Bay View

Northam

NEW HOMES QUALITY CODE

Bovis Homes



Bay View

Northam

A taste of local life

bovishomes.co.uk

Bovis Homes



Welcome to
Bay View

This attractive new development is in an enviable location in the coastal town of Northam, minutes from the striking North Devon coastline.

Built on a hill looking out toward the beautiful Barnstaple bay, Bay View really is the ultimate place to call home. It's impossible not to be impressed by the sweeping views towards historic Clovelly on the left, out towards Lundy Island and all the way over the Northam Burrows to Saunton Sands on the right.

Northam is located close to the popular seaside resort of Westward Ho! famous for its long sandy beach and victorian seaside charm. From long walks on the beach to action sports, there's something for everyone in Northam.

The town centre offers a range of independent shops, pubs, restaurants and cafes, many with enviable sea views.

Tesco Express and Co-op stores are both located in the town centre and further afield in Bideford bigger supermarkets including Morrisons and Asda can be found. For some retail therapy, Affinity Devon shopping village in Bideford offers big name stores such as GAP and Nike.

A short walk from the development you can find primary education at St Margaret's C of E School and secondary education just a short drive away at Bideford College. Independent options are available at Kingsley School Bideford and Shebbear College.

For healthcare facilities, in Northam itself there is a health centre, pharmacy and dentist while Bideford and Barnstaple both have larger hospitals.

Whether it's a round of golf at England's oldest golf course The Royal North Devon Golf Course or surfing at Westward Ho! beach, 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. Community sports facilities including 1610 Torridge pool can be found locally, and if cold water swimming is your thing, Westward Ho! sea pool is on the doorstep!

This location really does offer everything, whether you know the area well or are making the move from further afield.

Bay View can be found just off Bay View Road that leads west to Westward Ho! or east to the A386 and beyond to the Atlantic Highway, A39. Regular buses to Bideford and Barnstaple as well as the 'North Devon Wave' which winds its way along the coast, make travel a breeze.

Each home at Bay View has been carefully designed to blend sympathetically with the local architecture and scenery. Traditionally built homes offering carefully considered living spaces mean Bovis Homes offer the best of modern family living. From home offices, to useful utilities, plenty of storage and open plan living spaces, there is a home from our stylish range to suit every lifestyle. So, if you're looking for a new home in a location that has it all, your search ends here!

The perfect position

Bay View has many amenities nearby that you can visit with friends, family or take some time out by yourself! By foot, a bus ride, cycling or by car, you are sure to enjoy living here!

Bideford College
3.3 miles | 7 mins drive

7 mins



1610 Torridge Pool, Northam
1.1 miles | 22 mins walk

22 mins



Westward Ho! Beach
2 miles | 8 mins drive

8 mins



St Margaret's C of E Primary School
1.2 miles | 22 mins walk

22 mins



Bay View

Affinity Devon Shopping Outlet
3.6 miles | 7 min drive

7 mins



Royal North Devon Golf Course
1.5 miles | 5 mins drive

5 mins



North Devon District Hospital
12 miles | 22 mins drive

22 mins



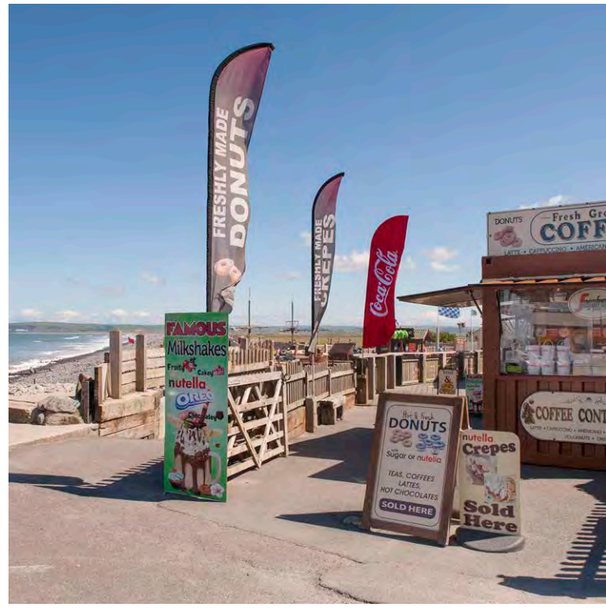
The Tarka Trail
2.2 miles | 6 mins drive

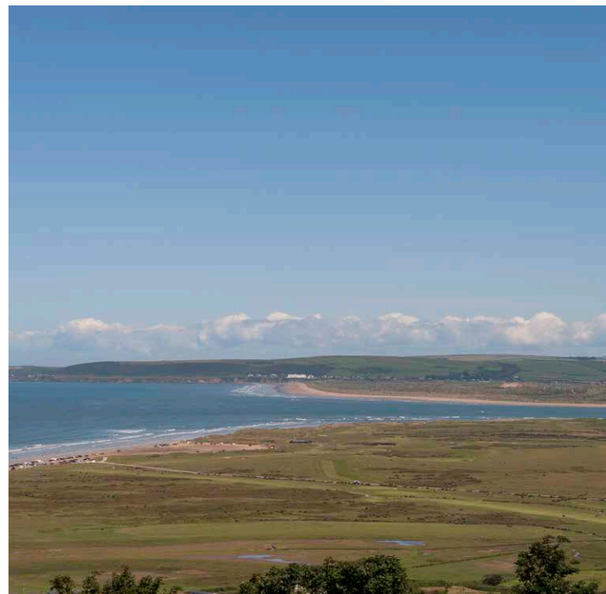
6 mins



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk







A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them.

These schemes include:

Sports and leisure



Community Centre



Healthcare



Education



Infrastructure and transport



Library expansion



A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.





Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Scan me
for directions

Bay View

Bay View Road, Northam, Devon EX39 1BJ

01237 706125

From Bideford

- From the town centre head south on Buttgarden Street towards Lower Meddon Street
- Turn left onto Torridge Hill, follow for 0.1 miles
- At the roundabout, take the 1st exit onto New Road / A386 and continue for 1.4 miles
- At the roundabout, take the 2nd exit onto Heywood Road A386 follow for 0.5 miles
- Turn left onto Bay View Road, follow for 0.5 miles and Bay View will be on your left hand side

From Barnstaple

- Take the A39 towards Bideford for 6.5 miles
- At the roundabout take the third exit onto Heywood Road A386, continue for 0.5 miles
- Turn left onto Bay View Road, follow for 0.5 miles
- Bay View will be on your left hand side

Cover photograph of Northam. Not view from the development. The streetscene has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry Devon South West region
Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. Telephone: 01392 344 700

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Bovis Homes



Bay View

Northam

Development plan

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Bovis Homes

Bay View

Northam

2 bedroom homes
- Sage Home
- The Hawthorn

3 bedroom homes
- Sage Home
- The Hazel
- The Beech
- The Cypress
- The Spruce

4 bedroom homes
- The Maple
- The Chestnut
- The Aspen
- The Elm

5 bedroom home
- The Birch

Pre-sold homes
- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

Sage Homes built by Bovis Homes

ss substation



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.



The Hawthorn

2 bedroom home

bovishomes.co.uk

Bovis Homes

The Hawthorn

2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.78 x 2.92	12' 5" x 9' 7"
Sitting / dining area	4.07 x 4.05	13' 4" x 13' 3"

First floor		
Bedroom 1	4.07 x 2.69	13' 4" x 8' 9"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

The Hawthorn | X203 01 DL7120 |
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* Windows apply to selected plots only. Please see sales consultant for further details.

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

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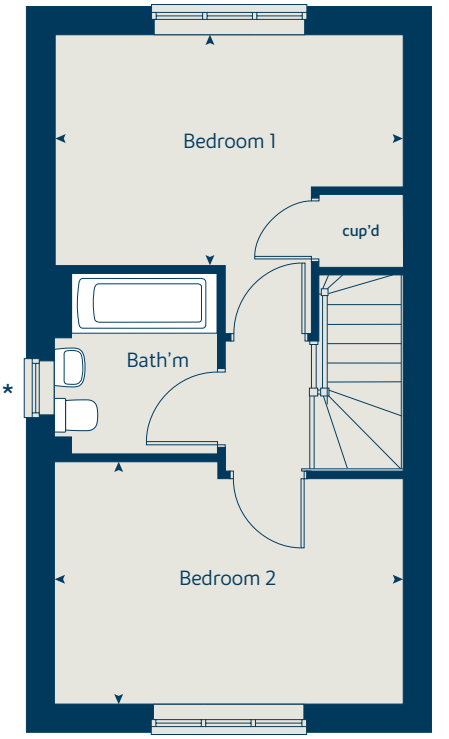
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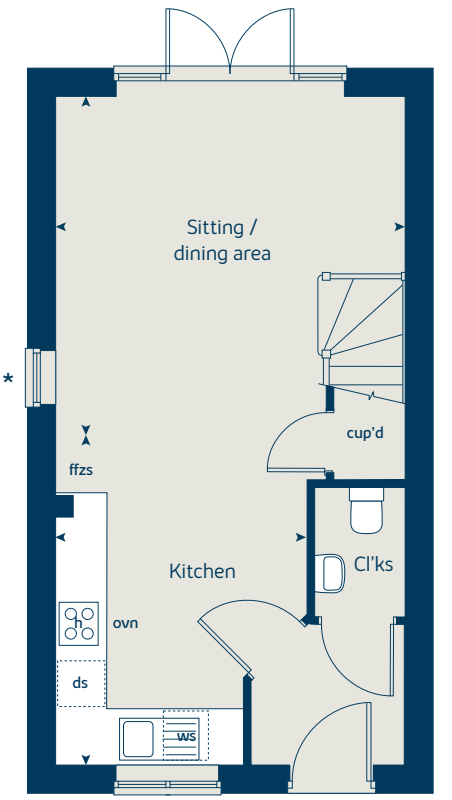
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Bovis Homes

First floor



Ground floor





The Hazel

3 bedroom home

bovishomes.co.uk

Bovis Homes

The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 10"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor		
Bedroom 1	3.54 x 3.28	11' 7" x 10' 7"
Bedroom 2	2.95 x 2.73	9' 8" x 8' 9"
Bedroom 3	2.44 x 2.15	8' 0" x 7' 0"

The Hazel | X305 P5 DL7120 |

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ovn	oven	ffzs	fridge freezer space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

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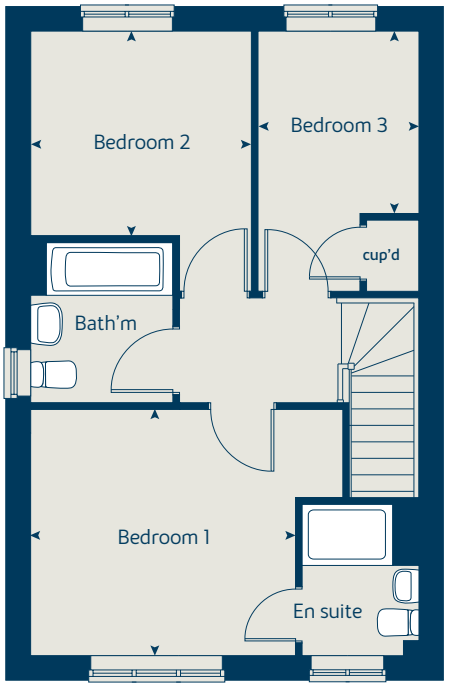
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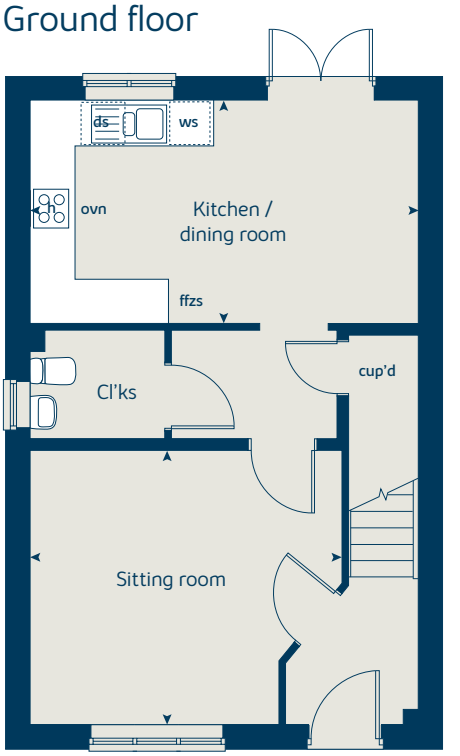
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Bovis Homes

First floor



Ground floor





The Spruce

3 bedroom home

bovishomes.co.uk

Bovis Homes

The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

First floor		
Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

The Spruce | X307 (IF) 01 DL7120 |

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

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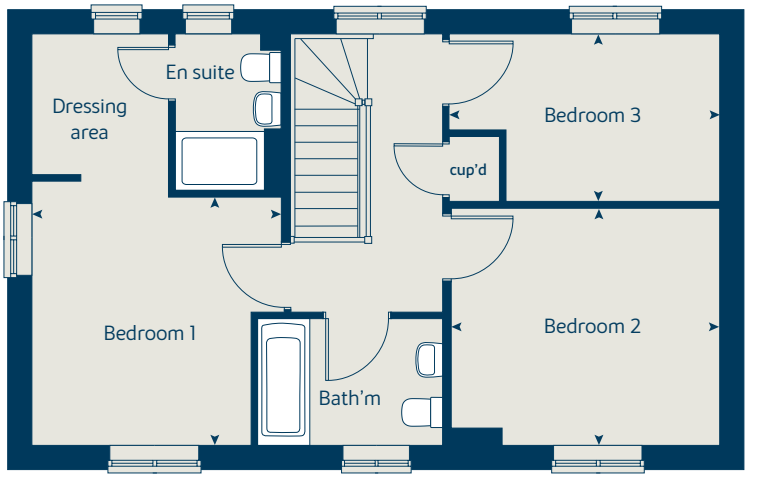
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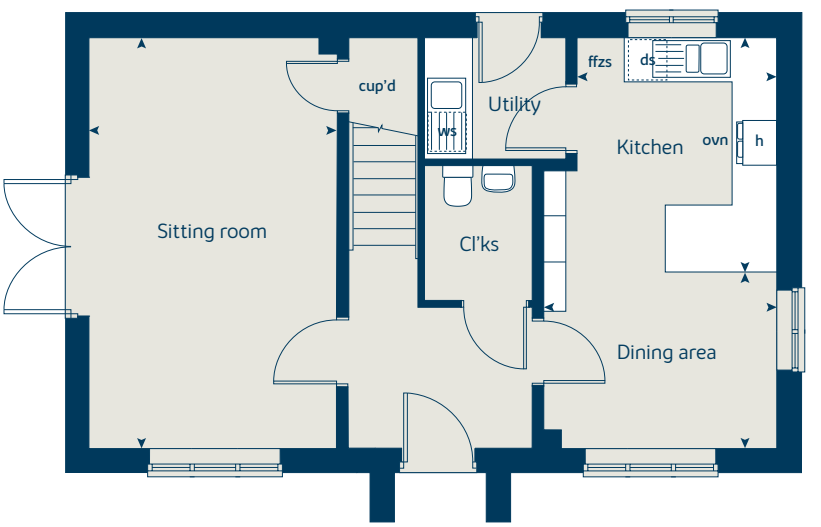
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Bovis Homes

First floor



Ground floor





The Cypress

3 bedroom home

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Bovis Homes

The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.41 x 3.40	14' 4" x 11' 1"

First floor		
Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.84	10' 9" x 9' 3"
Bedroom 3	3.54 x 2.16	11' 7" x 7' 1"

The Cypress | X308 (IF) 01 DL7120 |

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

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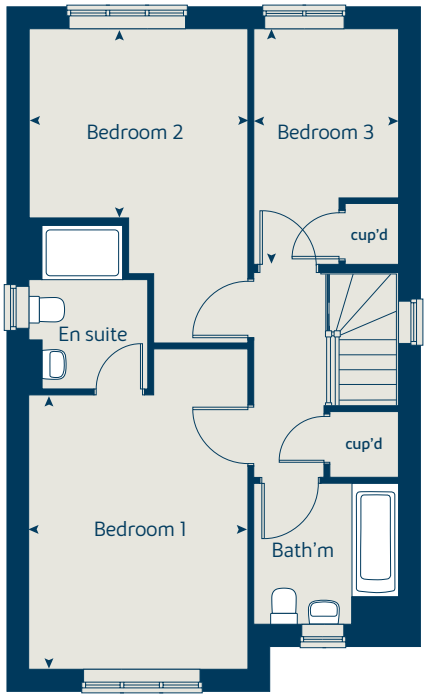
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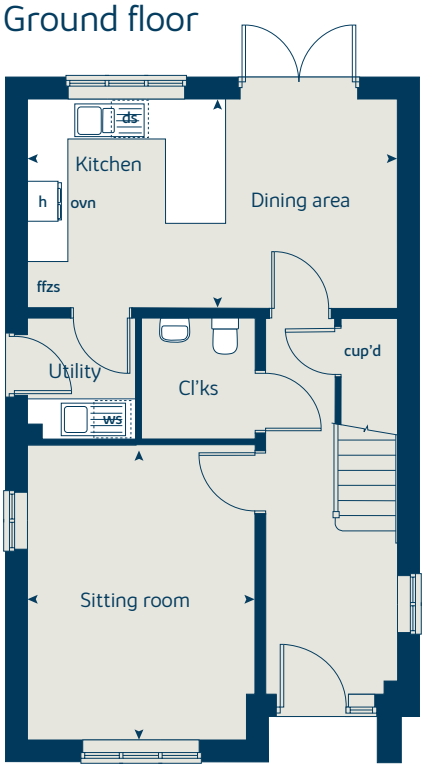
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Bovis Homes

First floor



Ground floor





The Beech

3 bedroom home

bovishomes.co.uk

Bovis Homes

The Beech

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor		
Bedroom 2	4.74 x 2.50	15' 6" x 8' 2"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor		
Bedroom 1	3.61 x 3.45	11' 8" x 11' 3"

The Beech | X309 05 DL7120 |

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

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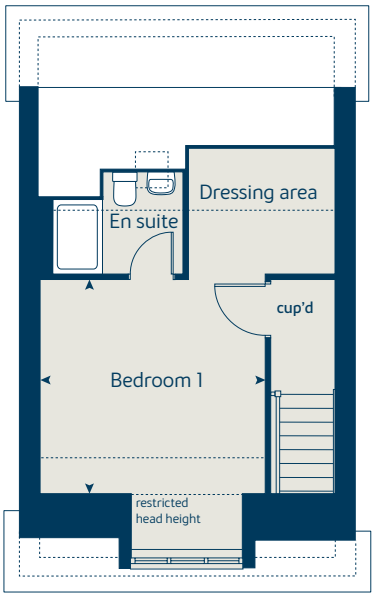
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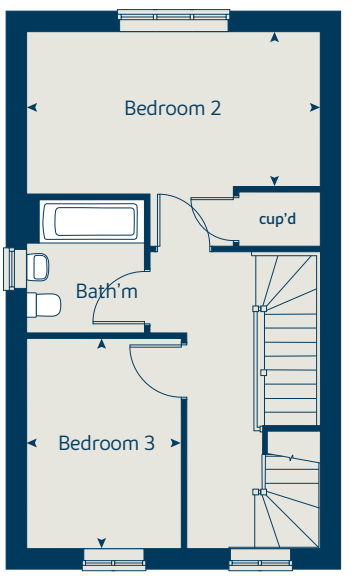
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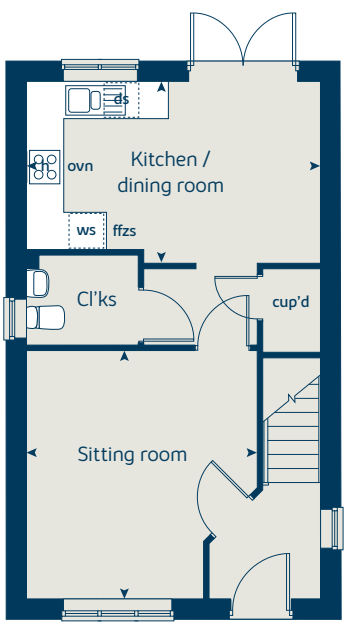
Second floor



First floor



Ground floor





The Elm

4 bedroom home

bovishomes.co.uk

Bovis Homes

The Elm

4 bedroom home

Lower ground floor	metres	feet / inches
Sitting room	8.08 x 3.95	26' 6" x 13' 0"

Ground floor		
Kitchen / dining area	8.78 x 6.40	28' 10" x 21' 0"

First floor		
Bedroom 1	4.05 x 2.70	13' 3" x 8' 10"
Bedroom 2	3.95 x 3.16	13' 0" x 10' 4"
Bedroom 3	3.95 x 3.16	13' 0" x 10' 4"
Bedroom 4	3.08 x 2.50	10' 1" x 8' 2"

The Elm | DL7120 |

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ovn	oven	fzr	freezer
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points
f	fridge		

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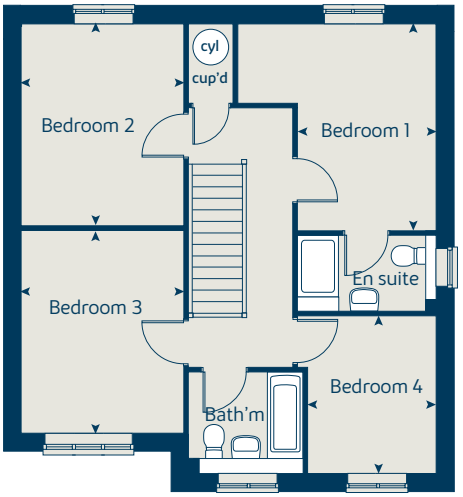
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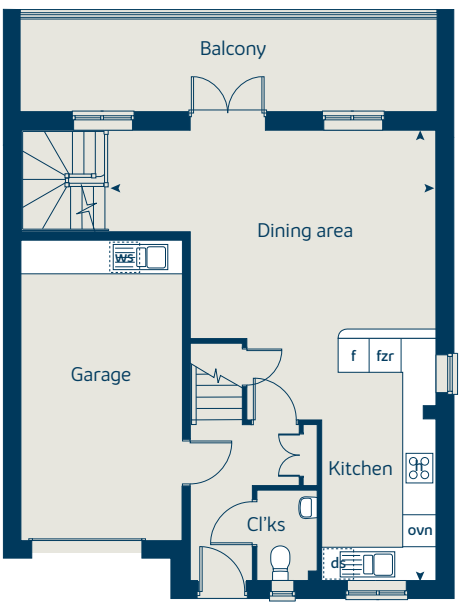
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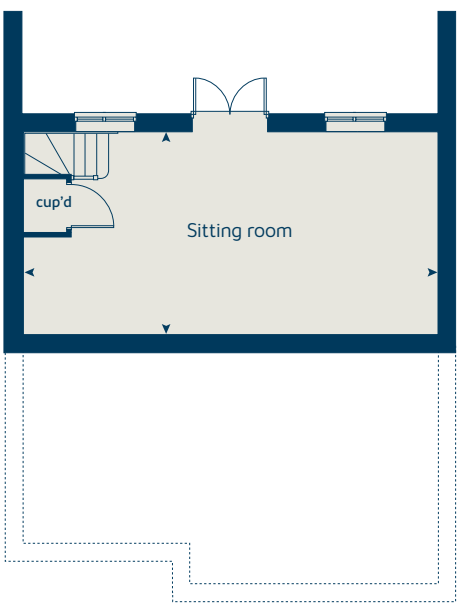
First floor



Ground floor



Lower ground floor





The Chestnut

4 bedroom home

bovishomes.co.uk

Bovis Homes

The Chestnut

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.03 x 3.04	13' 2" x 9' 11"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

First floor		
Bedroom 1	4.48 x 3.24	14' 6" x 10' 7"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.25 x 2.35	10' 7" x 7' 8"
Bedroom 4	3.42 x 2.34	11' 2" x 7' 8"

The Chestnut | X413 01 DL7120 |

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ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

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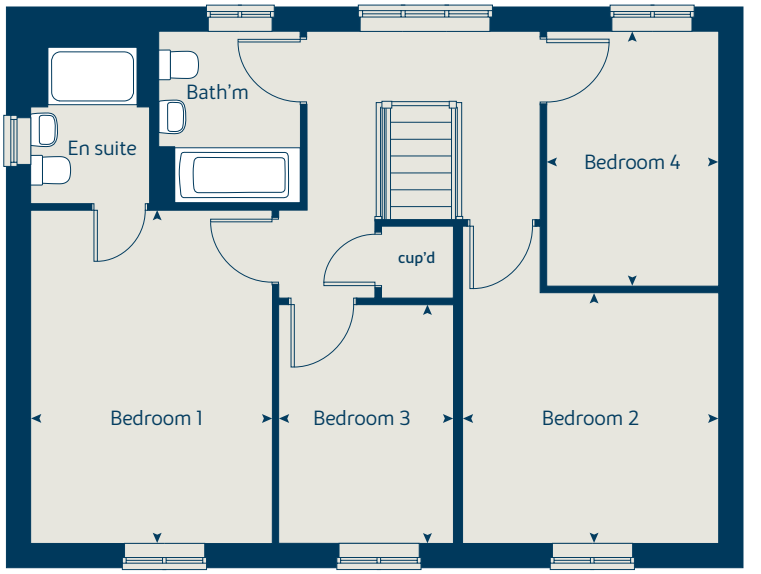
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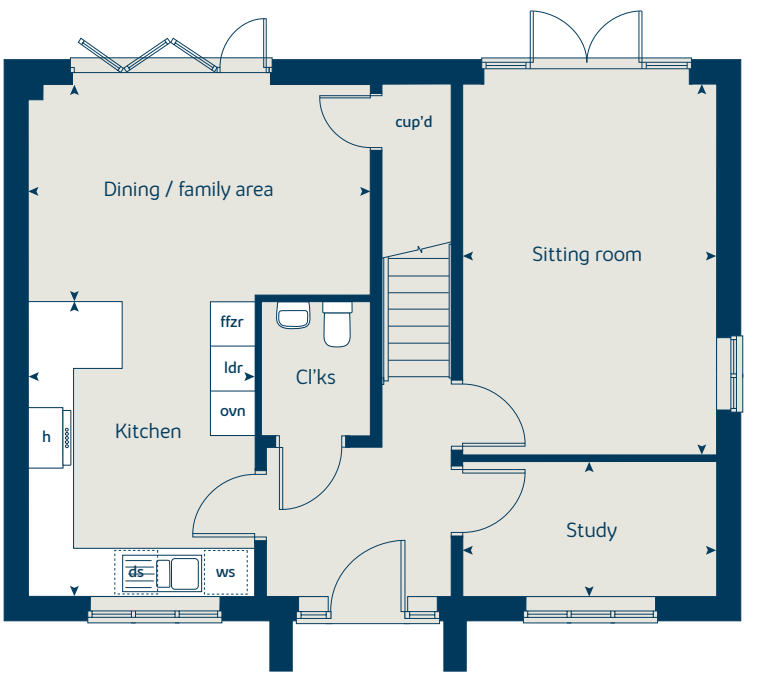
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Bovis Homes

First floor



Ground floor





The Aspen

4 bedroom home

bovishomes.co.uk

Bovis Homes

The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

First floor		
Bedroom 1	4.52 x 4.05	14' 8" x 13' 3"
Bedroom 2	3.63 x 3.11	11' 11" x 10' 2"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

The Aspen | X414 (IF) 01 DL7120 |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

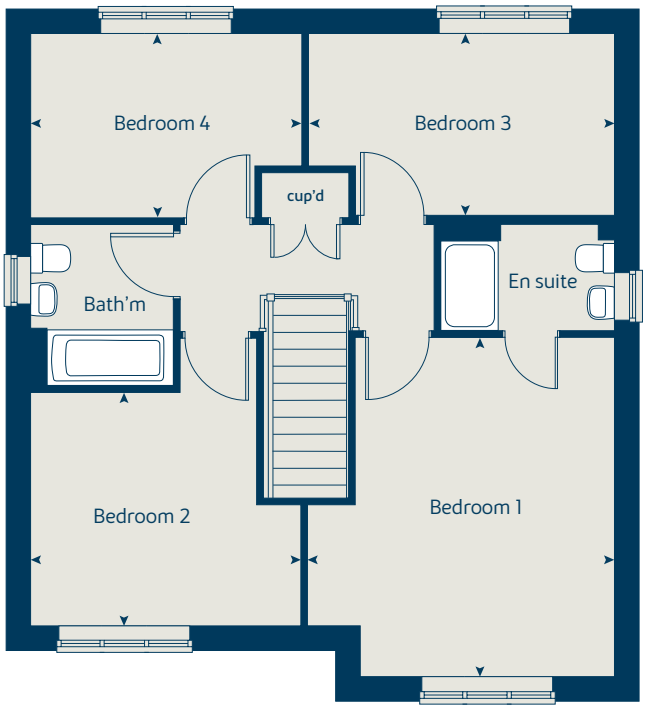
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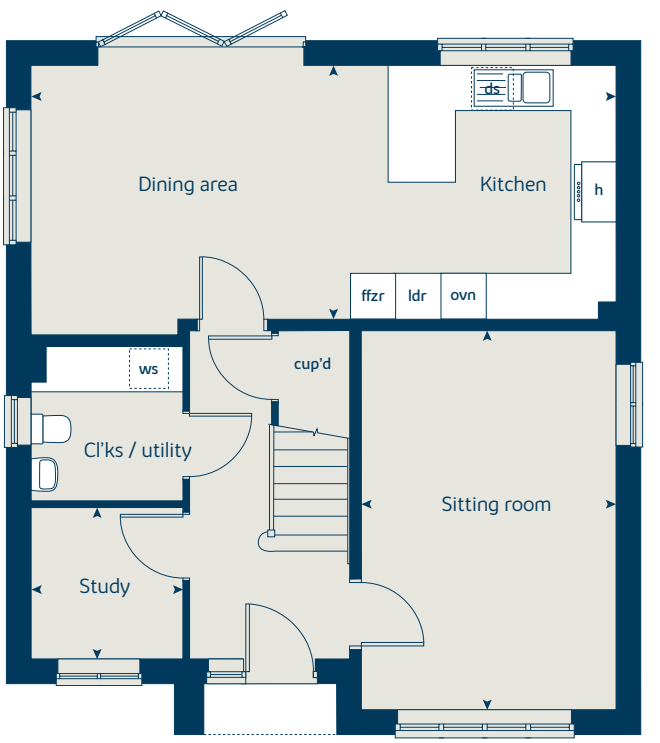
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Bovis Homes

First floor



Ground floor





The Maple

4 bedroom home

bovishomes.co.uk

Bovis Homes

The Maple

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.70 x 3.50	12' 1" x 11' 5"
Family / dining area	7.29 x 3.14	23' 11" x 10' 3"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

First floor		
Bedroom 1	6.58 x 3.50	21' 6" x 11' 5"
Bedroom 2	3.68 x 3.57	12' 0" x 11' 9"
Bedroom 3	4.13 x 2.89	13' 7" x 9' 5"
Bedroom 4	2.95 x 2.89	9' 8" x 9' 5"

The Maple | X416 01 DL7120 |

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ovn	oven	ffzr	fridge freezer
h	hob	cyl	hot water cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

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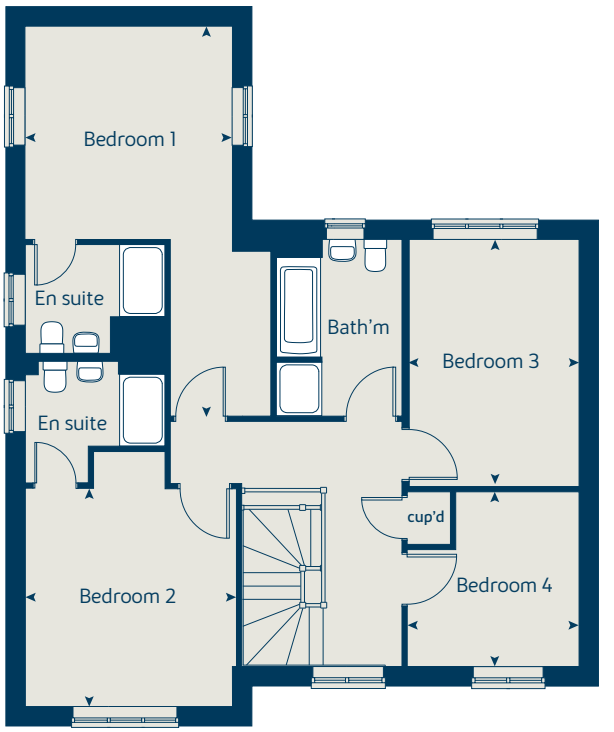
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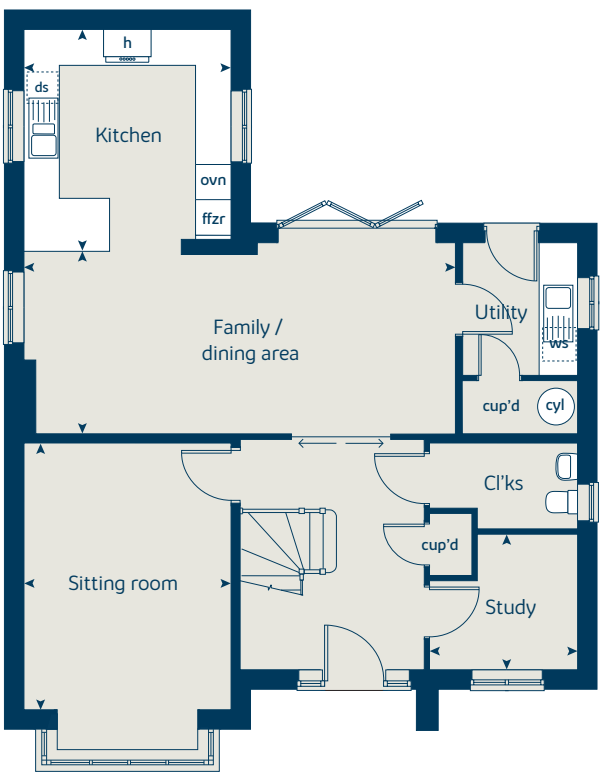
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Bovis Homes

First floor



Ground floor





The Birch

5 bedroom home

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Bovis Homes

The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.55 x 3.06	14' 9" x 10' 0"
Family / dining area	6.07 x 3.51	19' 9" x 11' 6"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

First floor		
Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.06 x 2.75	10' 0" x 9' 0"
Bedroom 4	3.32 x 2.83	10' 8" x 9' 3"
Bedroom 5	2.70 x 2.83	8' 8" x 9' 3"

The Birch | X518 (IF) 01 DL7120 |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points
ffzr	fridge freezer		

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

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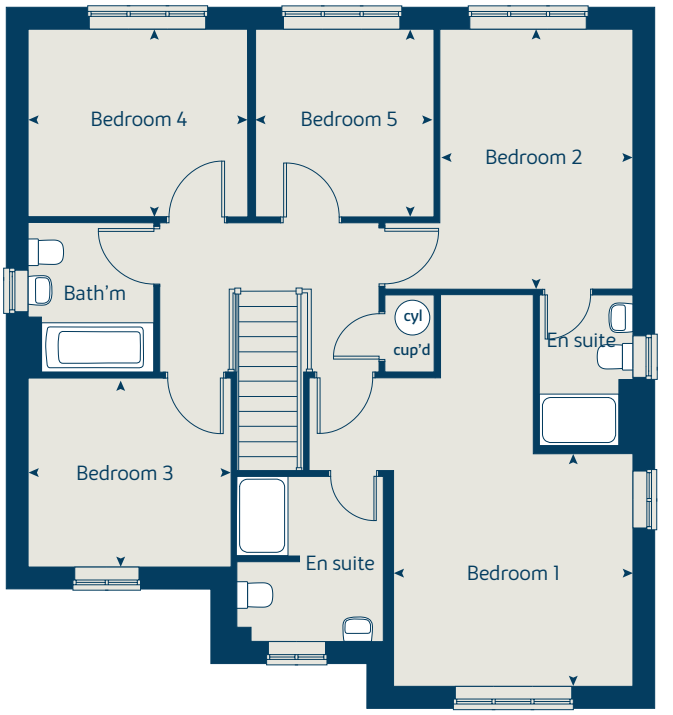
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Bovis Homes

First floor



Ground floor





Bay View

Northam

Specification

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Bovis 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 **Select** range of extras available.







	2 bedroom	The Hawthorn	3 bedroom	The Hazel	The Cypress	The Spruce	The Beech	4 bedroom	The Elm	The Chestnut	The Aspen	The Maple	5 bedroom	The Birch
Kitchen														
Choice of Standard fitted kitchen (doors and worktops)		■		■	■	■	■		■	■	■	■		
Choice of Premium fitted kitchen (doors and worktops)														■
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 built-in single underoven, with stainless steel splashback and curved glass chimney hood		■		■	■	■	■		■					
Hotpoint hob (75cm) with built-in double high level oven, with glass splashback and curved glass chimney hood										■	■	■		
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood														■
Pre-wired for under-unit lighting option		■		■	■	■	■		■	■	■	■		
LED under-unit flexible strip lighting														■
Fridge / freezer space		■		■	■	■	■							
Integrated under counter fridge and freezer									■					
Integrated (Indesit) 50 / 50 fridge freezer										■	■	■		■
Space for integrated dishwasher with plumbing and electrics		■		■	■	■	■		■	■	■	■		
Integrated (Indesit) dishwasher														■
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 sanitaryware suite with Aqua blade WC technology		■		■	■	■	■		■	■	■	■		■
Ideal Standard close coupled WC to cloakroom		■		■	■	■	■		■	■	■	■		■
Handheld hair wash attachment				■	■	■	■		■	■	■	■		■
Shower over the bath		■												
Ideal Standard low profile shower tray with glass enclosure to en suite				■	■	■	■		■	■	■	■		■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*		■		■	■	■	■		■	■	■	■		
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*														■
Chrome towel warmer in bathroom and en suite(s)									■	■	■	■		■

	2 bedroom	The Hawthorn	3 bedroom	The Hazel	The Cypress	The Spruce	The Beech	4 bedroom	The Elm	The Chestnut	The Aspen	The Maple	5 bedroom	The Birch
Doors and Windows														
Front door with multi-point security locking system and security chain		■		■	■	■	■		■	■	■	■		■
Chrome front door numbers		■		■	■	■	■		■	■	■	■		■
PVCu double glazing to windows		■		■	■	■	■		■	■	■	■		■
Double glazed PVCu French doors		■		■	■	■	■		■	■				
Powder coated aluminium double glazed bi-fold doors										■	■	■		■
Internal doors to be cottage 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		■		■	■	■	■		■	■	■	■		■
Combined usb/double sockets in kitchen and bedroom 1		■		■	■	■	■		■	■	■	■		■
Multi-media point in living room		■		■	■	■	■		■	■	■	■		■
TV point to bedroom 1 and family room (where applicable)		■		■	■	■	■		■	■	■	■		■
Master telephone socket (plus to study where shown)		■		■	■	■	■		■	■	■	■		■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)		■		■	■	■	■		■	■	■			
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)												■		■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)		■		■	■	■	■		■	■	■	■		■
Fitted external tap		■		■	■	■	■		■	■	■	■		■
External light fitted to front porch and wiring for external light to 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 'on plot' garage (where applicable)		■		■	■	■	■		■	■	■	■		■
Enclosed fenced rear garden, and garden gate (where applicable)		■		■	■	■	■		■	■	■	■		■
Landscaped front gardens		■		■	■	■	■		■	■	■	■		■
NHBC Buildmark cover		■		■	■	■	■		■	■	■	■		■
First two years' customer service support from Bovis 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 Select upgrade options available depending on build stage, please speak with a sales consultant.

So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.







The specification shown is correct at the time of production. Bovis 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 Bovis 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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