



Computer Generated Image

# The Gables

## WILLAND

A stunning village development of just fourteen 3 and 4 bedroom semi-detached and detached homes, situated in this popular location in Willand.

Each property will be built to a high specification and will include garaging or allocated parking.

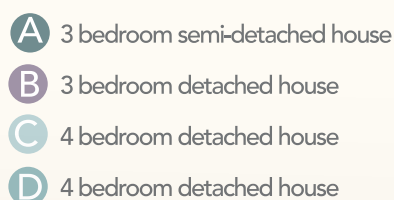


For further details please contact  
Fulfords, 4 Paris Street, Exeter.

01392 252 666

[exeter@fulfords.co.uk](mailto:exeter@fulfords.co.uk)





Westhaven Homes will endeavour to provide accurate and reliable specification details in order to provide purchasers with a valid representation of our finished product. However, during the construction process various alterations to the specification may occur or become necessary to enable improvements. Dimensions should be used as a guide only and should not be used to order carpets or furniture and customers should satisfy themselves of the actual dimensions relating to the property they are purchasing. Elevation details may differ slightly over the same house type from plot to plot. Customers should ensure they are aware of the detail and finish being provided to a specific plot before committing to a purchase.



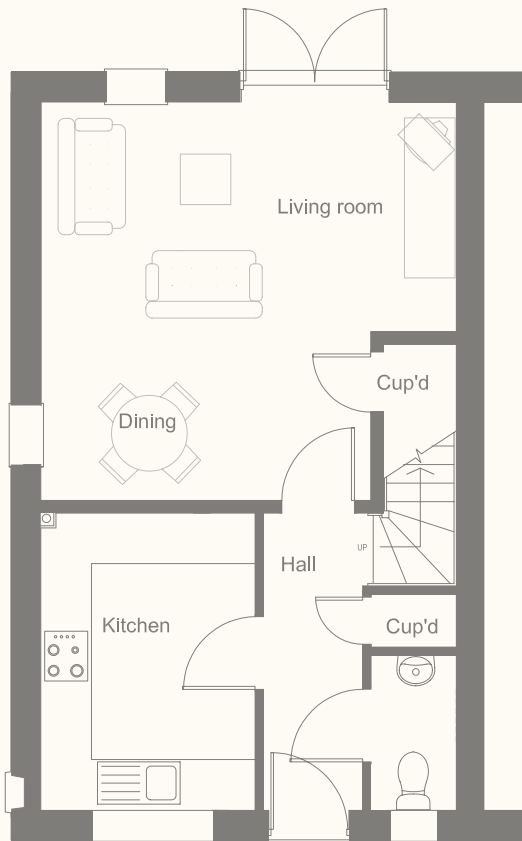
# ACORN

3 BEDROOM HOME

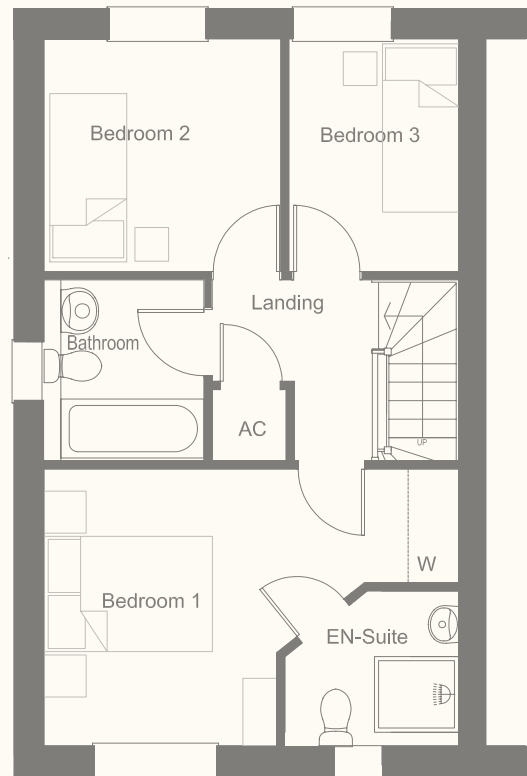
PLOTS 9 10 11 12 13 14



## FLOOR PLANS



Ground Floor



First Floor

## DIMENSIONS

### Ground Floor

Kitchen	3.5m x 2.5m / 11'4" x 8'2"
Lounge/Dining	4.7m x 4.9m (Min 2.7m x 4m)
	15'4" x 16' (Min 8'8" x 13'1")

### First Floor

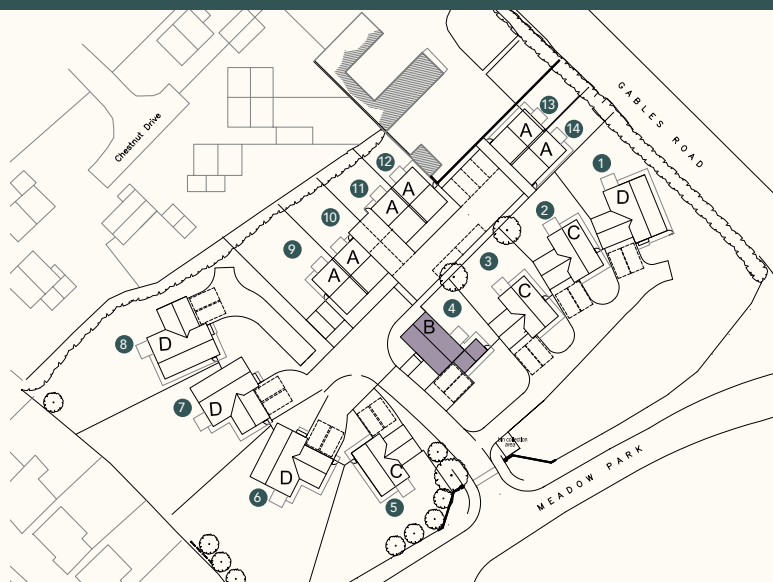
Bedroom 1	3.3m x 4.9m max (2.8m min)
	10'8" x 16' (9'1" min)
En-suite	1.8m x 2.1m / 6'1" x 6'10"
Bedroom 2	2.8m x 2.8m / 9'2" x 9'4"
Bedroom 3	2.8m x 2m / 9'2" x 6'8"
Bathroom	2.1m x 1.9m / 7'1" x 6'4"



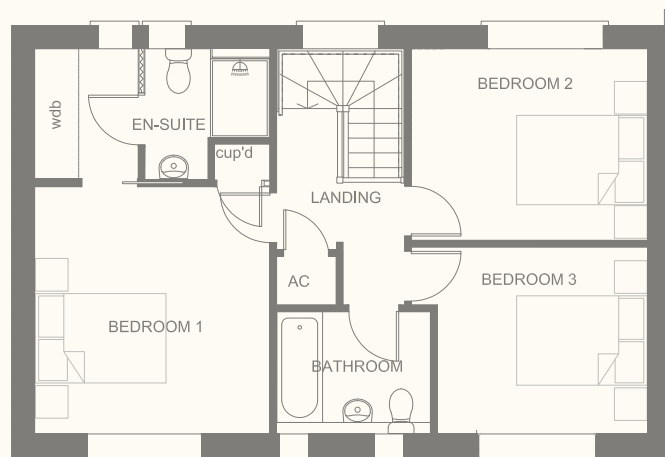
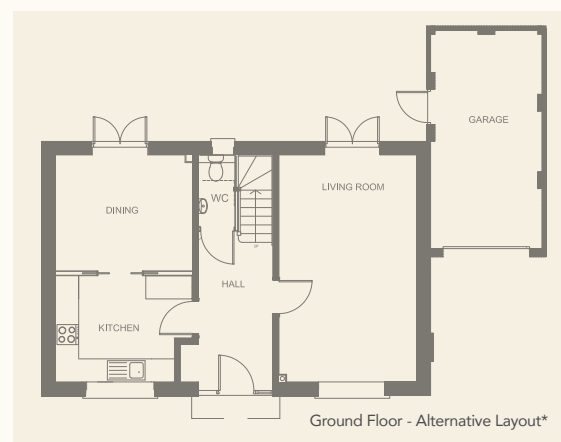
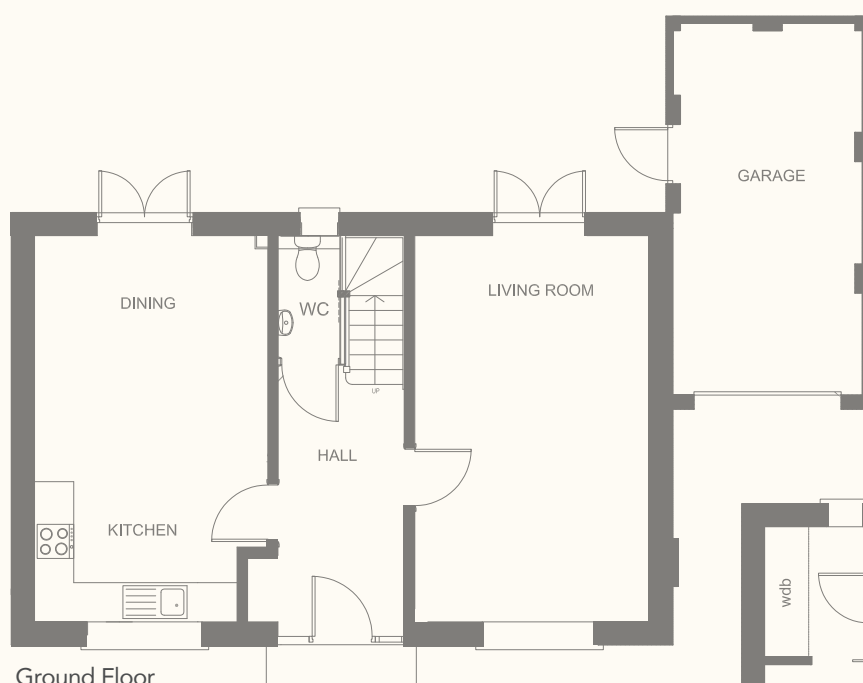
# BIRCH

3 BEDROOM HOME

PLOT 4



## FLOOR PLANS



First Floor

## DIMENSIONS

### Ground Floor

Dining/Kitchen	5.9m x 3.1m / 19'6" x 10'3"
Living Room	5.9m x 3.6m / 19'6" x 11'11"
Garage	2.9m x 5.7m / 9'5" x 18'7"

### Alternative layout

Kitchen	2.7m x 3.1m / 9'1" x 10'3"
Dining	3.1m x 3.6m / 10' x 11'10"

### First Floor

Bedroom 1	3.8m x 3.6m / 12'6" x 11'11"
En-suite	2m x 1.8m / 6'5" x 5'9"
Bedroom 2	3.9m x 2.6m / 12'7" x 8'5"
Bedroom 3	2.9m x 3.2m / 9'6" x 10'8"
Bathroom	2.3m x 1.9m / 7'10" x 6'3"

\* An alternative ground floor layout is available, depending upon state of build. Please speak to an advisor.





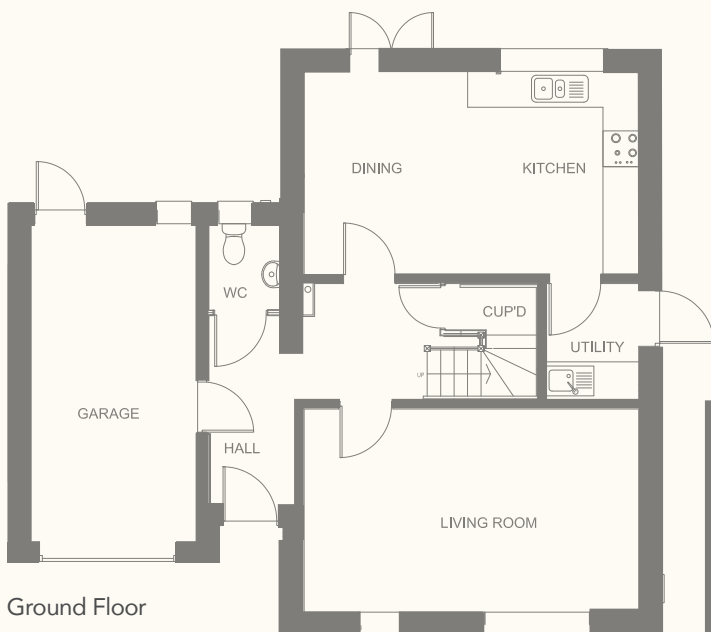
# CEDAR

4 BEDROOM HOME

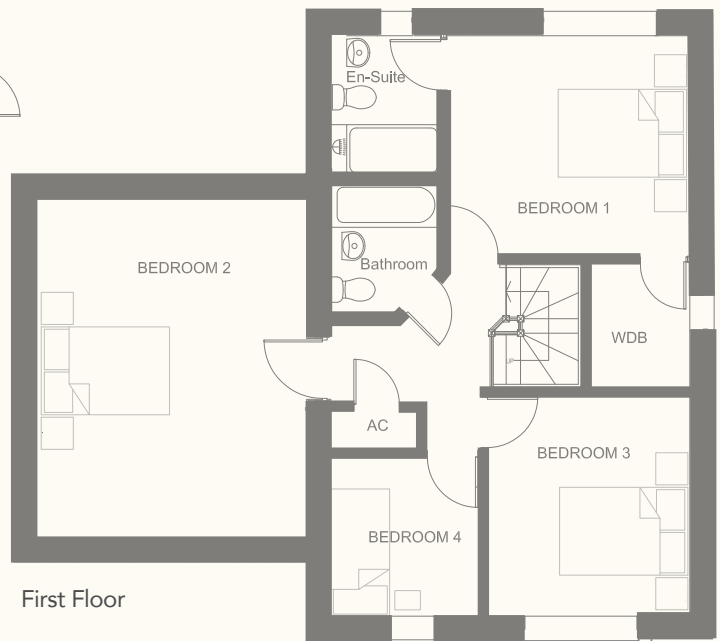
PLOTS **5** **3** **2**



## FLOOR PLANS



Ground Floor



First Floor

## DIMENSIONS

### Ground Floor

Dining/Kitchen	3.4m x 5.6m / 11'3" x 18'6"
Utility	2m x 1.6m / 6'5" x 5'2"
Living Room	3.4m x 5.6m / 11'3" x 18'6"
Garage	5.3m x 2.8m / 17'6" x 9'3"

### First Floor

Bedroom 1	3.4m x 3.8m / 11'4" x 12'6"
Dressing Room	2m x 1.6m / 6'5" x 5'2"
En-suite	2.2m x 1.7m / 7'3" x 5'8"
Bedroom 2	5.3m x 4.2m / 17'3" x 13'7"
Bedroom 3	3.4m x 3.1m / 11'4" x 10'5"
Bedroom 4	2.5m x 2.3m / 8'3" x 7'9"
Bathroom	2.1m x 1.7m / 6'10" x 5'8"

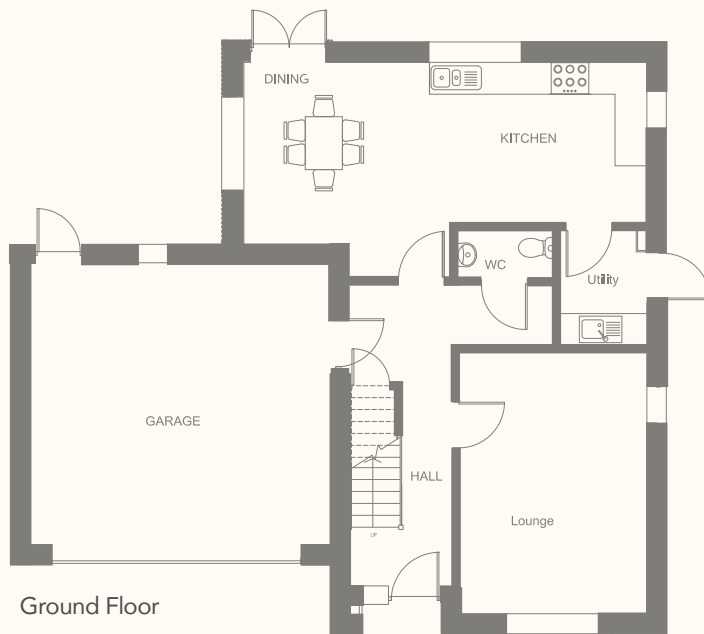


# OAK

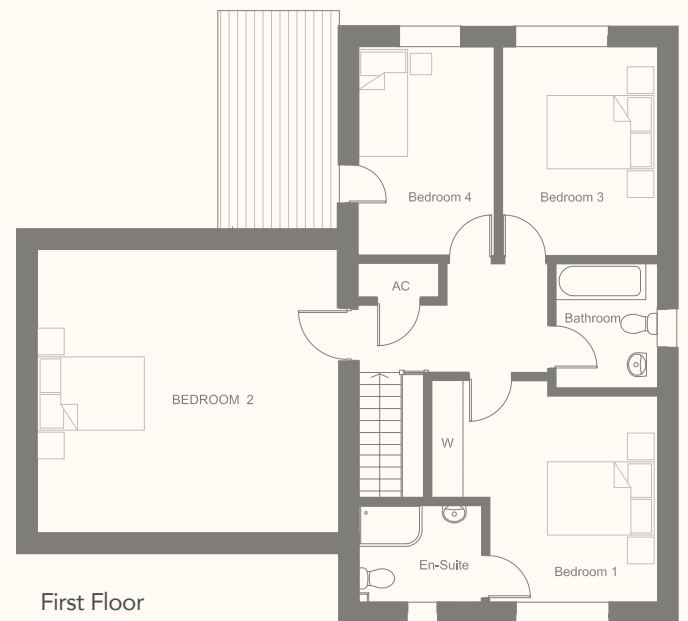
4 BEDROOM HOME

PLOTS 1 6 7 8

## FLOOR PLANS



Ground Floor



First Floor

## DIMENSIONS

### Ground Floor

Dining/Kitchen	3m (max 3.4m) x 7.6m 10'1" (max 11'4") x 25'1"
Utility	2.2m x 1.6m / 7'2" x 5'2"
Lounge	4.9m x 3.5m / 16'3" x 11'8"
Garage	5.3m x 5.6m / 17'3" x 18'3"

### First Floor

Bedroom 1	3.9m x 4.2m max (3.5m Min) 12'7" x 13'7" max (11'4" Min)
En-suite	2.3m x 1.8m / 7'9" x 6'2"
Bedroom 2	5.3m x 5.6m / 17'6" x 18'7"
Bedroom 3	3.9m x 2.9m / 13' x 9'9"
Bedroom 4	3.9m x 2.6m / 13' x 8'6"
Bathroom	2m x 2.1m / 6'7" x 6'11"



# SPECIFICATION

## KITCHEN

- Bespoke designed high quality kitchens by Mayflower
- Choice of colours depending on stage of construction
- Choice of post formed worktops depending on stage of construction
- Stainless steel built in double oven (Single oven to 3 bedroom plots)
- High quality stainless steel gas hob
- Stainless steel chimney hood extractor
- Integrated fridge freezer
- Integrated dishwasher
- Porcelanosa ceramic tiled kitchen floors in all plots
- Stainless steel bowl and a half kitchen sink with feature mixer tap
- Plumbing and electrics for washing machine/washer dryer
- Upgradable options available on all items as customer extras

## BATHROOMS

- Strikingly designed contemporary bathroom suites by Mayflower
- Back-to-wall Duravit WC with hidden cistern and soft close seats
- Contemporary deep Duravit bath set in tile surround with concealed bath filler/overflow and wall mounted filler valves
- Low rise stone resin shower trays in en suites with luxury enclosures and multi function shower heads
- Hansgrohe brass wear
- Part tiled bathrooms and en suites and fully tiled floors with Porcelanosa tiles
- Choice of colours and sizes of tiles from standard range
- Tile upgrades available as customer extras
- Electric shaver sockets
- Luxury chrome heated towel rails



Home from Brookfield development in Chudleigh

## INTERIOR

- Full gas central heating with underfloor heating on the ground floor and thermostatic, radiators on the first floor
- Mains pressure hot water system
- Cloak room basin splash back tiling and floor fully tiled
- Exceptional quality oak finished internal doors with chrome handles
- Mains smoke detectors on all floors
- Elegant moulded skirting and architrave with white gloss finish
- Fitted carpets throughout except where floor tiles provided
- Extensive low energy and LED lighting arrangements throughout.

## EXTERNAL

- Traditional timber finished front door
- Rear outside tap and light
- Private off road parking with drives finished in low maintenance block paviours
- External front PIR light
- Double glazed low maintenance uPVC windows and French doors
- Elevations in beautifully crafted Ivanhoe Antique brick and/or low maintenance roughcast render and rustic cladding
- Roofs in natural high quality slate
- Exterior fascia in low maintenance uPVC
- Rear garden gates and access doors included where shown on site plan
- Landscaped gardens with turf and/or shrubs to the fronts and rear where applicable and merging with existing mature landscape.
- Electric remote controlled garage doors with two radio remote controls for in car use. Designed with personal safety in mind, stay in car while garage door opens and shuts and access house direct from garage. Where applicable.
- Power socket and light to garage

## UPGRADE OPTIONS

We will endeavour to accommodate any additional upgrade option requested and work with our customers to personalise their home.



# DIRECTIONS

From junction 28 (Cullompton) of the M5 motorway, follow the signs into Cullompton and take the first turning right sign posted Willand. Proceed along this road for approximately 3 miles and you will see a Petrol station on your left. Then take the first turning on the left onto Gables Road and the development will be found immediately on your left.

SAT NAV POSTCODE: **EX15 2PL**



# WILLAND

Willand is situated in the countryside of Mid Devon, on the edge of the picturesque Blackdown Hills and with easy access to Exeter (approx 16 miles), Taunton (approx 21 miles) and Tiverton (approx 10 miles). Both Exmoor and Dartmoor are less than a one hour drive away. There are a large number of organisations in the village, covering a wide range of activities including, football, tennis, history, art, youth club and a number of social groups.

# WESTHAVEN HOMES

Based at Sampford Peverell, Devon, Westhaven Homes Ltd was established in April 2008. We are a company dedicated to developing a unique collection of bespoke, individually designed family homes reflecting both a traditional and contemporary feel in the rural green beautiful landscape which the West Country is famous for.

Our development locations are handpicked to ensure our properties work perfectly in their environment and reflect our beautiful countryside. They boast spacious and modern interiors using premier specifications throughout, providing a luxury feel. We pride ourselves on using the highest quality materials and professional craftsmanship to provide your dream home.

Our team at Westhaven Homes will work closely with you to ensure buying your new home is an exciting and personal experience. Your home will be finished to an exceptional standard, and with our innovative design options we want you to be able to put your own personal touch to your home, making it truly yours.



Please note images are from a previous Westhaven development



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