

# The Tors

Tavistock





# The Tors

Tavistock

A taste of local life

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# Welcome to The Tors

This exciting new development is in historic Tavistock, a West Devon stannary town for the tin mining industry and now a lively centre just 15 miles from the port city of Plymouth. Sitting beside the pretty River Tavy and within easy reach of Dartmoor National Park, Tavistock is a popular market town with world heritage status and a rich history.

Today its range of independent shops sits alongside the 900-year-old pannier market. With pubs, restaurants, leisure and sports facilities, as well as schools, health centres and supermarkets, Tavistock offers everything you need.

At The Tors, you'll find a stunning selection of 2, 3, 4 and 5 bedroom homes, all carefully designed to suit the needs of modern living. So if you're looking for a quality new home in a sought-after location, your search ends here.

## Getting around

The Tors is just off the A390 Callington Road, just over a mile from the town centre and close to the A386 for Yelverton, six miles away and Plymouth, 15 miles. From Plymouth the A38 takes you west to Cornwall. The M5 at Exeter is 40 miles away via the A386 and A30. For train services to Plymouth and Exeter, Gunnislake Railway Station, is less than five miles away along the A390. For air travel Exeter Airport is 47 miles away and there are ferries from Plymouth.

## A trip to the shops

For supermarket shopping choose from a Tesco superstore, a Lidl, or Morrisons, all less than a mile away. There's also a Spar convenience store about half a mile away. In Tavistock you'll find one of the best Farmers' Markets in the South West, plus the historic Pannier Market – home to independent traders and hidden gems. The town is bursting with unique shops and boutiques selling books, clothing, crafts, outdoor equipment, antiques, food and jewellery. Take a trip to Plymouth and explore Drake Circus,

with more than 70 top brands such as M&S, Joules and Jack Wills. The city centre offers a mix of independent and High Street stores and the 150-stall Plymouth Market is packed with fresh fish and food and drink stalls.

## Taking time out

Tavistock and the surrounding area is full of things to do from canoeing down the River Tamar, trekking across Dartmoor National Park, or enjoying live music at Tavistock Wharf. There are clubs for golf, football and rugby, and for fitness fans there's a leisure centre and a swim centre. Yelverton Cinema offers the latest films and you can walk or cycle along scenic Drake's Trail. Discover centuries of history linked to Tavistock Abbey with a guided tour by a local historian. At Morwellham Quay you'll find a living museum on the River Tamar and the impressive National Trust Cotehele Tudor House is also close by. In Plymouth the Royal William Yard boasts the largest collection of Grade 1 listed military buildings in Europe.

## Education

There are a number of pre-schools within easy reach of The Tors and the Tavistock Community Primary School is less than a mile away. There are two other primary schools in the town, Whitchurch Community Primary and St Rumon's Church of England Infants School. St Rumons is part of the Tavistock Church School's Federation that includes St Peter's Church of England Junior School. For senior pupils Tavistock College is an Academy catering for 11 to 18-year-olds. The independent Mount Kelly is a mixed boarding and day school for pupils aged from 3 to 18-years-old.



# The Tors

35 Brook Street,  
Tavistock PL19 0HE

## From Exeter

- From Exeter head East on the A30 for 25 miles
- Leave the A30 at the exit signposted Tavistock/Plymouth and head left on the A386
- Follow the A386 for 12 miles until you approach Tavistock and continue straight at the first roundabout
- At the next roundabout turn right, signposted Plymouth/Town Centre
- At the next roundabout continue straight, following town centre
- Turn right into Duke Street, leading to Brook Street
- The Bovis Homes shop is 150 meters ahead on the right

## From Plymouth

- From Plymouth head North on the A386 for 7 miles towards Yelverton
- At the roundabout take the first exit, staying on the A386 towards Tavistock
- Stay on the A386 for 4 miles
- As you approach Tavistock, continue straight at the first three roundabouts, staying on the A386
- At the fourth roundabout turn right, signposted Town Centre
- Continue ½ mile to the next roundabout & turn left, following town centre
- Turn right into Duke Street, leading to Brook Street
- The Bovis Homes shop is 150 meters ahead on the right



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Cover photograph of Tavistock. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales advisor.

Bovis Homes Limited, Countryside Partnerships South West region  
Camberwell House, Grenadier Road, Exeter Business Park, Exeter Devon EX1 3QF. Telephone: 0800 9755 946

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OTAVI DS02592 / 01.23





# The Tors

Tavistock

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Development plan

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# The Tors

## Tavistock

### 2 bedroom homes

- The Buckthorn
- The Holly

### 3 bedroom homes

- The Poplar
- The Cypress
- The Hazel
- The Spruce
- The Spruce V2
- The Spruce V3

### 4 bedroom homes

- The Alder
- The Willow
- The Aspen
- The Juniper
- The Chestnut
- The Anderson
- The Drake

### 5 bedroom homes

- The Birch
- The Lime
- The Yew

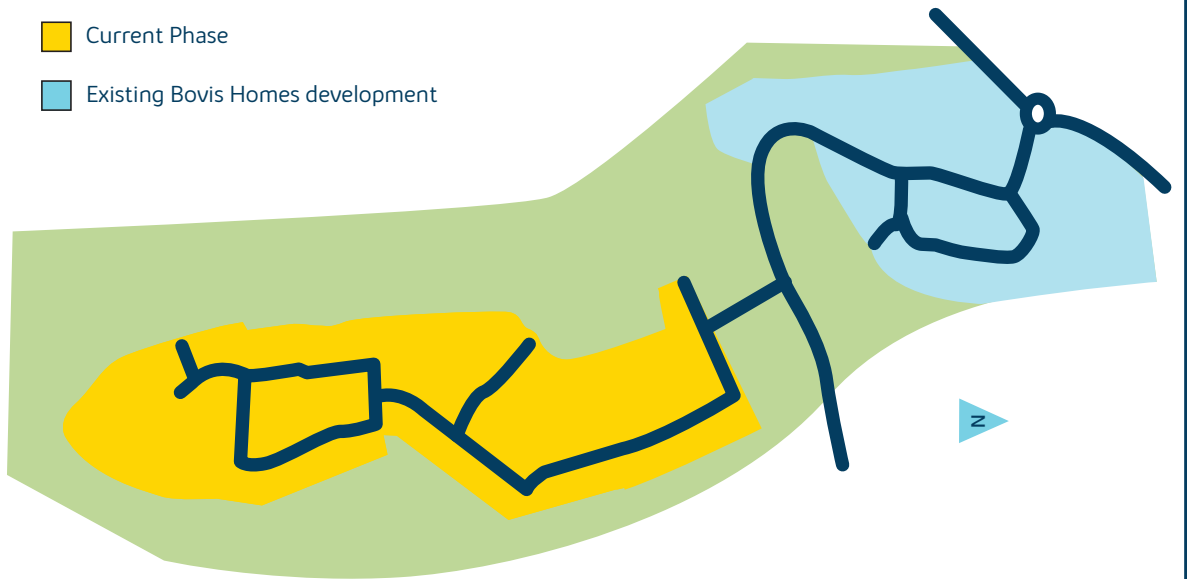
### Pre-sold homes

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

- v visitor space
- ss substation
- cs cycle store
- bs bin store
- pos public open space
- neap neighbourhood equipped area of play

### Masterplan

- Current Phase
- Existing Bovis Homes development



### Future development



This plan 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. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

The streetscene shown has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

**Vistry Devon South West region**

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

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DTAV1 DS12382 / 10.24





# The Buckthorn

2 bedroom home

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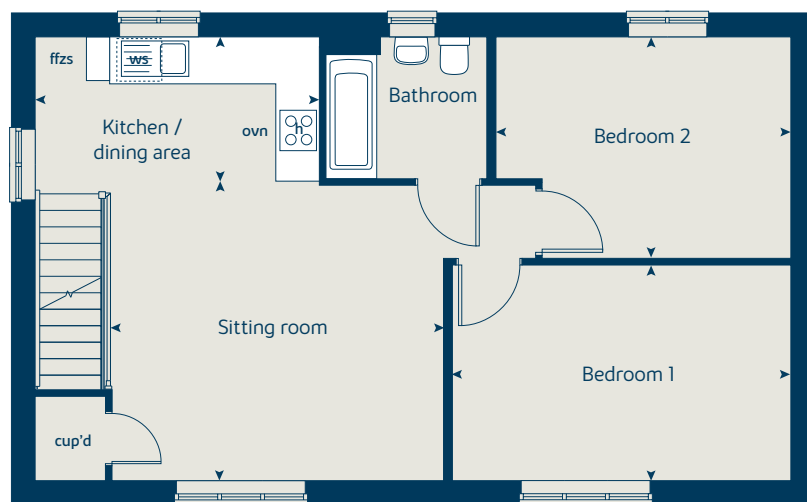
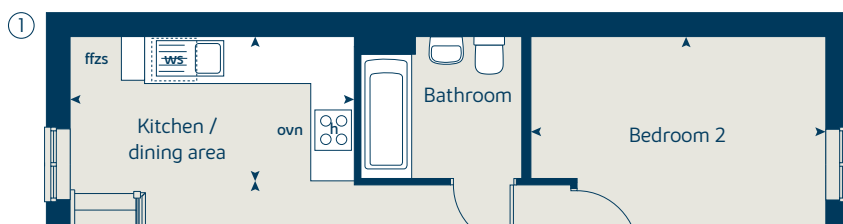
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# The Buckthorn

## 2 bedroom home

### First floor



| First floor           | metres      | feet / inches    |
|-----------------------|-------------|------------------|
| Kitchen / dining area | 3.90 x 2.03 | 12' 10" x 6' 8"  |
| Sitting room          | 4.54 x 4.05 | 14' 11" x 13' 4" |
| Bedroom 1             | 4.64 x 2.96 | 15' 3" x 9' 9"   |
| Bedroom 2             | 4.04 x 3.04 | 13' 3" x 10' 0"  |

#### The Buckthorn | XF201A 01 vt OTAV1 |

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① Alternative layout to plot 352 only. Please see sales consultant for further details.

|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| ovn | oven                  | ffzs  | fridge freezer space |
| h   | hob                   | cup'd | cupboard             |
| ws  | washing machine space | ◀ ▶   | measuring points     |

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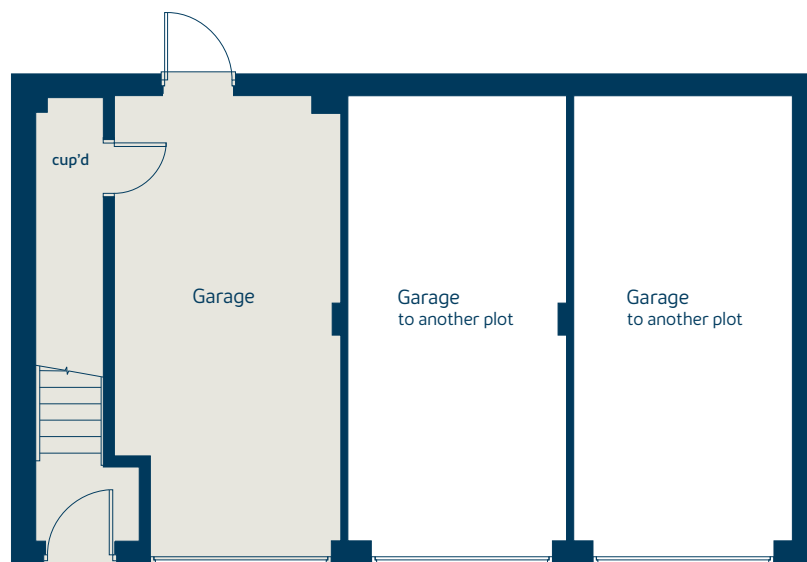
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### Ground floor





# The Poplar

3 bedroom home

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# The Poplar

## 3 bedroom home

| Ground floor          | metres      | feet / inches   |
|-----------------------|-------------|-----------------|
| Kitchen / dining area | 4.74 x 4.46 | 15' 6" x 14' 7" |
| Study                 | 2.57 x 2.13 | 8' 5" x 6' 11"  |

### First floor

|              |             |                 |
|--------------|-------------|-----------------|
| Sitting room | 4.74 x 3.43 | 15' 6" x 11' 3" |
| Bedroom 3    | 4.74 x 2.57 | 15' 6" x 8' 5"  |

### Second floor

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.74 x 3.46 | 15' 6" x 11' 4" |
| Bedroom 2 | 4.74 x 2.54 | 15' 6" x 8' 4"  |

### The Poplar | X310 01 OTAV1 |

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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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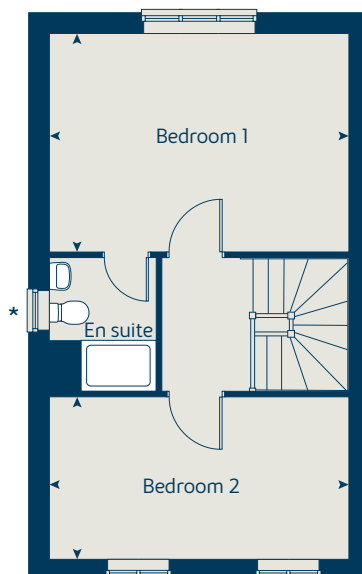
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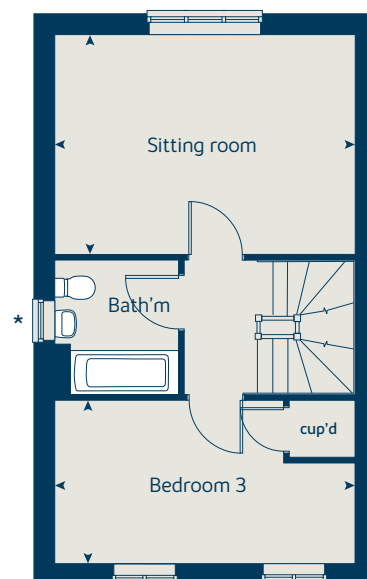
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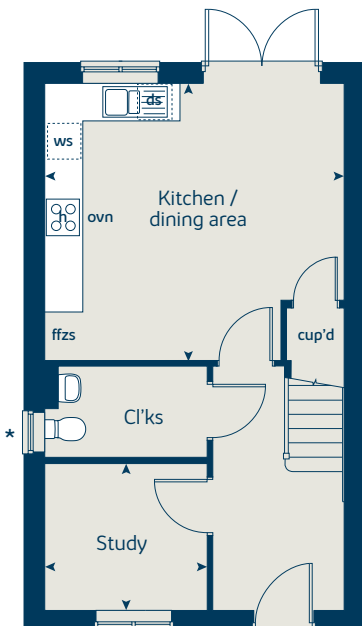
### Second floor



### First floor



### Ground floor





# The Hazel

3 bedroom home

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# 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 3.29 | 11' 7" x 10' 9" |
| Bedroom 2   | 2.95 x 2.72 | 9' 8" x 8' 11"  |
| Bedroom 3   | 3.48 x 2.15 | 11' 5" x 7' 1"  |

|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| ovn | oven                  | ffzs  | fridge freezer space |
| h   | hob                   | cup'd | cupboard             |
| ds  | dishwasher space      | w     | wardrobe             |
| ws  | washing machine space | ◀ ▶   | measuring points     |

**The Hazel | X305 04 Tavistock |**  
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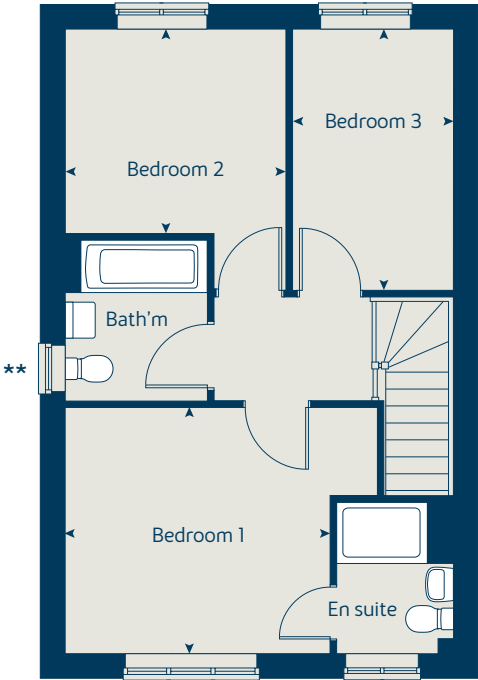
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- \* Window applies to plot 195 only. Please see sales consultant for further details.
- \*\* Window applicable to plots 184, 187, 188, 191, 192, 195 & 240 only. Please see sales consultant for further details.

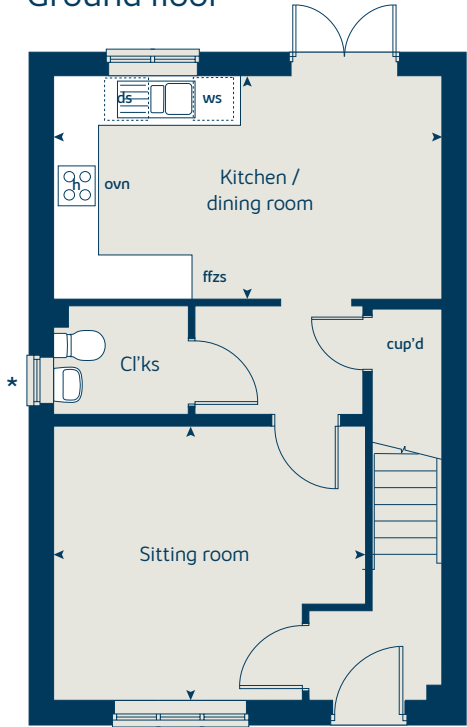
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 670 DS09632 / 03.24



### First floor



### Ground floor





# The Spruce B

3 bedroom home

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# The Spruce B

## 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 B | X307B (IF) 01 OTAV1 |

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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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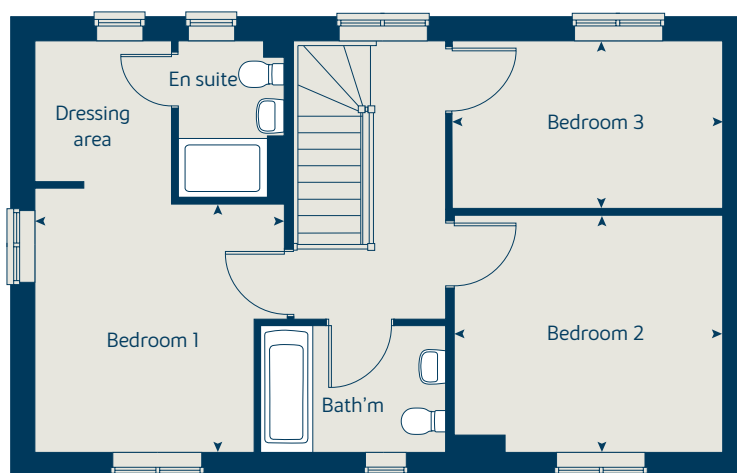
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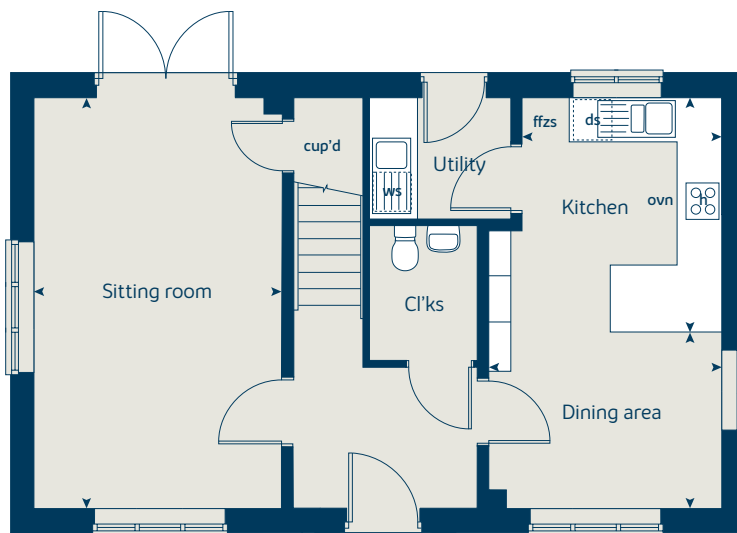
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### First floor



### Ground floor





# The Spruce V1

3 bedroom home

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# The Spruce V1

## 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 | X307V1 (IF) 01 OTAV1 |

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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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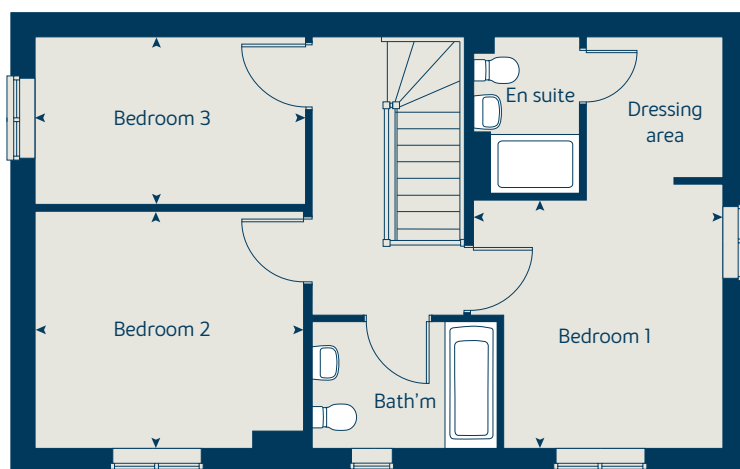
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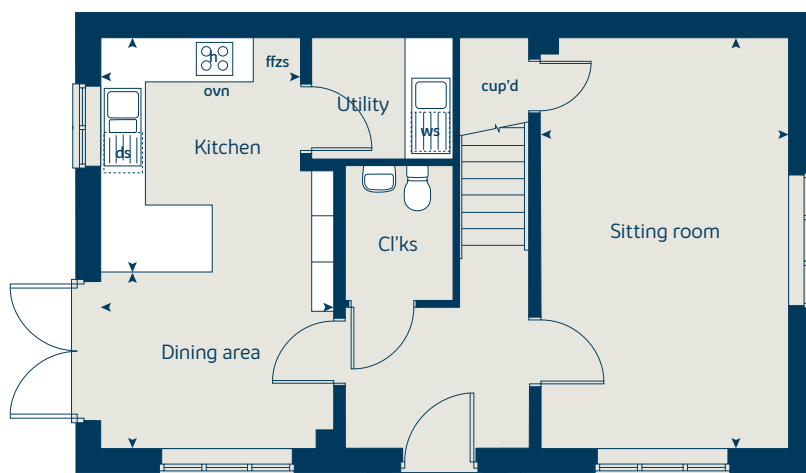
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### First floor



### Ground floor





# The Spruce V2

3 bedroom home

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# The Spruce V2

## 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 | X307V2 (IF) 01 OTAV1 |

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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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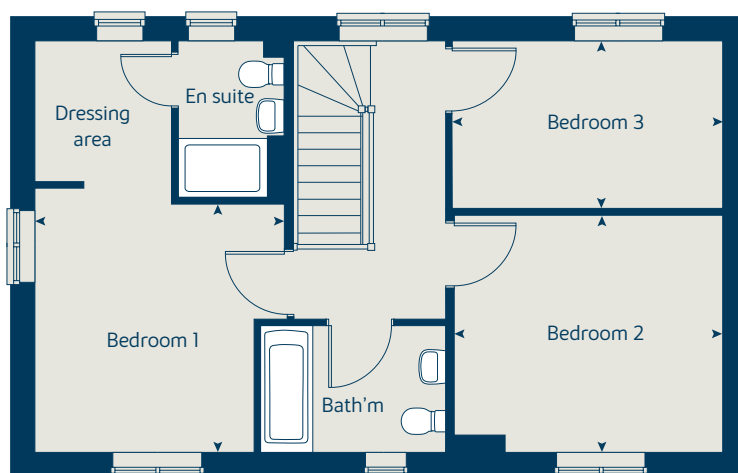
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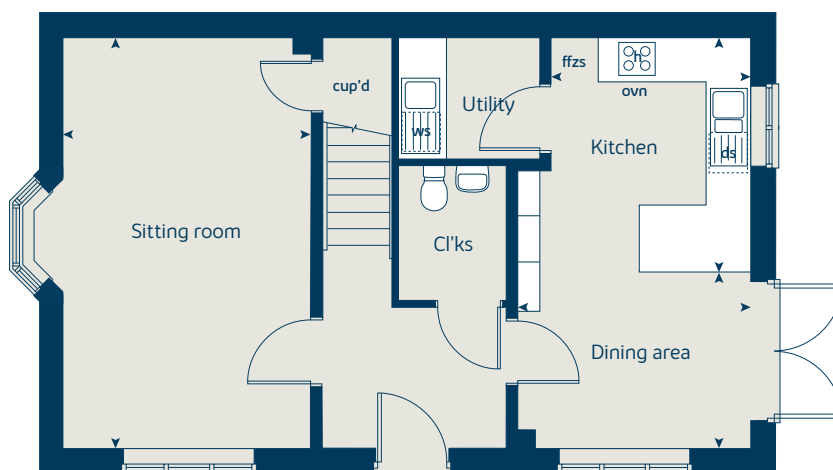
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### First floor



### Ground floor





# The Cypress

3 bedroom home

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# 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          | 4.33 x 3.40 | 14' 2" x 11' 1" |

### First floor

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.09 x 3.28 | 13' 5" x 10' 9" |
| Bedroom 2 | 3.28 x 2.77 | 10' 9" x 9' 1"  |
| Bedroom 3 | 3.54 x 2.16 | 11' 7" x 7' 1"  |

### The Cypress | X308 (IF) 01 OTAV1 |

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\* Utility door applies 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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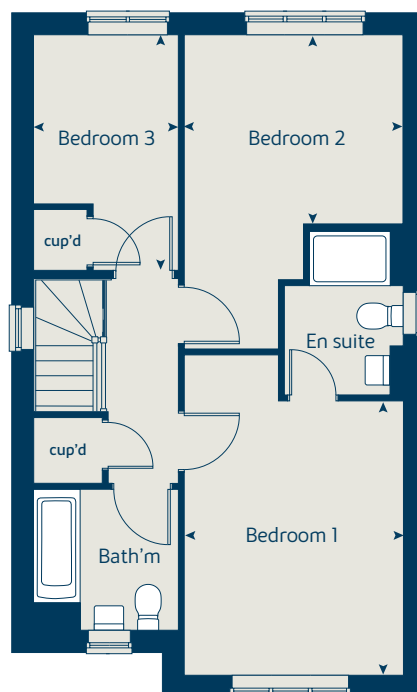
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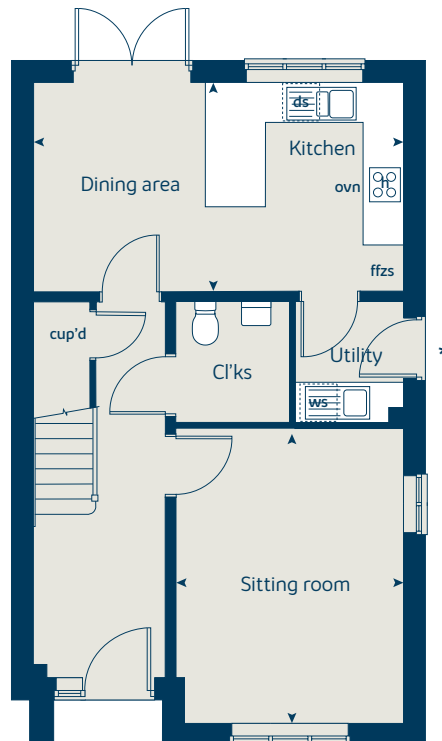
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### First floor



### Ground floor





# The Drake

4 bedroom home

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# The Drake

## 4 bedroom home

| Ground floor | metres      | feet / inches   |
|--------------|-------------|-----------------|
| Sitting room | 4.56 x 3.03 | 15' 0" x 9' 11" |

### Lower ground floor

|                                |             |                 |
|--------------------------------|-------------|-----------------|
| Kitchen / family / dining area | 7.22 x 3.52 | 23' 8" x 11' 7" |
|--------------------------------|-------------|-----------------|

### First floor

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.05 x 3.01 | 10' 0" x 9' 10" |
| Bedroom 4 | 3.88 x 2.74 | 12' 9" x 9' 0"  |

### Lower first floor

|           |             |                |
|-----------|-------------|----------------|
| Bedroom 2 | 3.52 x 2.43 | 11' 7" x 8' 0" |
| Bedroom 3 | 3.52 x 2.43 | 11' 7" x 8' 0" |

|     |                       |       |                  |
|-----|-----------------------|-------|------------------|
| ovn | oven                  | ffzr  | fridge freezer   |
| h   | hob                   | w     | wardrobe         |
| ds  | dishwasher space      | cup'd | cupboard         |
| ws  | washing machine space | ◀ ▶   | measuring points |

### The Drake | Tavistock |

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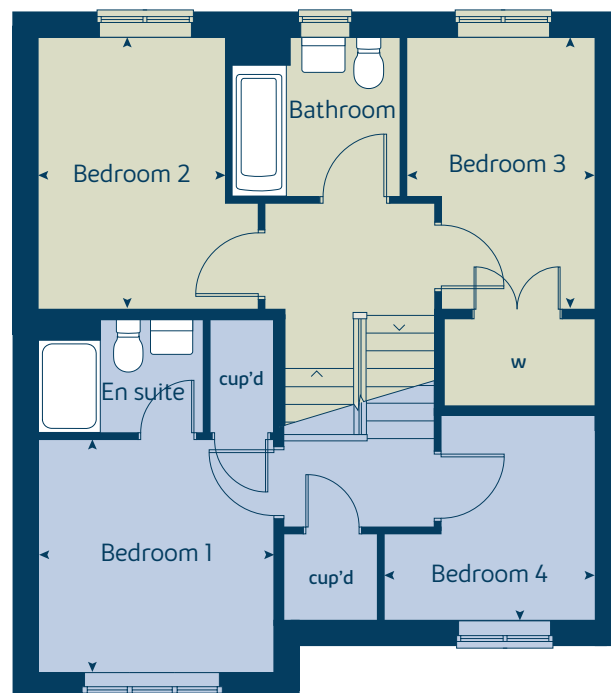
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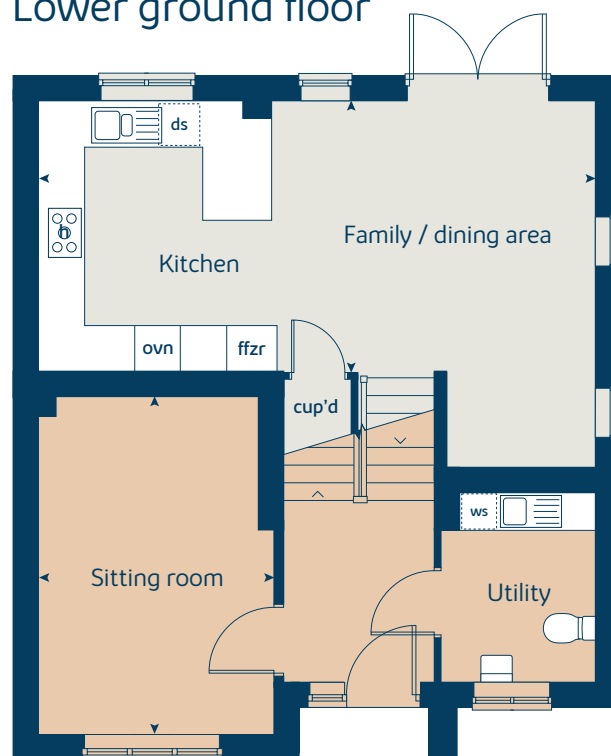
670 DS13644 / 03.25

## Lower first floor



## First floor

## Lower ground floor



## Ground floor



# The Anderson

4 bedroom home

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**Bovis  
Homes** 

# The Anderson

## 4 bedroom home

| Ground floor | metres      | feet / inches   |
|--------------|-------------|-----------------|
| Sitting room | 4.66 x 3.10 | 15' 3" x 10' 2" |

### Lower ground floor

|                      |             |                  |
|----------------------|-------------|------------------|
| Kitchen              | 3.13 x 3.03 | 10' 3" x 9' 11"  |
| Family / dining area | 5.76 x 3.10 | 18' 10" x 10' 3" |

### First floor

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 1 | 3.51 x 3.06 | 11' 6" x 10' 0" |
| Bedroom 3 | 4.66 x 3.16 | 15' 3" x 10' 4" |

### Lower first floor

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 2 | 3.51 x 3.11 | 11' 6" x 10' 2" |
| Bedroom 4 | 3.16 x 3.13 | 10' 4" x 10' 3" |

|     |                       |       |                      |
|-----|-----------------------|-------|----------------------|
| ovn | oven                  | ffzs  | fridge freezer space |
| h   | hob                   | w     | wardrobe             |
| ds  | dishwasher space      | cup'd | cupboard             |
| ws  | washing machine space | ◀ ▶   | measuring points     |

### The Anderson | Tavistock |

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

The illustrations shown are computer generated impressions of how the property may look and 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. Please speak to our sales consultant for specific plot details.

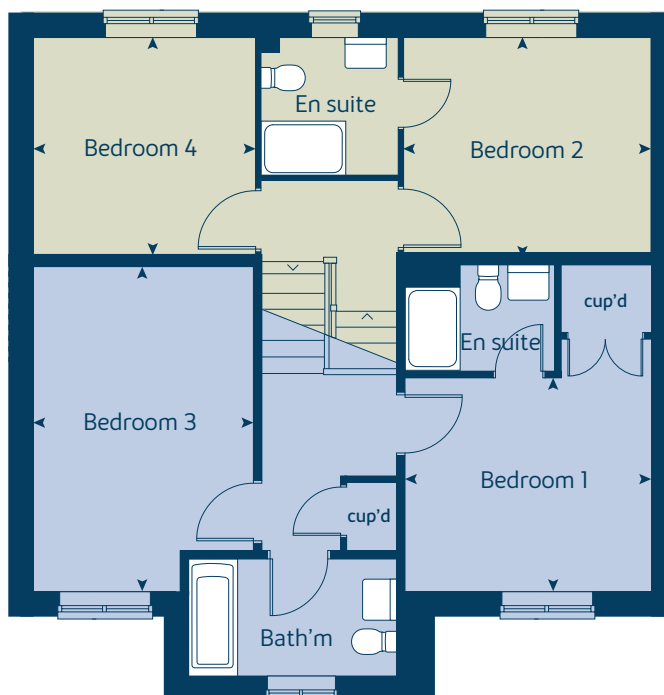
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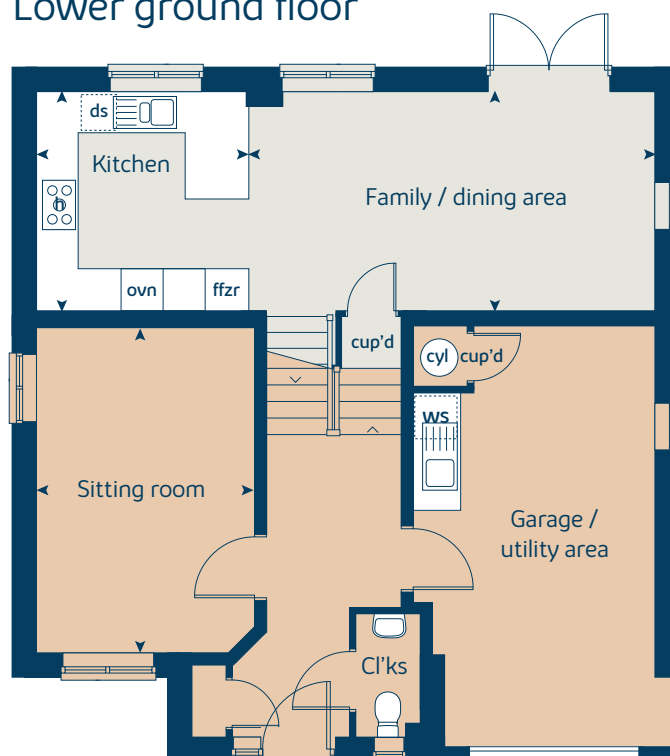


## Lower first floor



## First floor

## Lower ground floor



## Ground floor



# The Birch

5 bedroom home

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# The Birch

## 5 bedroom home

| Ground floor         | metres      | feet / inches    |
|----------------------|-------------|------------------|
| Kitchen              | 3.94 x 3.71 | 12' 11" x 12' 2" |
| Family / dining area | 5.42 x 3.51 | 17' 9" x 11' 6"  |
| Sitting room         | 4.17 x 3.61 | 13' 8" 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 2.82 | 10' 0" x 9' 3"   |
| Bedroom 4 | 2.98 x 2.83 | 9' 9" x 9' 3"    |
| Bedroom 5 | 3.00 x 2.83 | 9' 10" x 9' 3"   |

### The Birch | X518 (1F) 01 OTAV1 |

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|      |                       |       |                    |
|------|-----------------------|-------|--------------------|
| ovn  | oven                  | ldr   | larder             |
| h    | hob                   | cyl   | hot water cylinder |
| dw   | dishwasher            | w     | wardrobe           |
| ws   | washing machine space | cup'd | cupboard           |
| ffzr | fridge freezer        | ◄ ►   | 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.

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### First floor



### Ground floor





# The Yew

5 bedroom home

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# The Yew

## 5 bedroom home

| Ground floor         | metres      | feet / inches   |
|----------------------|-------------|-----------------|
| Kitchen              | 3.71 x 3.17 | 12' 2" x 10' 4" |
| Family / dining area | 4.74 x 3.17 | 15' 6" x 10' 4" |
| Sitting room         | 4.69 x 3.17 | 15' 4" x 10' 4" |
| Study                | 3.17 x 1.76 | 10' 4" x 5' 9"  |

| First floor | metres      | feet / inches   |
|-------------|-------------|-----------------|
| Bedroom 1   | 4.18 x 3.73 | 13' 8" x 12' 2" |
| Bedroom 3   | 4.20 x 3.23 | 13' 8" x 10' 7" |
| Bedroom 5   | 2.92 x 2.27 | 9' 6" x 7' 5"   |

| Second floor | metres      | feet / inches   |
|--------------|-------------|-----------------|
| Bedroom 2    | 6.04 x 3.23 | 19' 9" x 10' 7" |
| Bedroom 4    | 3.73 x 3.47 | 12' 2" x 11' 4" |

### The Yew | X519 01 OTAV1 |

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|      |                       |       |                    |
|------|-----------------------|-------|--------------------|
| ovn  | oven                  | ldr   | larder             |
| h    | hob                   | w     | wardrobe           |
| dw   | dishwasher            | cup'd | cupboard           |
| ws   | washing machine space | cyl   | hot water cylinder |
| ffzr | fridge freezer        | ◀ ▶   | measuring points   |

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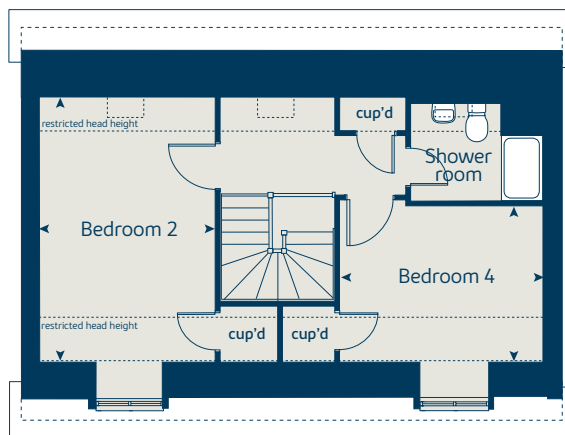
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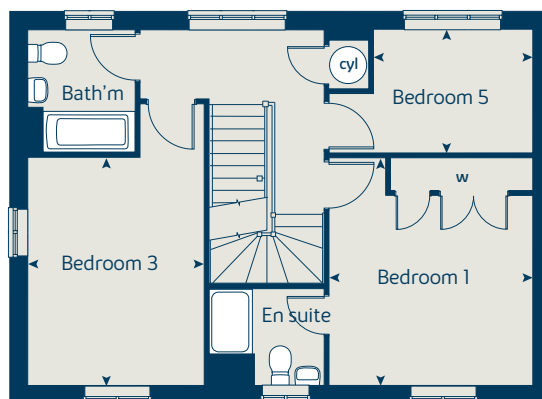
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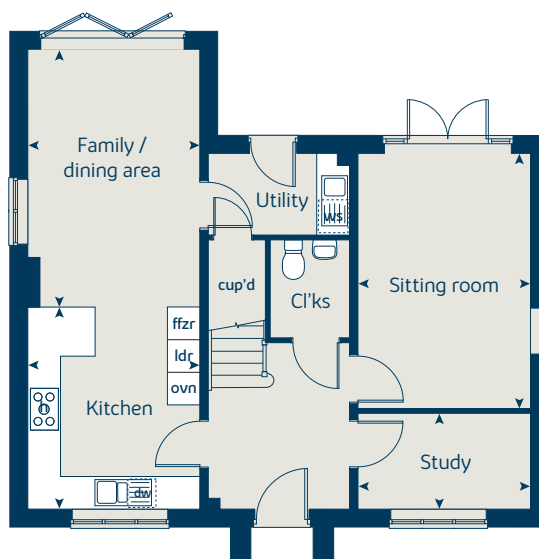
## Second floor



## First floor



## Ground floor





# The Lime

5 bedroom home

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# The Lime

## 5 bedroom home

| Ground floor         | metres      | feet / inches     |
|----------------------|-------------|-------------------|
| Kitchen              | 4.24 x 3.93 | 13' 10" x 12' 10" |
| Family / dining area | 3.77 x 3.58 | 12' 4" x 11' 8"   |
| Sitting room         | 5.39 x 3.86 | 17' 8" x 12' 7"   |
| Dining room          | 3.86 x 2.78 | 12' 7" x 9' 1"    |
| Study                | 3.58 x 2.55 | 11' 8" x 8' 4"    |

### First floor

|           |             |                 |
|-----------|-------------|-----------------|
| Bedroom 1 | 4.05 x 3.76 | 13' 3" x 12' 3" |
| Bedroom 2 | 4.05 x 3.52 | 13' 3" x 11' 6" |
| Bedroom 3 | 3.26 x 3.24 | 10' 7" x 10' 6" |
| Bedroom 4 | 3.55 x 2.26 | 11' 7" x 7' 4"  |
| Bedroom 5 | 2.83 x 2.64 | 9' 3" x 8' 7"   |

### The Lime | X520 (IF) 01 OTAV1 |

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.

① Alternative rear door layout applies to plots 269, 365, 366 and 370 only. Please see sales consultant for further details.

|      |                       |       |                    |
|------|-----------------------|-------|--------------------|
| ovn  | oven                  | cyl   | hot water cylinder |
| h    | hob                   | w     | wardrobe           |
| 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.

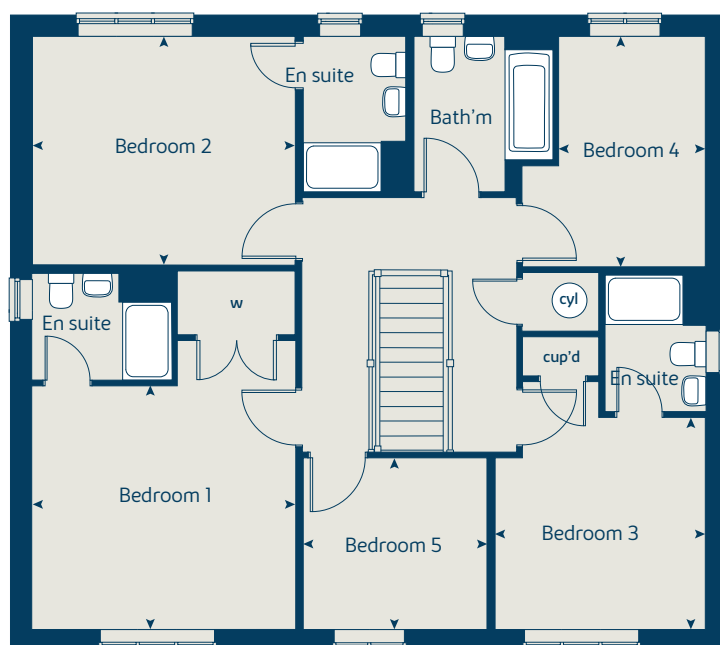
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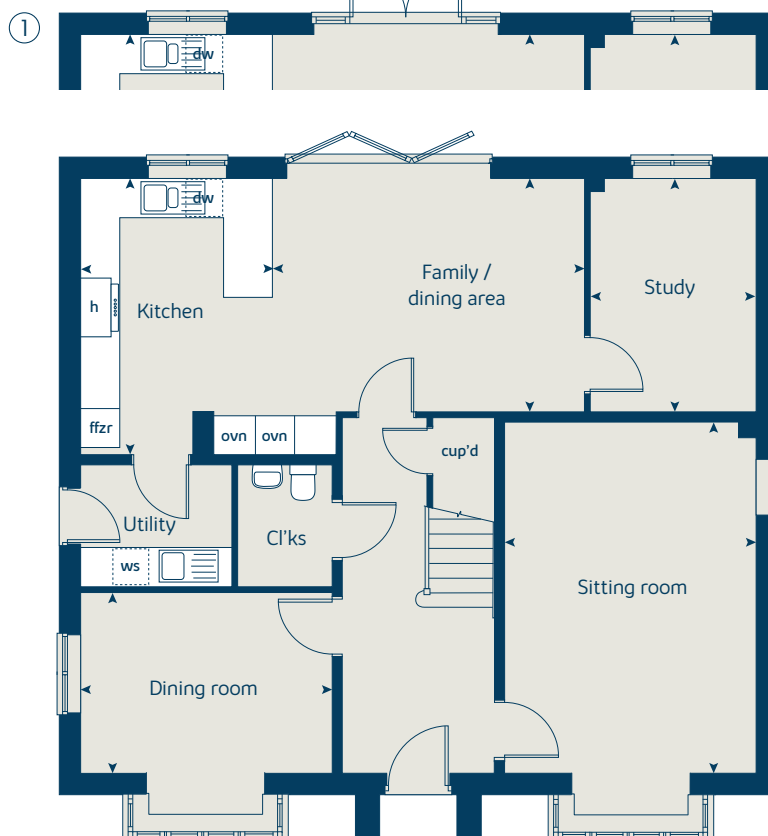
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## First floor



## Ground floor





# The Tors

Tavistock

Specification

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# Specification

## 2 and 3 bedroom homes

### Cornwall South West region

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    |               |               |           |              | 3 bedroom    |           |           |             |            |           |            |
|------------------------------------------------------------------------------------------------------------------|--------------|---------------|---------------|-----------|--------------|--------------|-----------|-----------|-------------|------------|-----------|------------|
|                                                                                                                  | The Hawthorn | The Buckthorn | The Juneberry | The Holly | The Sycamore | The Magnolia | The Rowan | The Hazel | The Cypress | The Spruce | The Beech | The Poplar |
| Kitchen                                                                                                          |              |               |               |           |              |              |           |           |             |            |           |            |
| Choice of Standard fitted kitchen (doors & 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 | ■            | ■             | ■             | ■         | ■            | ■            | ■         | ■         | ■           | ■          | ■         | ■          |
| Pendant light fitting                                                                                            | ■            | ■             | ■             | ■         | ■            | ■            | ■         | ■         | ■           | ■          | ■         | ■          |
| Pre-wired for under-unit lighting option                                                                         | ■            | ■             | ■             | ■         | ■            | ■            | ■         | ■         | ■           | ■          | ■         | ■          |
| 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 Concept Air sanitaryware                                                       | ■            | ■             | ■             | ■         | ■            | ■            | ■         | ■         | ■           | ■          | ■         | ■          |
| Ideal Standard close coupled WC to cloakroom                                                                     | ■            | ■             | ■             | ■         | ■            | ■            | ■         | ■         | ■           | ■          | ■         | ■          |
| Handheld hair wash attachment                                                                                    |              |               |               | ■         |              | ■            | ■         | ■         | ■           | ■          | ■         | ■          |
| Shower over the bath (full height tiling to length and side of bath)                                             | ■            | ■             | ■             |           | ■            |              |           |           |             |            |           |            |
| Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite                                |              |               |               | ■         | ■            | ■            | ■         | ■         | ■           | ■          | ■         | ■          |
| Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*     | ■            | ■             | ■             | ■         | ■            | ■            | ■         | ■         | ■           | ■          | ■         | ■          |
| Chrome bezel LED bulkhead to bathroom and en suite(s)                                                            | ■            | ■             | ■             | ■         | ■            | ■            | ■         | ■         | ■           | ■          | ■         | ■          |
| Bedrooms                                                                                                         |              |               |               |           |              |              |           |           |             |            |           |            |
| Dressing area to Bedroom 1                                                                                       |              |               |               |           |              |              |           |           |             |            | ■         |            |

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

[illegible]

# Specification

## 4 and 5 bedroom homes

### Cornwall South West region

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.

|                                                                                                                                                        | 4 bedroom | The Juniper | The Chestnut | The Aspen | The Willow | The Alder | The Maple | The Briar | The Mulberry | 5 bedroom | The Birch | The Yew | The Lime | The Oak | The Pine |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|--------------|-----------|------------|-----------|-----------|-----------|--------------|-----------|-----------|---------|----------|---------|----------|
| Kitchen                                                                                                                                                |           |             |              |           |            |           |           |           |              |           |           |         |          |         |          |
| Choice of Standard fitted kitchen (doors & worktops)                                                                                                   | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            |           |           |         |          |         |          |
| Choice of Premium fitted kitchen (doors & worktops)                                                                                                    |           |             |              |           |            |           |           |           |              | ■         | ■         | ■       | ■        | ■       | ■        |
| 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                                                                        |           |             |              |           |            |           |           | ■         | ■            | ■         | ■         | ■       | ■        | ■       | ■        |
| 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 high level oven, with glass splashback and stainless steel pyramid chimney hood                                  |           |             |              |           |            |           |           |           |              | ■         | ■         |         |          |         |          |
| Bosch (75cm) hob with two built-in single ovens at high level, with glass splashback and stainless steel chimney hood                                  |           |             |              |           |            |           |           |           |              |           |           | ■       | ■        | ■       |          |
| Pendant light fitting                                                                                                                                  | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            | ■         | ■         | ■       | ■        | ■       | ■        |
| Pre-wired for under-unit lighting option                                                                                                               | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            |           |           |         |          |         |          |
| LED under-unit flexible strip lighting                                                                                                                 |           |             |              |           |            |           |           |           |              | ■         | ■         | ■       | ■        | ■       | ■        |
| Indesit Integrated 50 / 50 fridge freezer                                                                                                              | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            | ■         | ■         | ■       | ■        | ■       | ■        |
| Space for integrated dishwasher with plumbing and electrics                                                                                            | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            |           |           |         |          |         |          |
| Indesit integrated dishwasher                                                                                                                          |           |             |              |           |            |           |           |           |              | ■         | ■         | ■       | ■        | ■       | ■        |
| 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 Concept Air sanitaryware                                                                                             | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            | ■         | ■         | ■       | ■        | ■       | ■        |
| Ideal Standard close coupled WC to cloakroom                                                                                                           | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            | ■         | ■         | ■       | ■        | ■       | ■        |
| Handheld hair wash attachment                                                                                                                          | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            | ■         | ■         | ■       | ■        | ■       | ■        |
| Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite                                                                      | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            | ■         | ■         | ■       | ■        | ■       | ■        |
| Bath in bedroom 1 en suite                                                                                                                             |           |             |              |           |            |           |           |           |              |           |           |         | ■        | ■       |          |
| Second shower ensuite to selected bedrooms                                                                                                             |           |             |              |           |            | ■         | ■         |           |              | ■         | ■         | ■       |          | ■       |          |
| Choice of standard Porcelanosa wall tiling (splashback, 450mm 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 bezel LED bulkhead to bathroom and en suite(s)                                                                                                  | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            | ■         | ■         | ■       | ■        | ■       | ■        |
| Chrome towel warmer in bathroom and en suite(s)                                                                                                        | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            | ■         | ■         | ■       | ■        | ■       | ■        |

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



|                                                                                                                         | 4 bedroom | The Juniper | The Chestnut | The Aspen | The Willow | The Alder | The Maple | The Briar | The Mulberry | 5 bedroom | The Birch | The Yew | The Lime | The Oak | The Pine |
|-------------------------------------------------------------------------------------------------------------------------|-----------|-------------|--------------|-----------|------------|-----------|-----------|-----------|--------------|-----------|-----------|---------|----------|---------|----------|
| Doors and Windows                                                                                                       |           |             |              |           |            |           |           |           |              |           |           |         |          |         |          |
| Front door with multi-point security locking system and security chain                                                  | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            |           | ■         | ■       | ■        | ■       | ■        |
| Chrome plated front door numerals                                                                                       | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            |           | ■         | ■       | ■        | ■       | ■        |
| PVCu double glazing to windows                                                                                          | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            |           | ■         | ■       | ■        | ■       | ■        |
| Double glazed PVCu French doors                                                                                         |           | ■           |              |           |            |           |           |           |              |           |           | ■       |          |         |          |
| Internal cottage style pre-primed doors 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                                                                           | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            |           | ■         | ■       | ■        | ■       | ■        |
| 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 to sitting room and study (where applicable)                                                    | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            |           | ■         | ■       | ■        | ■       | ■        |
| 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                                                              | ■         | ■           | ■            | ■         | ■          | ■         | ■         | ■         | ■            |           | ■         | ■       | ■        | ■       | ■        |

# 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.



When you have finished with this leaflet please recycle it.

The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis 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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