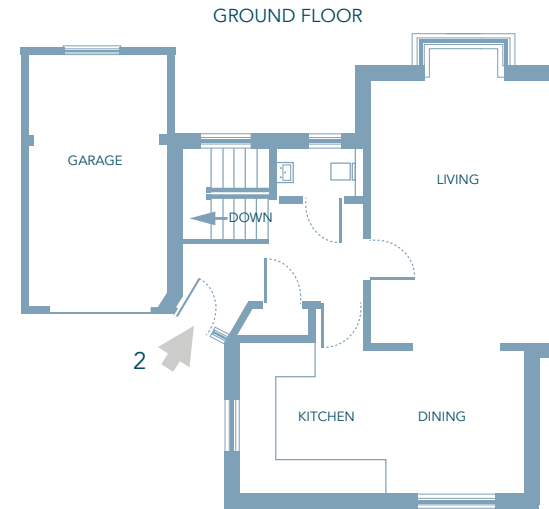
SITE PLAN



Plot No. 2

Kitchen	3.33m x 3.16m	10'11" x 10'5"
Dining	3.15m x 3.10m	10'4" x 10'2"
Living room	5.36m x 3.97m	17'7" x 13'0"
Bedroom 1	3.76m x 3.15m	12'4" x 10'4"
Bedroom 2	3.37m x 3.21m	11'1" x 10'6"
Bedroom 3	3.78m x 2.46m	12'5" x 8'1"

Light and airy rooms
of generous proportions



Plot No. 4

Kitchen	4.01m x 2.83m	13'2" x 9'4"
Dining	3.00m x 4.06m	9'10" x 13'4"
Living room	5.54m x 3.91m	18'2" x 12'10"
Study	2.96m x 2.05m	9'9" x 6'9"
Bedroom 1	5.11m x 3.54m	16'9" x 11'8"
Bedroom 2	3.36m x 3.26m	11'1" x 10'9"
Bedroom 3	3.36m x 2.64m	11'1" x 8'8"
Bedroom 4	3.51m x 2.05m	11'6" x 6'9"



THE CHURCHILLS SPECIFICATION

KITCHEN

Fitted kitchen units
Granite worktops with granite upstands
Glass splashback behind hob
Lighting under wall units
Soft close hinges & drawers
Stainless steel double fan oven / gas hob /
Chimney hood
Integrated fridge/freezer
Integrated Dishwasher
Integrated Washing Machine
Stainless steel undermounted 1.5 sink and
mixer tap

FAMILY BATHROOM

Porcelanosa white sanitaryware
Porcelanosa half height tiling to all walls
extending to full height around bath
Porcelanosa floor tiles
Chrome plated heated towel rail
Shaver point
Shower over bath with glass screen

ENSUITE

Porcelanosa white sanitaryware
Theromostatic shower
Porcelanosa floor tiles
Porcelanosa half height tiling to all walls
extending to full height in shower cubicle
Chrome plated heated towel rail
Shaver point

CLOAKROOM

Porcelanosa white sanitaryware
Porcelanosa feature tiling behind WC &
basin splashback

ELECTRICAL

Ample well placed double sockets
High level TV point in Living room and all
bedrooms
2nd low level TV point in Living room
Telephone socket in Living room and Study
or 3rd bedroom if no study
Recessed LED lights in kitchen/dining,
bathroom, en-suite and cloakroom
Door bell
Outside lights to front and rear doors

INTERNAL FEATURES

Stylish flush Oak finished doors
Wide moulded skirtings and architraves
finished in white gloss paint
Smooth finish to ceilings
Coving throughout
Walls finished in Jasmine White emulsion
Engineered oak flooring in hallway, living
room & cloakroom
Feature fire

EXTERNAL FEATURES

Front and rear garden area turfed
Paved pathways and feature patio areas

White timber double glazed windows
Black UPVC gutters and downpipes
Brick arches, slate sills and Trebarwith stone detailing
Block paved road and driveways
Rainwater harvesting system
Electrically operated velux rooflights in the living room
(plot 3)

HEATING

Gas fired central heating delivering a combination
of underfloor heating on the entrance level with
individual temperature control in each room and
thermostatically controlled radiators in the bedrooms

GUARANTEE

A full NHBC 10 year warranty. Each home will be independently surveyed during the
course of construction by NHBC who will issue their certificate upon completion of
the home.

All new homes will be sold in accordance with the Consumer Code for Home
Builders. Please refer to www.consumercodeforhomebuilders.com or ask the Home
Buying Advisor for further information.

NOTES:

Choice of finishes and fitments detailed in this specification are only available where
stage of construction permits.

Under the provisions of the Property Misdescriptions Act 1991 prospective
purchasers are advised that the design dimensions quoted are approximate having
been prepared from Architect's working drawings.

Variations may occur in construction due to the tolerances on materials or working
practices. Purchasers should therefore, satisfy themselves at the time of construction
as the the actual finished dimensions.

Elevation treatments, window arrangements and materials may vary from plot to plot.

Requests for alterations which would affect the external appearance of a property
cannot be accommodated as such alterations could require further planning approval
and might adversely affect the carefully considered and cohesive design concept for
the development.

These particulars are produced in good faith and believed to be correct at the time
of going to print. They do not constitute any part of a contract, and purchasers are
advised to check salient details for themselves.

Prior to exchange of contracts, purchasers will be required to inspect the working
drawings for the property they are purchasing and confirm that they are satisfied
regarding the details.



These photos are from a previous showhome by Pearce Fine Homes



PEARCE

Makers of fine homes in the South West

Established in 1974 we produce quality homes in Devon and Cornwall. Our family run business offers a comprehensive and flexible service. By incorporating great design, modern methods and an eye for detail we take pride in producing unique developments and individually designed homes. Further to our in-depth knowledge of the industry, we can accommodate more purchaser choice and influence than national competitors. This is made possible by working with local professionals and suppliers and sourcing quality materials and appliances.

Chris & Ben Pearce





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