

# Welcome to...



## Marine Drive

Teignmouth, Devon, TQ14 8UF

For latest pricing and plot availability please contact the sales team

T: 01626 786003 | E: [Teignmouth.Sales@BovisHomes.co.uk](mailto:Teignmouth.Sales@BovisHomes.co.uk)

A prestigious phase of twenty six high specification homes situated on a premium development with far reaching sea views - a real must see!



MARINE DRIVE  
TEIGNMOUTH

### New homes currently available

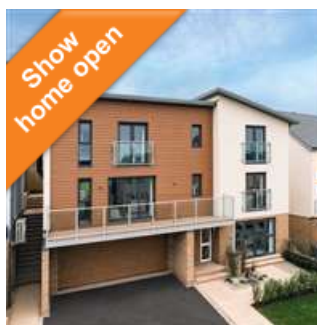
#### 4 Bedroom homes



##### The Fairlead

£40,000 off!\* Three storey home with prime sea view location, Fully fitted kitchen with integrated appliances, Dining area & French doors to garden, Utility area, Study and separate sitting room with balcony. Master bedroom with en suite.

#### 5 Bedroom homes



##### The Kelson

£40,000 off!\* Sea view location, Stunning home with generous living space including kitchen/ Dining area with integrated appliances, Separate sitting room with wood burner and balcony. En suite and built in wardrobe to bedroom 1 & 2. Double garage.



- Open plan kitchen with dining area
- Fitted kitchen with integrated appliances
- French doors to garden
- Useful utility room
- Separate sitting room
- Balcony to sitting room
- En suite to bedroom one
- Built-in wardrobes to two bedrooms
- Stylish white bathroom suite
- Garage included

## Lower ground floor



## Ground floor



## First floor



### Lower ground floor

Dimensions	(metres)	(feet / inches)
Bedroom 4/Studio	3.60 x 2.65	11' 10" x 8' 8"
Dining area	4.30 x 2.60	14' 1" x 8' 6"
Kitchen	4.30 x 3.30	14' 1" x 10' 10"

### Ground floor

Sitting room	3.60 x 4.67	11' 10" x 15' 4"
Study	3.60 x 2.68	11' 10" x 8' 10"

### First floor

Bedroom 1	3.60 x 4.67	11' 10" x 15' 4"
Bedroom 2	4.30 x 3.80	14' 1" x 12' 6"
Bedroom 3	3.60 x 2.68	11' 10" x 8' 10"

1. Alternative window layouts apply to plots 70, 71, 73, 74, 75, 77, and 78 only. Please see sales advisor for further details.

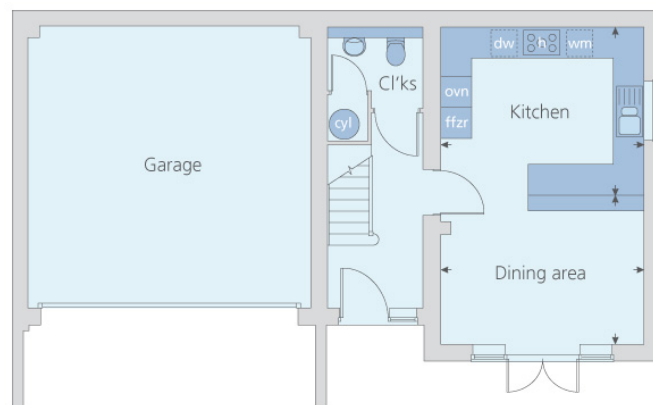
Note: This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales advisor. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. House type SW4031, Site DTEIG PDF created 3.12.2017

Key			
ovn	oven	ffrz	fridge freezer
h	hob	frz	freezer
wm	washing machine	f	fridge
wms	washing machine space	cyl	hot water cylinder
dw	dishwasher	w	wardrobe
dws	dishwasher space	↔	measuring points

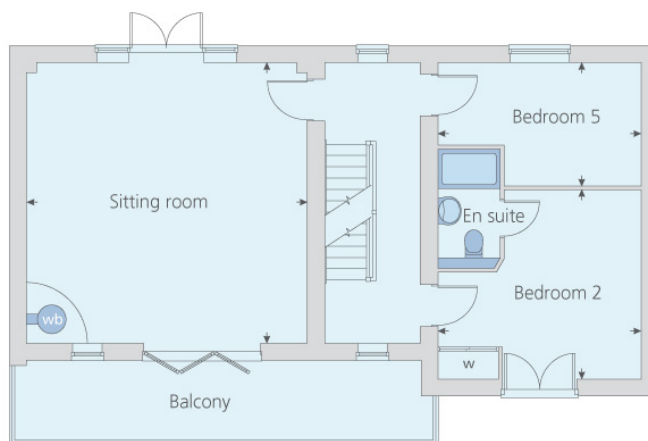


- Open plan kitchen with dining area
- Fitted kitchen with integrated appliances
- Ceramic floor tiling to kitchen
- Separate sitting room
- Balcony to sitting room
- Wood burning stove to sitting room
- En suite to two bedrooms
- Built-in wardrobes to two bedrooms
- Stylish white bathroom suite
- Double garage included

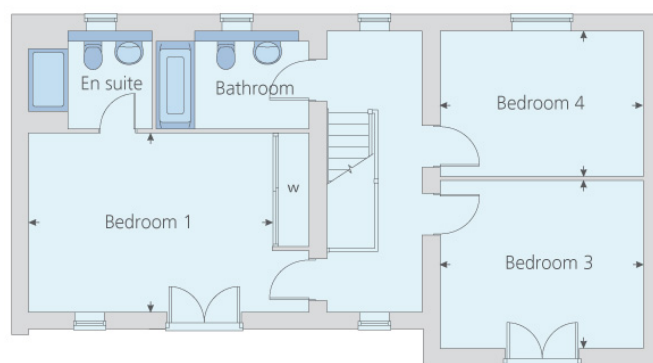
## Ground floor



## First floor



## Second floor



### Ground floor

Dimensions	(metres)	(feet / inches)
Dining area	3.95 x 2.89	13' 0" x 9' 6"
Kitchen	3.95 x 3.26	13' 0" x 10' 8"

### First floor

Sitting room	5.45 x 5.45	17' 11" x 17' 11"
Bedroom 2	3.95 x 3.68	13' 0" x 12' 1"
Bedroom 5	3.95 x 2.40	13' 0" x 7' 10"

### Second floor

Bedroom 1	4.74 x 3.48	15' 7" x 11' 5"
Bedroom 3	3.95 x 3.26	13' 0" x 10' 8"
Bedroom 4	3.95 x 2.82	13' 0" x 9' 3"

Note: 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 advisor. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. House type SW5005, Site DTEIG PDF created 3.12.2017

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4 BEDROOM  
THE AECOR  
THE FAIRLEAD  
5 BEDROOM  
THE RAFFERTY  
THE NELSON  
THE BEAUFORT

## KITCHEN

*choice of premium range fitted kitchen	■	■	■	■
stainless steel sink and drainer with chrome plated mixer tap	■	■	■	■
earthstone worktops	■	■	■	■
five burner hob	■	■	■	■
double built in high level ovens	■	■	■	■
chimney hood	■	■	■	■
integrated fridge freezer	■	■	■	■
integrated dishwasher	■	■	■	■
integrated washing machine	■	■	■	■
*choice of ceramic tiled flooring to kitchen area	■	■	■	■
recessed downlighting	■	■	■	■

## BATHROOM AND EN SUITE(S)

*choice of ceramic tiled flooring	■	■	■	■
white sanitary ware	■	■	■	■
wall mounted sanitary ware to bathroom and en suite(s)	■	■	■	■
en suite to bedroom 1	■	■	■	■
en suite to bedroom 2	■	■	■	■
full height tiling to bathroom with *choice of co-ordinating tiles	■	■	■	■
full height tiling to en suite(s) with *choice of co-ordinating tiles	■	■	■	■
towel rail to bathroom and en suites	■	■	■	■
shaver sockets to bathroom and en suites	■	■	■	■
recessed downlighting to bathroom and en suites	■	■	■	■

## BEDROOMS

built-in wardrobe(s) with sliding mirrored wardrobe door(s) to bedrooms 1 and 2	■	■	■	■
TV and telephone point to all bedrooms	■	■	■	■

## DOORS AND WINDOWS

Steel Thermapro front door with multi-point security locking system	■	■	■	■
PVCu double glazed windows	■	■	■	■
white painted four panel doors with chrome lever handles	■	■	■	■
bi-fold door to balcony	■	■	■	■
PVCu double glazed and vented french patio doors	■	■	■	■

## GENERAL

white or magnolia painted walls and smooth white ceilings	■	■	■	■
oak staircase with iron spindles	■	■	■	■
TV point to sitting room	■	■	■	■
telephone point to hall or sitting room, bedrooms, kitchen and study	■	■	■	■
study	■	■	■	■
utility room	■	■	■	■
cloakroom	■	■	■	■
wood burning stone with hearth	■	■	■	■
gas central heating with wall mounted boiler, programme selector and room thermostat	■	■	■	■
thermostatic valves to many radiators	■	■	■	■
remote controlled electric garage door	■	■	■	■
porch light	■	■	■	■
mains wired smoke detectors, with battery back-up	■	■	■	■
wooden fencing to garden boundary	■	■	■	■
NHBC buildmark cover	■	■	■	■
first two years' customer service support from Bovis Homes	■	■	■	■

■ fitted as standard - included in the property  
\* subject to stage of construction

The specification and features shown in this brochure were correct at time of PDF creation. 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 plots you are interested in, please refer to our sales advisor. Site DTEIG PDF created 3.12.2017



  
**THE AECOR**  
4 BEDROOM HOUSE

  
**THE FAIRLEAD**  
4 BEDROOM HOUSE

  
**THE KELSON**  
5 BEDROOM HOUSE

  
**THE BEAUFORT**  
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**THE RAFFERTY**  
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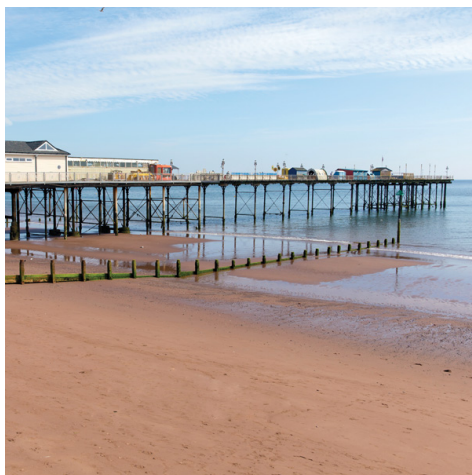
Note: This plan has been produced for plot identification purposes only. Layout, individual plots, housetypes and amenities may be subject to change. For latest information, including selected plots, please contact sales advisor. Overall development layout plan correct at time of PDF creation. Site DTEIG PDF created 3.12.2017





## Marine Drive

Elizabethan Way, New Road, Teignmouth, Devon, TQ14 8UF



### Teignmouth

Beautiful beaches, a Victorian pier and promenade, live events and the rolling Devon countryside make Teignmouth a varied and exciting place to live. Along with the annual jazz festival, carnival and regatta, there's a lido, golf club, and plenty of cycling, walking, water sports and fishing opportunities.

The area has a great outdoor mix with the coast on your doorstep, and a variety of countryside from Dartmoor, local country parks and nature reserves all close by

### Time out

There are a wealth of things to enjoy in the area, from the picture postcard villages and spectacular rural scenery to family focused attractions, historic houses, gardens and parks.

There are many beaches in Teignmouth and along the south coast, joined by the South West Coastal Path. The 500 acre nature reserve at Dawlish Warren is packed with wildlife and a wonder for birdwatchers.

Inland the Haldon Forest Park offers 3,500 acres of woodland park for exploring, whether on foot, mountain bike, Segway or via the high ropes at Go Ape.

### The city

Exeter and it's superb architecture is the area's main shopping destination. The award winning Princesshay Quarter has over 60 shops, cafes and restaurants. The Cathedral Quarter is perfect for when you have time for a stroll around the green and a browse around the independent shops. Exeter Quay has a great atmosphere and offers a range of activities including climbing, cycling, kayaking and boating. For those who prefer relaxing there is a range restaurants and pubs to sit and enjoy the view.

# Directions



## Marine Drive

Elizabethan Way, New Road, Teignmouth, Devon, TQ14 8UF



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Open daily 10am to 5pm



### From M5

- Leave M5 at Junction 31 and continue forward onto the A38 signed Plymouth
- At Kennford keep in the left lane and merge into the A380 signed Torquay
- At Ashcombe Cross branch left then at the roundabout take the 2nd exit onto the B3192 (Colley Lane/Exeter Lane)
- Follow this road to Teignmouth and after approximately 4 miles turn left onto New Road
- Continue along New Road for approximately half a mile, turning left onto Elizabethan Way
- Marine Drive will be found at the end of this road

# Why buy new?



Built to suit a modern lifestyle, you get more for your money with a newly built, energy-efficient home. Here are just ten top reasons why brand new is best.



## Purchase assistance

Helping you but your dream home



## All included

Get more for your money with our all inclusive specification



## Blank canvas

A bright, fresh new home untouched by previous owners



## Modern design

Comforts and layouts to suit a modern lifestyle



## Energy-efficient

Saving you money on your bills as well as the environment



## Home of quality

Built to the highest standards complying with the latest building regulations



## Peace of mind

No unexpected costs with a 10 year NHBC warranty



## Spoilt for choice

A variety of housetypes and living spaces to suit you and your family



## Chain-free

No need to wait for the existing owners to move out



## Maintenance free

All the work is done for you, so you can relax at the weekends

To give you peace of mind in your brand new Bovis Home, for the first two years after completion your new home is covered by your Bovis Homes warranty. In addition, the NHBC 10-year warranty also runs from your completion day.

Bovis Homes is a participant in the Consumer Code for Home Builders. The Consumer Code sets mandatory requirements that all Home Builders must meet in their marketing and selling of homes and their after-sales customer service.

The purpose of the Code is to ensure that Home Buyers:

- are treated fairly;
- know what service levels to expect;
- are given reliable information upon which to make their decisions; and
- know how to access speedy, low-cost dispute-resolution arrangements if they are dissatisfied.

Further information can be found at [www.consumercode.co.uk](http://www.consumercode.co.uk)

*Please note that nothing in this Code affects Home Buyers' existing legal rights.*



**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)