



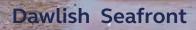
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## Baymount Dawlish

Designed and constructed by multi award-winning Cavanna Homes, Baymount is a stunning modern development of 18 properties with 5 of these being offered as affordable housing.

Baymount comprises of 2, 3 and 4 bedroom homes, which includes a 2 bedroom bungalow, and all homes come with a garage and at least one parking space. It offers a variety of house designs which boast a modern look and feel to this small development.

The clean and crisp designs have taken their influence from the spacious detached homes in Southdowns Road and many of the properties have open countryside views. The properties are within a mile of Dawlish town centre with its facilities including the seafront, beach and train station. The bustling city of Exeter, with its motorway, rail and air connections is 17 miles away. The development is also within easy reach of the towns of Newton Abbot and Torquay.

Baymount also has a direct link to a public footpath which leads in one direction towards the South West Coastal path and the other way towards a woodland area.

All the properties are covered by a 10 year NHBC warranty and for further peace of mind, Cavanna Homes provide initial customer support for two years.

#### Wildlife

As with all our developments the integration and consideration of the local / wildlife is very important to us. The landscaping and planting schemes have been developed with local experts to support the resident flora and fauna. Hedgerows, native shrubs and trees will function as ecological corridors and provide habitat for notable species including nesting birds and small mammals.



# Dawlish

## A pretty resort on a beautiful coast

Originally a fishing port, the popular South Devon resort of Dawlish has grown at a gentle pace since the late 1700s when seaside visits started to become more popular.

At its heart Dawlish surrounds a landscaped public park through which Dawlish Water runs to the sea. The town's famous black swans are amongst the wildlife in this beautiful coastal environment.

Dawlish has all the amenities you might expect in a small town including GP and hospital services, library, post office, shops and restaurants, churches, primary schools and a Community College.

On the seafront is the original Victorian Railway station. Beyond this you can walk to the impressive beach and South West Coastal Path. Devon's beautiful countryside and coast is easily reached with Dawlish Warren (a National Nature Reserve), Haldon Forest (Forestry Commission), the Exe Estuary and the Exe Trail, all close by. After a very short journey you could be: lying on a Blue Flag beach; strolling through stunning countryside; sailing on the Exe estuary; playing golf; or cycling alongside a river or canal. The attractions of living in Dawlish extend beyond the town and its coastal beauty. A brief train ride away, on one of Brunel's most memorable train lines, is the bustle and energy of Exeter - a Cathedral and University City - with its restaurants, shopping, business and employment opportunities. Premiership rugby and football teams both add to the appeal of Devon's county town and there is plenty to entertain and engage.

Dawlish is well placed for those who need connections further afield: Dawlish train station connects regularly with Plymouth and Exeter and there are several direct services to London Paddington; Exeter International Airport and the A30, A38 and M5 are all a short drive away.

Top Image: Roe Deer in Haldon Forest Park Bottom Image: The Exe estuary at Dawlish Warren

## Cavanna Homes Builders with a proud history

We believe one of the key attributes of the company is its family ethos. Philip Cavanna, or PD as he was known, was involved in the company right up until his death in 1983 at the grand old age of 93. Now run by the third generation of Cavannas, we strive to provide beautifully designed and built homes for people to enjoy and be proud of.

When you buy a house from us you'll get an energy efficient home with a ten year warranty from the NHBC. But we're not just about building wonderful houses. Despite our size, we still offer a personalised service including a two year customer support programme once you've bought one of our homes. So you can feel safe in the knowledge that buying a house from us will be a happy and stress-free experience.

We are the largest independent house builder based in the South West and our reputation continues to grow.

We have won a number of accolades, here are a few to mention;

- For five consecutive years (2013-2017) we have won the maximum 5 star rating from the HBF (Home Builders Federation)
- 2015 LABC Bricks Award for southern development of the year
- 2016 LABC Bricks Award Highly Commended for southern development of the year
- 2017 Highly commended by LABC in the category of Best High Volume New Housing Development
- 2017 Two of our Site Managers awarded Quality Awards in the NHBC Pride in the Job awards.
- 2017 Site Manager awarded the NHBC Seal of Excellence, becoming one of the top 100 site managers in the country

mages shown are from a previous Cavanna development



1950's Cavanna works day out

#### A 5 🖈 Builder



'As recommended by our customers for quality and excellent service 5 years in a row'

# Baymount, perfectly placed...

**0.1** MILE  $\rightarrow$  to the South West Coast Path **0.6** MILE  $\rightarrow$  to the nearest beach **1** MILE  $\rightarrow$  to Dawlish train station 3 MILES  $\rightarrow$  to Teignmouth town centre 3 MILES → to Dawlish Warren beach **12 MILES**  $\rightarrow$  to Haldon Forest **15** MILES  $\rightarrow$  to Dartmoor National Park **17 MILES**  $\rightarrow$  to Exeter city centre **20** MILES  $\hookrightarrow$  to Exeter airport **40** MILES  $\rightarrow$  to Plymouth city centre

## Why people buy a new home

PEACE

**OF MIND** 

Every new Cavanna

Home has a 10 year

Building warranty

IT'S NEW No-one has ever lived in it before

#### MODERN FITTINGS New kitchens, bathrooms,

integrated appliances and other extras are often included.

(Dependent on house type. Please ask for details.)

## CHOICE

Two, three and four bedroom properties available in a variety of finishes and styles.

## MODERN LIVING SPACE

Design and layouts are carefully planned to meet changing lifestyles and requirements

## HELP TO BUY

Buy your new home with just a 5% deposit and up to 20% government loan. (subject to certain criteria)

## LOW RUNNING COSTS

Modern insulation, double glazing and technology mean that new homes save up to 60% more energy than older houses

> CHAIN BREAKER We are the end of your chain

NO DIY Once you've moved

your furniture in and put your pictures on the walls, there's not a lot more to do!

## NEW NEIGHBOURHOOD

You will be part of a new community, rather than trying to fit in with an established neighbourhood.

# Site Plan

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#### 2 BEDROOMS

Haldon Plot 11

#### 3 BEDROOMS

Weston Plot 6

#### **4 BEDROOMS**

Barnard Plots 9, 15

> Camber Plots 7, 8, 10, 16, 17

Raglan Plots 12, 14, 18

Plot 13

Shared Ownership and Affordable Rental Homes This site plan is for identification purposes only and is not intended to indicate precise details of landscaping, external works or plot boundaries. Purchasers must satisfy themselves with the details of the plot with the Sales Advisor. Information is correct at time of print but is subject to change. Please ask for salient details.

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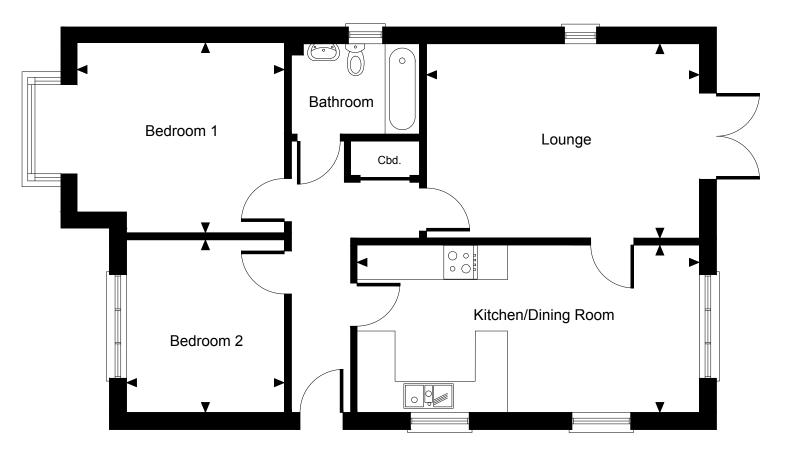
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A two bedroom detached bungalow with large kitchen/ dining room, spacious lounge, garage and parking.

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## Ground Floor

**Kitchen/Dining room** 3.11m x 6.36m (10'2" x 20'10")

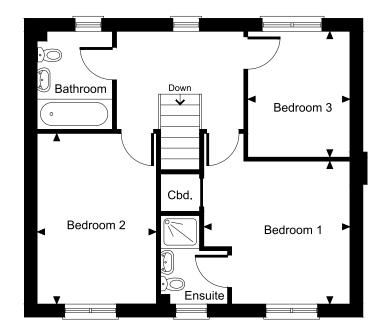
Lounge 3.64m x 5.05m (11'11" x 16'7") **Bedroom 1** 3.64m x 3.89m (11'11" x 12'9")

Bedroom 2 3.11m x 2.99m (10'2" x 9'9")



A three bedroom detached house with kitchen/dining room, separate lounge, downstairs cloakroom, master bedroom with ensuite, garage and parking.

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## First Floor

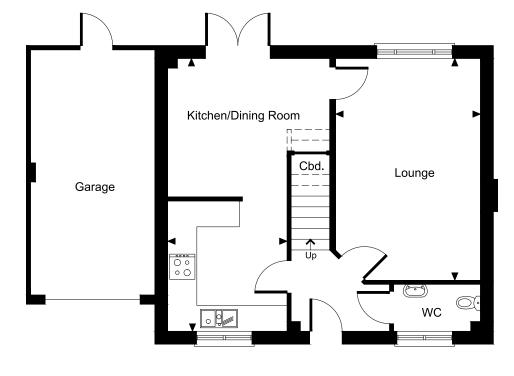
Bedroom 1 3.75m x 3.28m (12'3" x 10'9")

#### Bedroom 2

2.72m x 3.96m (8'11" x 12'11")

## Bedroom 3

2.34m x 2.89m (7'8" x 9'5")



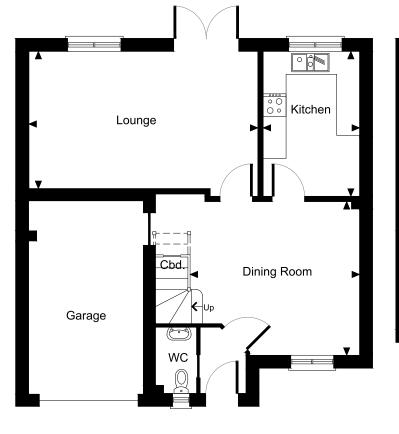
Ground Floor

#### Kitchen/Dining room 2.72m x 6.28m (8'11" x 20'7") Lounge 3.35m x 5.10m (11'0" x 16'8")



A four bedroom detached house with kitchen, lounge, separate dining room, ensuite master bedroom, downstairs cloakroom and integral garage and parking.

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### Ground Floor

**Kitchen** 2.52m x 3.78m (8'3" x 12'5")

**Dining Room** 3.79m x 4.02m (12'5" x 13'2")

Lounge 5.07m x 3.59m (16'7" x 11'9")

### First Floor

Bathroom

Bedroom 4

Bedroom 3

Cbd.

**Bedroom 1** 4.74m x 3.44m (15'6" x 11'3") Bedroom 2

Bedroom 1

Ensuite 🔘 •

Bedroom 2 4.03m x 2.78m (13'2" x 9'1")

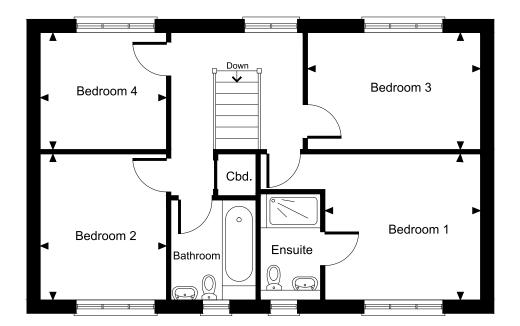
Bedroom 3 3.59m x 2.63m (11'9" x 8'7")

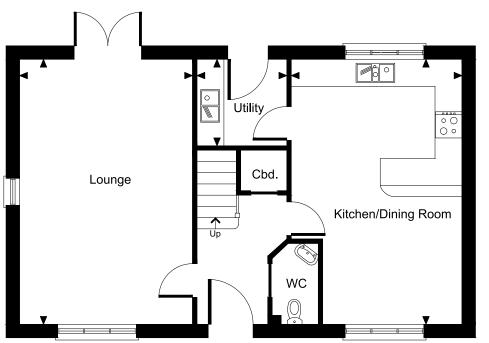
**Bedroom 4** 2.88m x 2.27m (9'5" x 7'5")



A four bedroom detached house with kitchen/dining room, separate lounge, downstairs cloakroom, utility room, master bedroom with ensuite, garage and parking.

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### First Floor

#### Bedroom 1 3.52m x 3.26m (11'6" x 10'8")

Bedroom 2 2.84m x 3.26m (9'3" x 10'8")

**Bedroom 3** 3.88m x 2.59m (12'8" x 8'5")

**Bedroom 4** 2.88m x 2.59m (9'5" x 8'5")

## Ground Floor

**Kitchen/Dining room** 3.85m x 5.96m (12'7" x 19'6")

Lounge 3.86m x 5.96m (12'7" x 19'6")

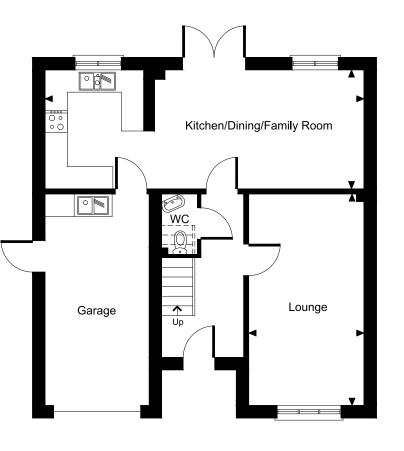
**Utility room** 19.6m x 17.9m (6'5" x 5'10")



128.8m<sup>2</sup>

A four bedroom detached house with open plan kitchen/ dining/family room, separate lounge, ensuite master bedroom, downstairs cloakroom and utility area in integral garage and parking.

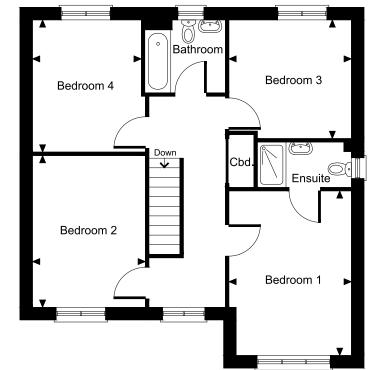
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## Ground Floor

**Kitchen/Family/Dining room** 8.61m x 3.21m (28'2" x 10'6")

Lounge 3.11m x 5.71m (10'2" x 18'8")



### First Floor

**Bedroom 1** 3.31m x 4.43m (10'10" x 14'6")

**Bedroom 2** 3.04m x 4.09m (9'11" x 13'5")

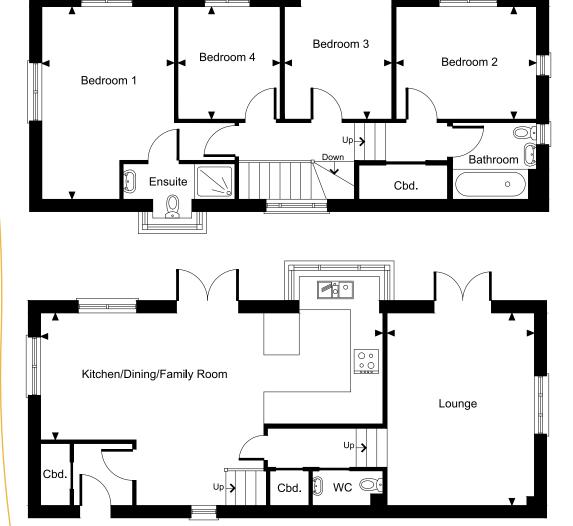
Bedroom 3 3.31m x 3.18m (10'10" x 10'5")

**Bedroom 4** 2.93m x 3.56m (9'7" x 11'8")



A four bedroom detached house with large open plan kitchen/ dining/family room, separate lounge, downstairs cloakroom, master bedroom with ensuite, garage and parking.

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## First Floor

Bedroom 1 3.42m x 5.00m (11'2" x 16'4")

Bedroom 2 3.96m x 2.93m (12'11" x 9'7")

Bedroom 3 2.79m x 3.73m (9'2" x 12'2")

Bedroom 4 2.38m x 2.93m (7'9" x 9'7")

## Ground Floor

**Kitchen/Dining/Family room** 8.83m x 3.28m (28'11" x 10'9")

#### Lounge

3.93m x 5.00m (12'10" x 16'4")

# Specification

	Barnard	Camber	Haldon	Raglan	Weston	Yarner
Kitchens						
Choice of Kitchen units*	•	•	•	•	•	•
Stainless steel double fan oven**	•	•	•	•	•	•
Stainless steel 4 burner gas hob	•	•	•	•	•	•
Glass splashback above hob	•	•	•	•	•	•
Stainless steel extractor chimney hood with glass canopy	•	•	•	•	•	•
1.5 bowl kitchen sink	•	•	•	•	•	•
Integrated fridge/freezer 50/50 split	•	•	•	•	•	•
Washing machine space only with plumbing to kitchen	•		•		•	•
Washing machine space only with plumbing to utility		•		•		
Dishwasher space only with plumbing	•	•	•	•	•	•
Tumble dryer space only in utility		•		•		
Choice of Karndean flooring to kitchen area*	•		•		•	•
Choice of Karndean flooring to kitchen and utility*		•		•		
Under pelmet LED strip lighting to kitchen units	•	•	•	•	•	•
LED recessed spotlights to kitchen	•	•	•	•	•	•
Bathrooms & En-suites						
Roca white sanitaryware with semi pedestal to basins	•	•	•	•	•	•
Choice of colour co-ordinated wall tiles*	•	•	•	•	•	•
Curved chrome towel radiator to bathroom & en-suites (where applicable**)	•	•	•	•	•	•
LED recessed spotlights to bathroom & en-suites (where applicable**)	•	•	•	•	•	•

	Barnard	Camber	Haldon	Raglan	Weston	Yarner
Central Heating						
Compact Radiators with thermostatic valves (not on all radiators)**	•	•	•	•	•	•
Combination Boiler	•		•	•	•	
System boiler		•				•
Internal						
Smooth finish ceilings throughout	•	•	•	•	•	•
Two panel smooth semi solid doors with a half light glazed door to kitchen	•	•	•	•	•	•
Architrave and skirting throughout	•	•	•	•	•	•
TV and telephone point to selected rooms**	•	•	•	•	•	•
Chrome face plates to all sockets and switches	•	•	•	•	•	•
White painted staircase with light oak stained handrail	•	•		•	•	•
Carbon Monoxide alarm	•	•	•	•	•	•
Smoke detectors on each floor	•	•	•	•	•	•
External						
1.8m close board fencing (where applicable**)	•	•	•	•	•	•
Quality seeded turf to front and rear (where applicable**)	•	•	•	•	•	•
PVC-u double glazed windows	•	•	•	•	•	•
Lighting to front	•	•	•	•	•	•
IG front door with chrome furniture, eye viewer and door chain	•	•	•	•	٠	•
Warranty						
10 year NHBC Buildmark Warranty	•	•	•	•	•	•
2 year Cavanna Homes customer support	•	•	•	•	•	•

\* Subject to stage of construction - ask for details \*\* Ask Sales Advisor for plot specific details

Specification correct at time of print but can vary. Please check plot specific details with the Sales Advisor.

## HOW TO GET THERE

#### **FROM EXETER**

From the M5, take the A380. Take the B3192 exit towards Teignmouth. At the roundabout continue straight onto Colley Lane/B3192. After approximately 4 miles, turn left onto New Road. Turn left onto Teignmouth Road/A379. Stay on this road and once past the Smugglers Inn, turn left onto Southdowns Road and continue straight ahead to reach Baymount.

#### FROM PLYMOUTH

From the A38, take B3344 exit towards B3193 Chudleigh Knighton/Kingsteignton. Continue onto Clay Lane and then turn right onto Clay Pits Way/B3193. At the next roundabout continue straight and then at the next roundabout take 2nd exit onto B3195, merging onto the A380 towards Exeter. Take the exit towards Ashcombe/Chudleigh and continue on B3192 towards Teignmouth. At the roundabout continue straight onto Colley Lane/B3192. After approximately 4 miles, turn left onto New Road. Turn left onto Teignmouth Road/A379. Stay on this road and once past the Smugglers Inn, turn left onto Southdowns Road and continue straight ahead to reach Baymount.

Using SAT NAV? EX7 0LB



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paper sources.



