



# COOMBE PARK

WILLIAMS GATE  
BOVEY TRACEY





# COOMBE PARK

**WILLIAMS GATE  
BOVEY TRACEY**

This exclusive phase of just 7 homes is nestled in woodlands and offers luxurious living in a wonderful location.

Situated on the outskirts of Bovey Tracey, Coombe Park offers the best of rural living within easy reach of city life.



# WELCOME TO COOMBE PARK

LUXURIOUS RURAL LIVING WITHIN EASY REACH OF THE CITY



**Bovey Tracey** is a thriving country community on the edge of picturesque Dartmoor.

The town has a selection of local independent shops and businesses including green grocers, deli, butchers, bakeries, farm shop, florist and iron mongers. There are a few high street additions including supermarkets, post office and banks.

Just a mile from the town centre Coombe Park is ideally situated on the outskirts of Bovey Tracey but within an easy and pleasant walk. There is a bus stop on the main road with a regular bus service to the town centre and further afield to Newton Abbot, Exeter and Plymouth.

Bovey Tracey offers a plethora of entertainment and activities including recreation fields with thriving Cricket and Football teams, heated outdoor public swimming pool and Tennis Club. The well recommended House of Marbles with its magnificent marble run and live glass blowing demonstrations plus the National Trusts Parke house with its beautiful woodland walks and cycling routes are within walking distance of the town centre. For the adventurous

this area of Devon offers a variety of activities including horse riding, abseiling and rock climbing, and a broad choice of water sports on the coast. Nearby days out include the stunning Castle Drogo, the exhilarating Go Ape and beautiful Canonteign Falls, all within a 15-30 minute drive. Gorgeous coastline and sandy beaches can be found on the English Riviera, approximately 15 miles from the town.

The larger market town of Newton Abbot is 8 miles away and hosts a greater variety of shops as well as two 24 hours supermarkets. Exeter is also convenient at only 15 miles away, where there is a large selection of high street and large chain stores and a wide variety of eateries and entertainment including cinemas, theatres and leisure facilities.

The town has a private day nursery for children aged 3 months to 5 years and Bovey Tracey Primary School for children aged 4-11. There are also three other primary schools within close proximity of the town. Teign Academy, Newton Abbot College and Coombeshead Academy are all secondary schools with sixth forms and are less than 10 miles away.





This plan has been produced for identification purposes and is indicative only.



THE TRURO PLOT 88



THE ASCOT PLOTS 84, 85, 86, 89 and 90



THE KINGSBURY PLOT 87



## COOMBE PARK

WILLIAMS GATE  
BOVEY TRACEY

This unique development offers a select number of high quality new homes designed to a high specification.

Our homes provide extensive five and six bedroom accommodation with thoughtfully landscaped frontages.





# COOMBE PARK

WILLIAMS GATE  
BOVEY TRACEY







# OUTSTANDING SPECIFICATION



## KITCHEN

- choice of fitted kitchen from Symphony Gallery range
- choice of earthstone or premium Symphony worktops
- stainless steel sink and drainer with chrome plated mixer tap
- Neff extractor and 5 burner ring hob
- integrated Neff double oven comprising microwave and steam functions
- integrated Neff fridge/freezer
- integrated Neff dishwasher
- integrated Neff washer dryer/washing machine
- integrated Neff wine cooler
- recessed downlighting
- choice of ceramic tiled flooring

## BATHROOM & EN SUITES

- choice of ceramic tiled flooring
- white sanitary ware
- wall mounted sanitary ware to bathroom and en suite
- en suite to bedrooms 1 and 2
- en suite to bedroom 3\*\*
- shower over bath with glazed screen
- full height tiling to bathroom and en suites with choice of co-ordinating tiles
- shaver socket to bathroom
- recessed downlighting

## BEDROOMS

- built-in wardrobe(s) with sliding mirrored wardrobe door(s) to bedroom 1 and 2
- TV and telephone points

## DOORS AND WINDOWS

- front door with multi-point security locking system and security chain
- PVCu double glazing to windows
- doors with brushed chrome lever handles
- PVCu double glazed and vented french doors
- PVCu bi-folding double glazed and vented doors\*

## GENERAL

- choice of ceramic tiled flooring to dining room, hallway and cloakroom
- white painted walls and smooth white ceilings
- glass balustrade oak staircase
- gas central heating with wall mounted boiler, programme selector and room thermostat
- motorised garage door
- front and rear outside light
- wireless doorbell
- two outside taps
- mains wired smoke detectors with battery back-up
- landscaped front garden
- turf to rear garden
- NHBC Buildmark cover
- first two years' customer support from Bovis Homes

\* Applies to The Ascot only.

\*\* Applies to The Kingsbury only.

The specification and features shown were 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. For full details regarding current specification and finishes, for the plot you are interested in, please refer to our sales advisor. The photographs shown are for guidance only and are not necessarily the exact specification.

# THE ASCOT

A luxury 5 bedroom home



Ground floor	metres	feet/inches
Kitchen/family area	8.30 x 4.55	27' 3" x 14' 11"
Dining Room	3.90 x 3.49	12' 9" x 11' 5"
Sitting Room	5.55 x 5.05	18' 2" x 16' 7"
Study	3.42 x 2.00	11' 3" x 6' 7"

First floor	metres	feet/inches
Bedroom 1	4.55 x 3.73	14' 11" x 12' 3"
Bedroom 2	4.07 x 2.92	13' 4" x 9' 7"
Bedroom 3	3.49 x 2.92	11' 5" x 9' 7"
Bedroom 4	3.07 x 2.93	10' 1" x 9' 7"
Bedroom 5	4.00 x 2.47	13' 1" x 8' 1"

ovn	oven	wm	washing machine
h	hob	dw	dishwasher
cup'd	cupboard	w	wardrobe
ffzr	fridge freezer	↔	measuring points

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 advisor.



Please refer to the sales advisor for specific plot details as the illustrations shown are computer generated images and are indicative only. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.



# THE TRURO

A luxury 5 bedroom home



First floor



Ground floor	metres	feet/inches
Kitchen/family area	7.55 x 4.00	24' 9" x 13' 1"
Dining room	4.00 x 2.99	13' 1" x 9' 10"
Sitting room	5.65 x 4.41	18' 6" x 14' 6"

First floor	metres	feet/inches
Bedroom 1	3.68 x 3.64	12' 1" x 11' 11"
Bedroom 2	3.84 x 3.71	12' 7" x 12' 2"
Bedroom 3	4.07 x 3.60	13' 4" x 11' 10"
Bedroom 4	3.88 x 3.03	12' 9" x 9' 11"
Bedroom 5	3.02 x 3.00	9' 11" x 9' 10"

ovn	oven	wm	washing machine
h	hob	dw	dishwasher
cup'd	cupboard	w	wardrobe
ffzr	fridge freezer	↔	measuring points

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Ground floor

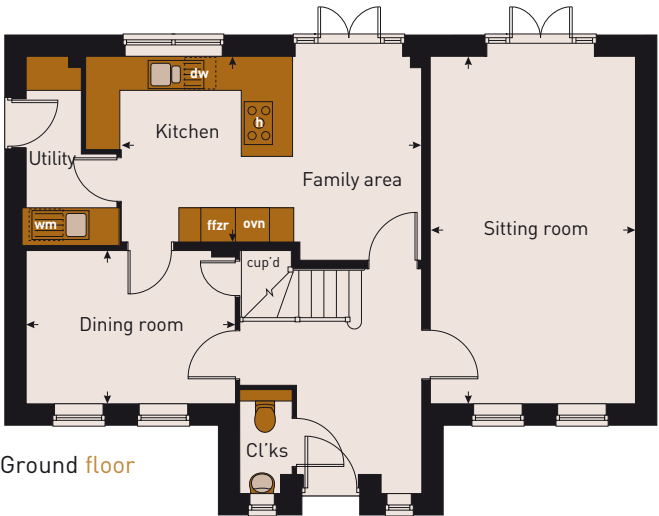
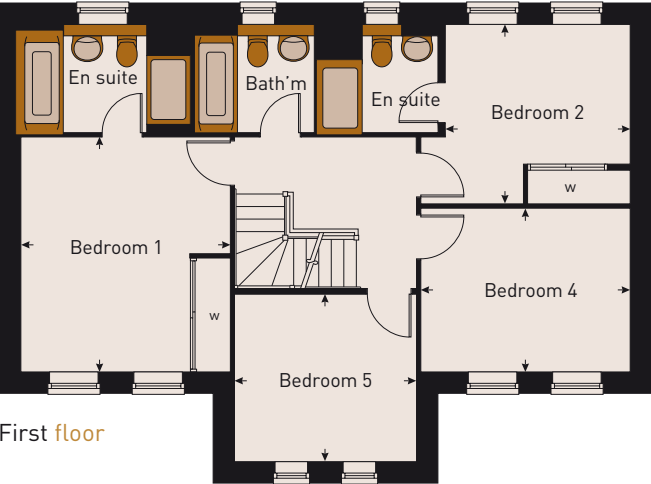
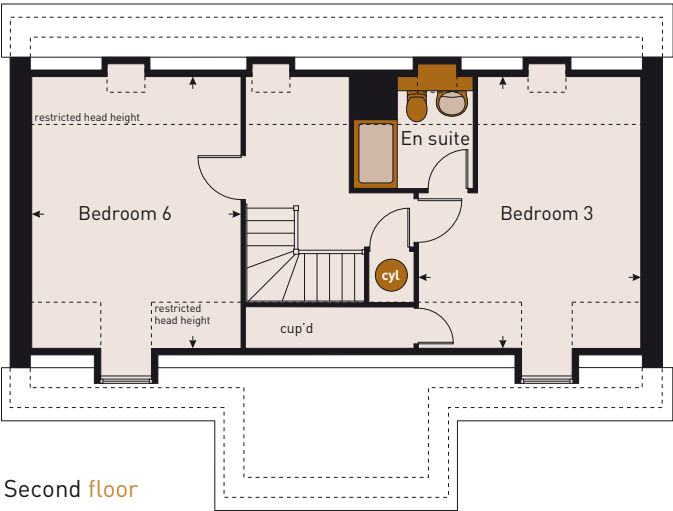


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# THE KINGSBURY

A luxury 6 bedroom home



Ground floor	metres	feet/inches
Kitchen/family area	5.27 x 3.26	17' 3" x 10' 8"
Sitting room	6.10 x 3.60	20' 0" x 11' 10"
Dining room	3.67 x 2.69	12' 0" x 8' 10"

First floor	metres	feet/inches
Bedroom 1	4.12 x 3.67	13' 6" x 12' 0"
Bedroom 2	3.24 x 3.15	10' 8" x 10' 4"
Bedroom 4	3.67 x 2.87	12' 0" x 9' 5"
Bedroom 5	3.19 x 2.94	10' 6" x 9' 8"

Second floor	metres	feet/inches
Bedroom 3	4.77 x 3.91	15' 8" x 12' 8"
Bedroom 6	4.77 x 3.67	15' 8" x 12' 10"

ovn	oven	wm	washing machine
h	hob	dw	dishwasher
cup'd	cupboard	cyl	hot water cylinder
ffzr	fridge freezer	w	wardrobe
↔	measuring points		

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# BUILDING QUALITY



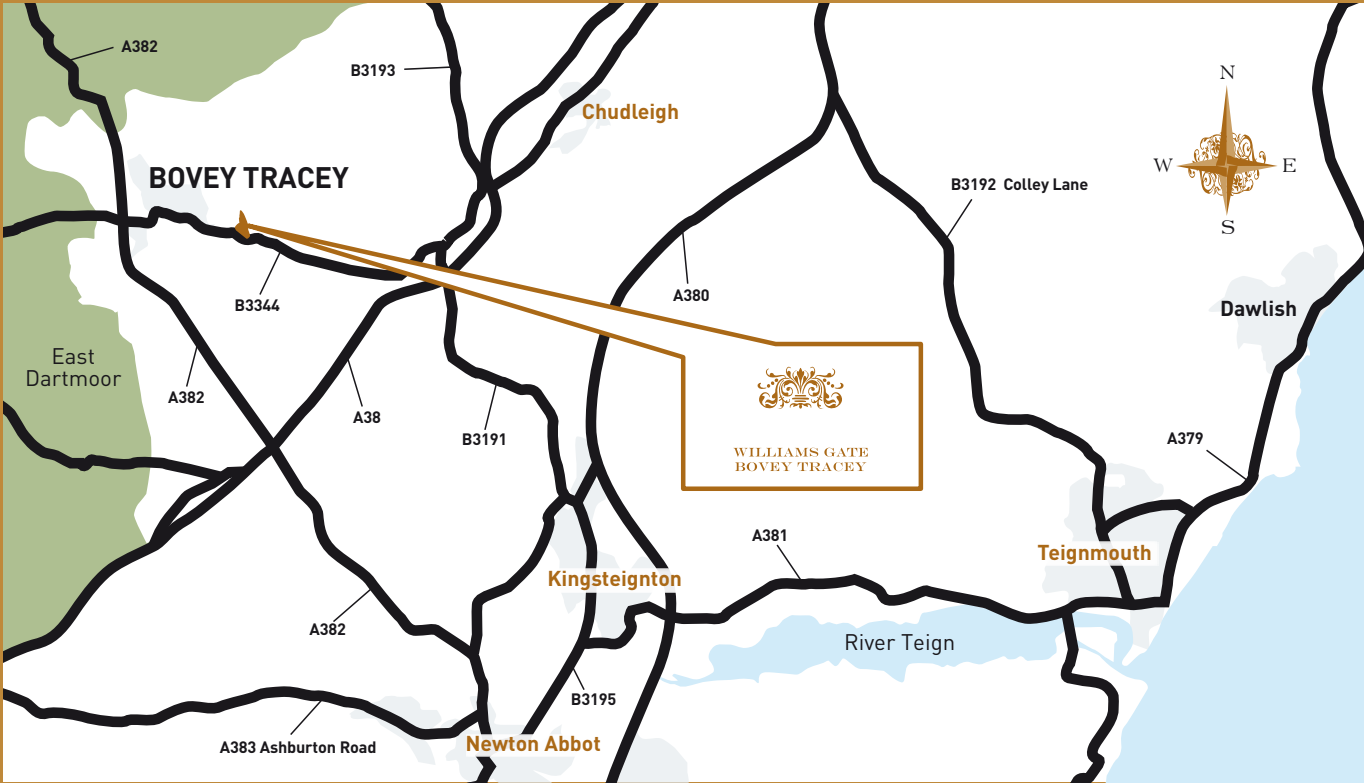
When it comes to buying a quality new home, it pays to find out exactly what's included in the price – because that's the Bovis Homes difference. Unlike many other housebuilders, we provide you with a wide range of features at no extra cost, making our new homes excellent value for money.

Enjoy the benefits of a stunning, fully-fitted kitchen from one of the UK's leading suppliers that comes complete with energy-saving integrated appliances and is professionally designed and planned to give you great use of space.

Bathrooms and en suites come in with contemporary sanitary ware adding a touch of elegance, with stylish Porcelanosa floor and wall tiles. Whichever Bovis Home you choose, you really can be sure you're getting more for your money.

And it doesn't stop there. Just before you move in, you'll be invited to attend a home demonstration to explain all the features of your new home and once you've settled in we'll continue to provide you with a comprehensive and dedicated customer service giving you added reassurance and peace of mind.

# THE EXCLUSIVE SOUTH WEST SETTING



Coombe Park at Williams Gate • Bovey Tracey • Devon • TQ13 9PJ





## Bovis Homes at Bovey Tracey



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