



Marsland Court

An exclusive development of luxury
apartments as well as a Coach House
and a Bungalow

complete 

LAND & NEW HOMES

Marsland Court | Dawlish Road | Teignmouth | Devon | TQ14 8FT



Marsland Court



More extras as standard...

- Under floor heating in bathrooms and kitchens
- Remote controlled multi-coloured LED lighting in kitchens
- Integrated appliances included
- Drench showers
- Remote controlled central heating system

Marsland Court

A development of one and two bedroom luxury apartments set in an extensively refurbished residence, enjoying sea views, overlooking Teignmouth seafront and beyond.

The properties have been finished to an exceptionally high standard, all individually designed with bespoke kitchens and bathrooms. The apartments are fitted as standard with secure video entrance, oak doors, integrated appliances as well as many more extras included. The properties also benefit from basement storage, communal gardens- some with private lawns and balconies, and all with allocated parking.

During 2015 Marsland Court will also offer two further new build apartments, a Coach House and a Bungalow in addition to the conversion of the main residence.





Teignmouth

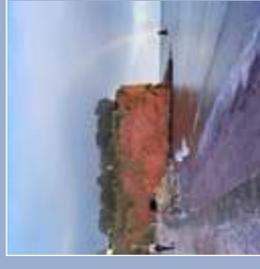
Situated at the base of the Teign estuary at the heart of the English Riviera, Teignmouth has a longstanding history associated with the sea, from the early Newfoundland fisheries through to the rise of tourism in the 19th century.

Still with an active coastline, bustling with tourists and locals alike as well as The Port, which originally handled granite export and shipbuilding, is still active today, mostly handling timber, grain and handling some of the world's finest clays.

With its Victorian pier, lido, amusement arcade and long promenade, the town has a vibrant tourism trade that draws many visitors. Walking along the pier you can appreciate the local Georgian architecture. The Teignmouth coastline is connected to a number of coastal paths. With a wide range of international cuisine and many delightful shops, boutiques and cafes, the town centre has a surprisingly diverse and artisan feel.

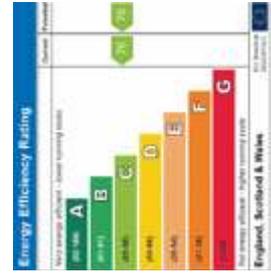
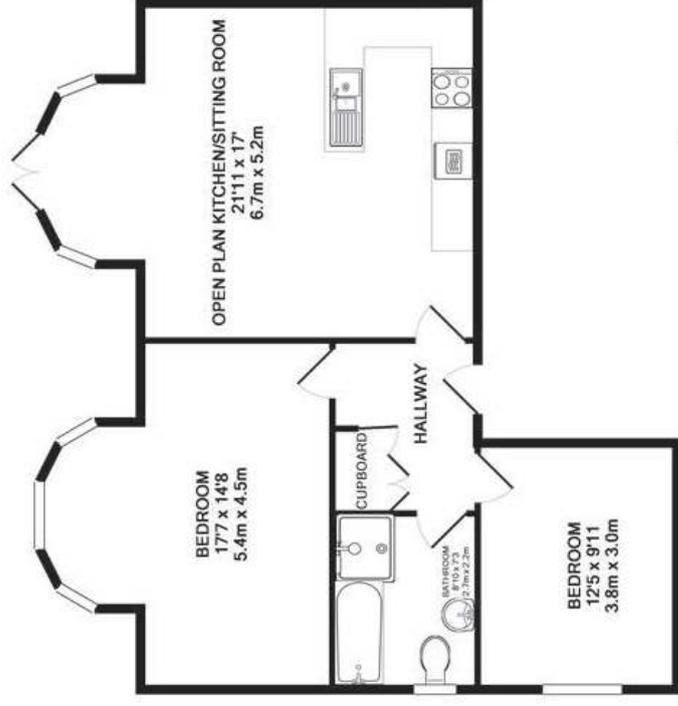
Annual events include an autumn jazz festival in Teignmouth, and a Water Carnival in Shaldon. Nearby are Shaldon Wildlife Trust Breeding Centre, Exeter racecourse and Ashcombe Adventure Centre; Dartmoor National Park is 12 miles north-west. Canonteign Falls, England's highest waterfall, cascades 220 feet into the Teign.

Marsland Court Apartments are set in peaceful grounds overlooking the sea and just a few minutes walk, along meandering paths and through delightful meadows, to the sea front.



Apartment 3

Approximate floor Area:
788 SQ.FT/73.2 SQ.M.



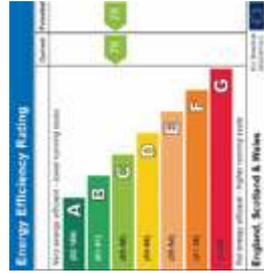
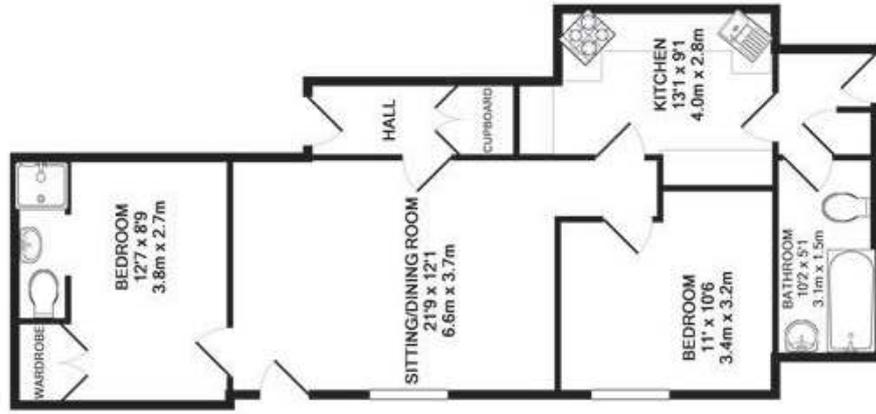
A two bedroom luxury apartment, set on the ground floor of this extensively refurbished residence. The apartment has been finished to an exceptional standard, with two double bedrooms one with en suite, a large living and dining space as well as a bespoke kitchen. Unusual for a property of this type, there is also its own private lawned garden of the communal gardens, which both enjoy stunning sea views. The property benefits from separate secure storage within basement, with its own power and lighting and one allocated parking space





Apartment 4

Aproximate floor Area:
682 SQ.FT./63.4 SQ.M.



A two bedroom luxury apartment, set on the ground floor of this extensively refurbished residence. The apartment has been finished to an exceptionally high standard, with two double bedrooms one with ensuite, a large living and dining space as well as a bespoke kitchen. Unusually for a property of this type, the rear of the property leads to a secure outhouse leading around the side of the property ideal for storing bikes, and to allow for your own private access. Outside there is also its own private lawned garden and patio area as well as use of the communal gardens. The property benefits from separate secure storage within basement, with its own power and lighting and one allocated parking space.

The high-gloss modern kitchen is individually designed with features including integrated drawer fridge system, 6 ring gas burner corner hob, and stainless steel corner sink as well as under floor heating. The luxurious bathroom offers a bath with drench shower over head as well as separate shower head. The bathroom is finished with infinity illuminated taps as well as under floor heating. The living space takes advantage of the outside space with outlook from the sash window on to the private lawn, there is also a door opening on to the private terrace. The master bedroom is complete with plentiful in built storage and again a door leading to the private outdoor space. There is also a modern ensuite with large drench shower and under floor heating. The apartment is finished with solid oak doors and chrome door furniture; throughout, the developers attention to detail is impressive.

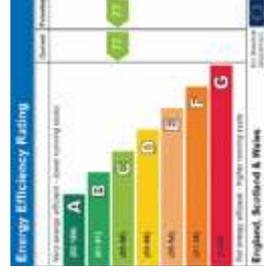
Apartment 5

Approximate floor Area:
661 SQ.FT/61.4 SQ.M.

A two bedroom luxury apartment, set on the ground floor of this extensively refurbished residence. The apartment has been finished to an exceptional standard, with two double bedrooms one with ensuite, a large living space as well as a uniquely designed modern kitchen. Unusually for a property of this type, the rear of the property leads to a secure outside storage space ideal for storing bikes, also providing for your own private access. The property benefits from separate secure storage within basement, with its own power and lighting. Outside there is also use of the well maintained communal gardens which enjoy the sea views and on to the countryside. There is an allocated parking space as well as visitor parking.



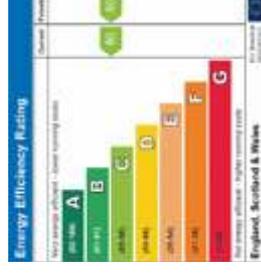
The luxurious bathroom offers a bath with drench shower over head, the sanitary ware is finished with infinity illuminated tap and underfloor heating. The open plan living area leads from the kitchen area to lend itself to socialising and dining and is finished beautifully with feature down lighters adding subtle lighting to the room of an evening. The master suite is perfectly finished with a touch of luxury in the ensuite with all of the extras you would expect such as under floor heating and drench shower. The apartment is finished with solid oak doors and chrome door furniture throughout, the developers attention to detail is impressive.



Apartment 6

Aproximate floor Area:
328 SQ.FT./30.4 SQ.M.

A one bedroom luxury apartment, set on the first floor of this extensively refurbished residence. The apartment has been finished to an exceptional standard with an open living space leading to an individually designed modern kitchen with features including integrated appliances, under floor heating and remote controlled multi-coloured LED lighting. The shower room is again finished to a high-specification with infinity illuminated taps. The master bedroom leads on to a balcony terrace which has stunning far reaching sea views. The apartment is finished with solid oak doors and chrome door furniture; throughout, the developers attention to detail is impressive. The property benefits from separate secure storage within basement, with its own power and lighting. Outside there are well maintained communal gardens as well as an allocated parking space



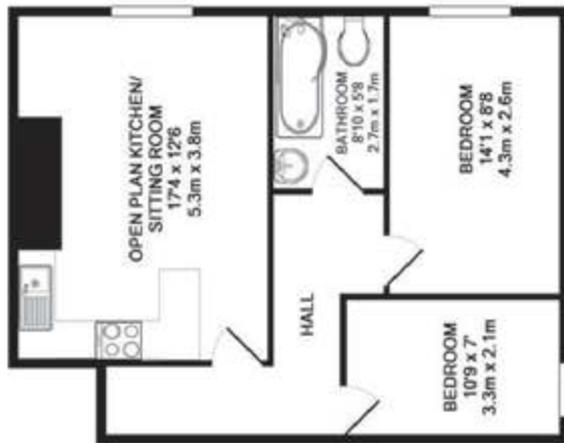
England, Scotland & Wales



A one bedroom luxury apartment, set on the first floor of this extensively refurbished residence. The apartment has been finished to an exceptional standard with an open living space leading to a individually designed modern kitchen with features including integrated appliances, under floor heating and remote controlled multi-coloured LED lighting. The shower room is again finished to a high-specification with infinity illuminated taps. The master bedroom leads on to a balcony terrace which has stunning far reaching sea views. The apartment is finished with solid oak doors and chrome door furniture; throughout, the developers attention to detail is impressive. The property benefits from separate secure storage within basement, with its own power and lighting. Outside there are well maintained communal gardens as well as an allocated parking space.

Apartment 7

Approximate floor Area:
534 SQ.FT./49.6 SQ.M.



The high-quality modern kitchen is individually designed with features including under floor heating and pull out carousel corner storage, the kitchens modern finish is completed with multi-coloured remote controlled LED down lighting. The luxurious bathroom offers a P-shape bath with drench shower over head as well as separate shower head, the sanitary ware is finished with infinity illuminated taps and there is under floor heating. The open plan living and dining space takes advantage of the sash windows and is flooded with light and furnished with down lighters for subtle lighting in the evening. There are two bedrooms which, along with the rest of the property, have been finished with handcrafted window sills, sourced from local wood.





Apartment 8

Approximate floor Area:
625 SQ.FT./58.0 SQ.M.



This substantial two bedroom apartment enjoys breath-taking sea views from its bay frontage. Set in a commanding position within the first floor of this extensively refurbished residence, the apartment has been finished to an exceptionally high standard. There are two double bedrooms one with ensuite, a large living and dining space as well as a bespoke kitchen and large shower room. The property has the use of the beautiful communal gardens, which again take advantage of the sea views. The residence also provides a basement for secure storage for each apartment with both power and light. There is an allocated parking space in addition to visitor parking spaces.



This property has been carefully designed to take advantage of the bay frontage views to the sea and surrounding countryside. The open plan living space is flooded with light through the full length sash windows, and leads on to the similarly impressive kitchen. The bespoke kitchen has been finished with integrated appliances, mood lighting and even remote controlled multi-coloured LED lighting. The high-quality finish is continued with corner carousel pull out storage, under floor heating and curved corner cupboards giving it its individual style. The shower room invites you with an over-sized drench shower and under floor heating, with the sanitary ware finished with infinity illuminated taps. The bedrooms, along with the rest of the property, are finished perfectly with hand crafted window sills, which have been made from locally sourced wood. The second bedroom has the use of an enclosed balcony which can be used as a terrace or for planting. The apartment is finished with solid oak doors and chrome door furniture; throughout, the developers attention to detail is impressive.

Apartment 9

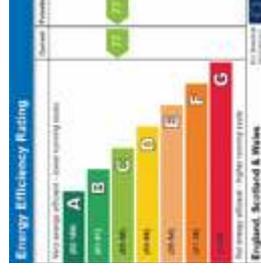
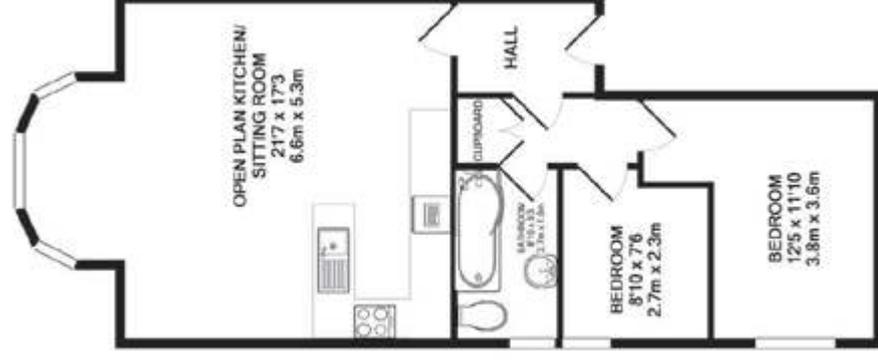
Approximate floor Area:
628 SQ.FT/58.3 SQ.M.



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Outside, the perimeter of the property has been laid with beautiful sand coloured paving. The natural Indian slate is peppered with fossils giving a colourful and intriguing aesthetic.



Each property has a video entry system to allow you to see who is calling, and allow them access to the building. Ensuring the building and each individual property is secure at all times.



Each apartment is finished with remote controlled LED downlighters in the kitchen area, the lighting colour can be changed at the click of a button to add ambience to the whole room.



Each individual window sill in every apartment has been hand-crafted from locally sourced timber, felled just a mile from Marsland Court 32 years ago.



The apartments are finished with high-quality oak doors and chrome door furniture throughout.



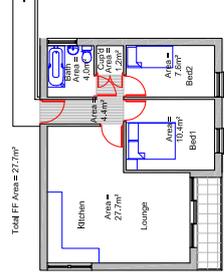
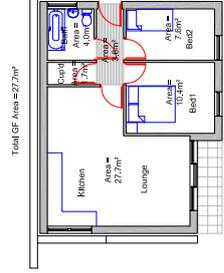
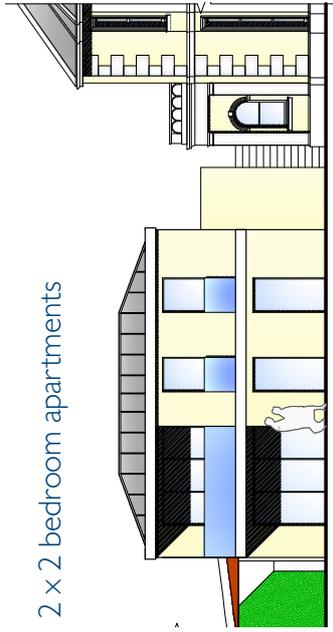
Heated towel rails are fitted as standard, fed from the individual boilers that are all guaranteed by a seven-year warranty.



The basement provides a secure storage area for each apartment, it is supplied with lighting and a power source in each area for added convenience.

Future development at Marsland Court...

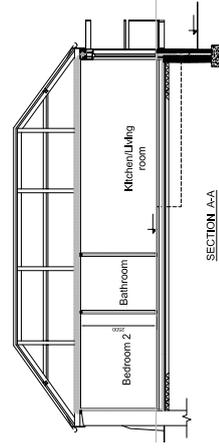
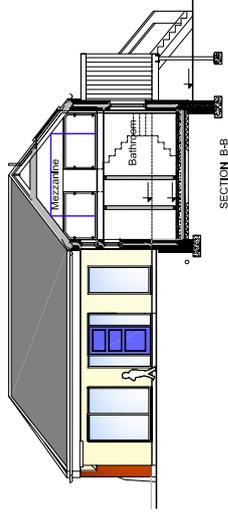
2 x 2 bedroom apartments



Ground Floor Plan

First Floor Plan

3 bedroom Bungalow



2 bedroom split-level Coach House





Location

To provide further information about Marsland Court and the local area, the developer has created a website.

You can visit the website for more information at www.bricksandmortar.tv

Marsland Court is situated on Dawlish Road, less than half a mile away from the vibrant town centre of Teignmouth and in close proximity to the railway station.

Local buses run regularly up and down Dawlish Road to Exeter, Newton Abbot, Torquay and calling at the neighbouring towns and villages in between.

complete

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As a consequence, roof lines, elevations and garage positions may change depending on the individual plot. For simplicity the site layout does not show details of gradients of land, boundaries, Local Authority street lighting and landscaping.

The approximate dimensions quoted indicate maximum room sizes and are scaled from plans before construction has commenced. Please note that no allowance has been made for the thickness of plaster or skirting boards. Quoted room dimensions may vary during construction and should not be used for carpet sizes, appliance spaces or items of furniture.