

Welcome to...



Williams Gate & Coombe Park

Bovey Tracey, Devon, TQ13 9PJ



For latest pricing and plot availability please contact the sales team
T: 01626 786002 | E: BoveyTracey.Sales@BovisHomes.co.uk

Coombe Park is our exclusive phase of seven luxury 5 & 6 bedroom homes nestled in the surrounding woodland of our existing development Williams Gate in Bovey Tracey.

New homes currently available

4 Bedroom homes



The Canterbury

The Canterbury is a stunning 4 bedroom home offering an open plan kitchen with dining area and integrated appliances, Spacious sitting room, A stylish family bathroom, En suite & Built in wardrobe to bedroom 1. Double garage & 2 parking spaces.



The Salisbury

The Salisbury is a wonderful detached home offering a choice of fitted kitchen with integrated appliances, Sitting room with dining area, En suite and built in wardrobes to bedroom 1. Garage and parking included.



The Buxton

Don't miss out on the last remaining buxton - a delightful 4 bedroom home with integrated appliances in the kitchen, Sitting room with dining area and g/F study. The master bedroom has an en suite and wardrobes. Garage plus parking



The Durham

The Durham is a detached 4 bedroom home with a fitted kitchen including integrated appliances, Separate utility, Dining room with french doors to the garden, Sitting room with bay window, Two en suite bedrooms, An integral garage & 2 parking spaces.

5 Bedroom homes



The Truro

The Truro is a 5 bedroom house with an open plan kitchen including integrated appliances & Substantial sized family area, Sitting room with french doors to the rear garden with a log burner and a separate dining room. En suites to two bedrooms.



The Ascot

The Ascot is a 5 bedroom house, Open plan kitchen fitted with integrated appliances. Family area featuring a wood burner with french doors to the rear garden, Sitting room with stunning bi-fold doors to the rear garden, Two dressing rooms and en suites.



New homes currently available

6 Bedroom homes

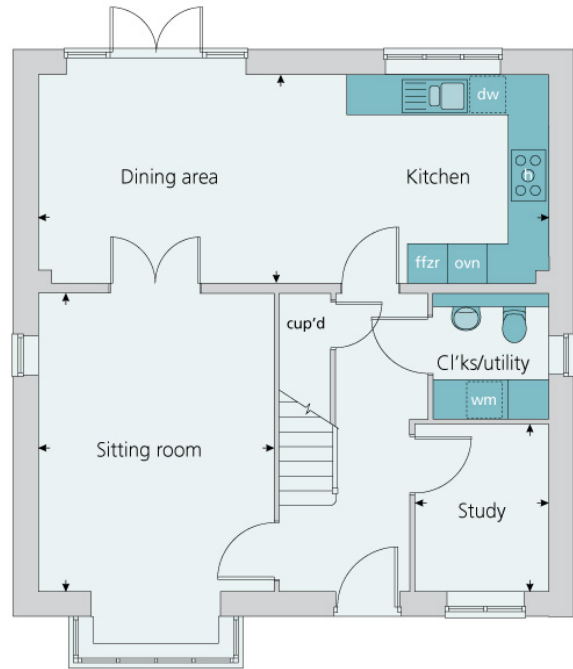


The Kingsbury

The Kingsbury is a 6 bedroom home with an extensive open plan kitchen with integrated appliances including a double oven & Wine cooler, An extensive sitting room featuring a log burner and french doors. Upstairs benefits from en suite to three bedrooms.

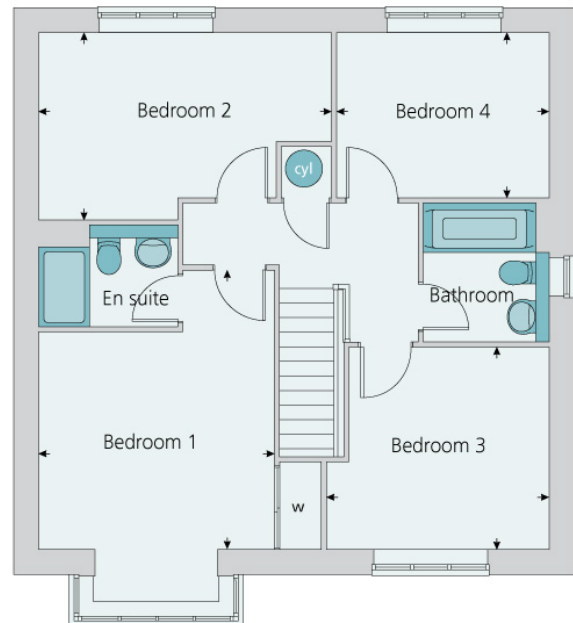


Ground floor



- Open plan kitchen with dining area and French doors to rear garden
- Separate sitting room, utility room and ground floor study
- En suite and built-in wardrobe to bedroom 1
- Ceramic tiled flooring to bathroom and en suite
- Integrated appliances including:
 - high level double oven
 - hob and hood
 - fridge freezer
 - washing machine
 - dishwasher
- Garage and/or allocated parking
- tenure: freehold

First floor



Ground floor

Dimensions	(metres)	(feet / inches)
Kitchen/dining area	7.70 x 3.15	25' 3" x 10' 4"
Sitting room	4.50 x 3.55	14' 9" x 11' 8"
Study	2.52 x 2.02	8' 3" x 6' 7"

First floor

Bedroom 1	4.22 x 3.55	13' 10" x 11' 8"
Bedroom 2	4.41 x 2.82	14' 6" x 9' 3"
Bedroom 3	3.36 x 3.05	11' 0" x 10' 0"
Bedroom 4	3.21 x 2.49	10' 6" x 8' 2"

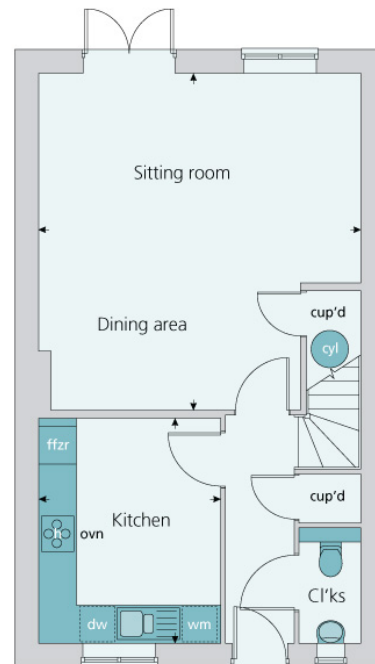
Note: This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to 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 P404, Site DBOVE PDF created 1.12.2017

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

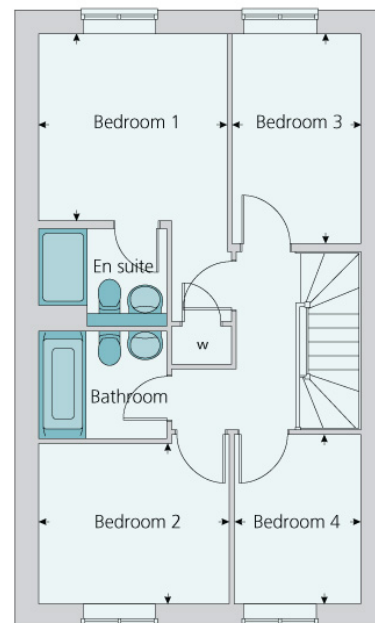


- Open plan sitting room with dining area and French doors to garden
- Separate kitchen
- En suite and built-in wardrobe to bedroom 1
- Ceramic tiled flooring to bathroom and en suite
- Downstairs cloakroom
- Integrated appliances including:
 - hob with built-in under oven and hood
 - fridge freezer
 - washing machine
 - dishwasher
- Garage and parking
- tenure: freehold

Ground floor



First floor



Ground floor

Dimensions	(metres)	(feet / inches)
Sitting room/dining area	5.32 x 5.08	17' 5" x 16' 8"
Kitchen	3.55 x 2.87	11' 8" x 9' 5"

First floor

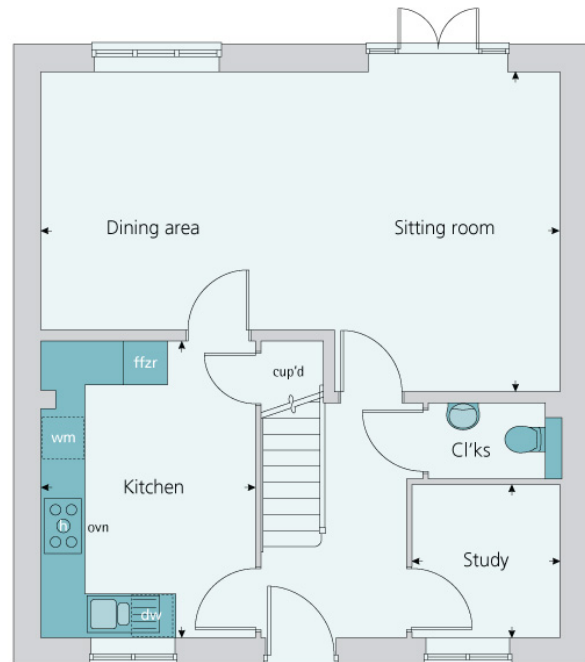
Bedroom 1	2.98 x 2.95	9' 9" x 9' 8"
Bedroom 2	3.01 x 2.53	9' 10" x 8' 4"
Bedroom 3	3.31 x 2.03	10' 10" x 6' 8"
Bedroom 4	2.67 x 2.00	8' 9" x 6' 7"

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 P401, Site DBOVE PDF created 1.12.2017

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

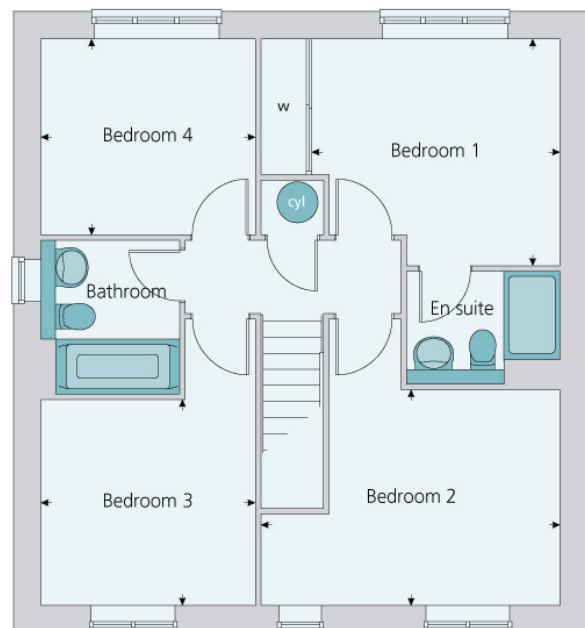


Ground floor



- Open plan sitting room with dining area and French doors to garden
- Separate kitchen
- En suite and built-in wardrobe with sliding mirrored doors to bedroom 1
- Ceramic tiled flooring to bathroom and en suite
- Integrated appliances including:
 - hob with built-in double under oven and hood
 - fridge freezer
 - washing machine
 - dishwasher
- Garage and/or allocated parking
- tenure: freehold

First floor



Ground floor

Dimensions	(metres)	(feet / inches)
Sitting room/dining area	7.10 x 4.38	23' 3" x 14' 4"
Kitchen	4.06 x 2.93	13' 4" x 9' 7"
Study	2.10 x 2.02	6' 11" x 6' 7"

First floor

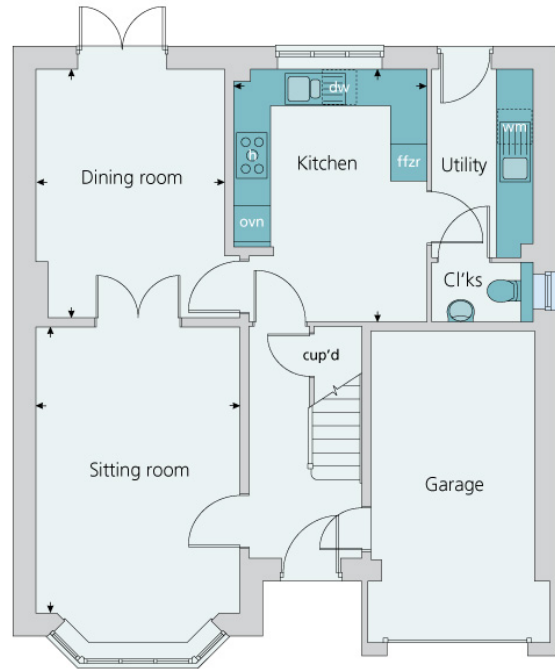
Bedroom 1	3.41 x 3.10	11' 2" x 10' 2"
Bedroom 2	4.09 x 2.95	13' 5" x 9' 8"
Bedroom 3	2.93 x 2.81	9' 7" x 9' 3"
Bedroom 4	2.93 x 2.68	9' 7" x 8' 9"

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

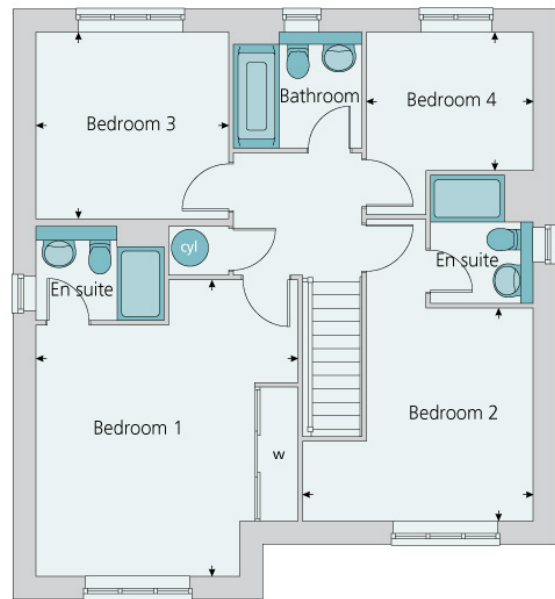


Ground floor



- Separate kitchen, dining room and sitting room and French doors to garden
- En suite and built-in wardrobe with sliding mirrored doors to bedroom 1
- En suite to bedroom 2
- Ceramic tiled flooring to bathroom and en suites
- Integrated appliances including:
 - high level double oven
 - hob and hood
 - fridge freezer
 - washing machine
 - dishwasher
- Integral garage
- tenure: freehold

First floor



Ground floor

Dimensions	(metres)	(feet / inches)
Kitchen	4.13 x 3.16	13' 7" x 10' 4"
Dining room	4.07 x 3.09	13' 4" x 10' 2"
Sitting room	4.68 x 3.34	15' 4" x 10' 11"

First floor

Bedroom 1	4.85 x 4.29	15' 11" x 14' 1"
Bedroom 2	3.77 x 3.49	12' 4" x 11' 5"
Bedroom 3	3.16 x 3.05	10' 4" x 10' 0"
Bedroom 4	2.73 x 2.26	8' 11" x 7' 5"

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 P410, Site DBOVE PDF created 1.12.2017

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



Floorplan currently unavailable

- Open plan kitchen with family area
- Separate dining and sitting rooms with French doors to garden
- Utility room leading to garden
- En suite to 2 bedrooms and built-in wardrobe with sliding mirrored doors to bedroom 1
- Integrated appliances including:
 - two high level ovens
 - hob and hood
 - fridge freezer
 - washing machine
 - dishwasher
- Garage and/or allocated parking
- tenure: freehold

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 P505, Site DBOVE PDF created 1.12.2017

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



Floorplan currently unavailable

- Open plan kitchen with family area
- Separate dining and sitting rooms and ground floor study
- Bi-fold patio doors to garden in sitting room and French doors in family area
- Dressing rooms and en suites to bedrooms 1 and 2
- Integrated appliances including:
 - two high level ovens
 - hob and hood
 - tall fridge
 - tall freezer
 - washing machine
 - dishwasher
- Garage and/or allocated parking
- tenure: freehold

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 P507, Site DBOVE PDF created 1.12.2017

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



Floorplan currently unavailable

- Open plan kitchen with family area
- Separate utility, dining and sitting rooms
- French doors to garden in family area and sitting room
- En suites to bedrooms 1, 2 and 3
- Integrated appliances including:
 - high level double oven
 - hob and hood
 - fridge freezer
 - washing machine
 - dishwasher
- Garage and/or allocated parking
- tenure: freehold

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 P601, Site DBOVE PDF created 1.12.2017

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



	2 bedroom The Turner	3 bedroom The Southwold The Sheringham The Winchcombe	4 bedroom The Salisbury The Canterbury The Buxton The Durham	5 bedroom The Chester The Warwick The Stratford
Kitchen				
*choice of fitted kitchen	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
stainless steel sink and drainer with chrome plated mixer tap	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
hob with built-in under oven	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
hob with separate oven at high level	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
stainless steel chimney hood	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
integrated fridge freezer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
integrated dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
integrated washing machine	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
recessed downlighting	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bathroom and en suite(s)				
*choice of ceramic tiled flooring	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
white sanitary ware	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
wall mounted sanitary ware to bathroom and en suite(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
en suite to bedroom 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
en suite to bedroom 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
shower over bath with glazed screen	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
half height tiling to bathroom with *choice of co-ordinating tiles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
half height tiling to en suite with *choice of co-ordinating tiles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
shaver socket to bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
shaver socket to en suite 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
recessed downlighting to en suite 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bedrooms				
built-in wardrobe(s) to bedroom 1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
built-in wardrobe(s) with sliding mirrored wardrobe door(s) to bedroom 1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
TV and telephone point to bedroom 1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Doors and windows				
painted front door with multi-point security locking system and security chain	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
PVCu double glazing to windows	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
white painted four panel doors with chrome lever handles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
General				
magnolia painted walls and smooth white ceilings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
TV point to sitting room	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
telephone point to hall or sitting room	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
gas central heating with wall mounted boiler, programme selector and room thermostat	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
thermostatic valves to many radiators	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
mains wired smoke detectors, with battery back-up	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
NHBC Buildmark cover	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
first two years' customer service support from Bovis Homes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

■ 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 DBOVE PDF created 1.12.2017

Development plan | Williams Gate & Coombe Park



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 DBOVE PDF created 1.12.2017



Williams Gate & Coombe Park

Devon, TQ13 9PJ



Getting around

Williams Gate is located just off the B3344 with direct links to the A38, offering easy access to Exeter and Plymouth. The development is well situated for local bus transport with regular bus routes to both Exeter and Newton Abbot. The train station at Newton Abbot offers links to Exeter, Plymouth and London Waterloo, whilst Exeter's St David's station offers a direct service to London Paddington. Exeter International Airport is conveniently only 18 miles away.

A trip to the shops

Bovey Tracey has a selection of local amenities including banks, green grocers, farm shop, florist and ironmongers. 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.

Taking time out

This small town holds some entertainment of its own 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.

Education

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 from Williams Gate.

We give you so much more

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. A number of bedrooms include built-in wardrobe(s) providing useful storage space, while bathrooms and en suites come in crisp white adding a touch of elegance. 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.

Directions



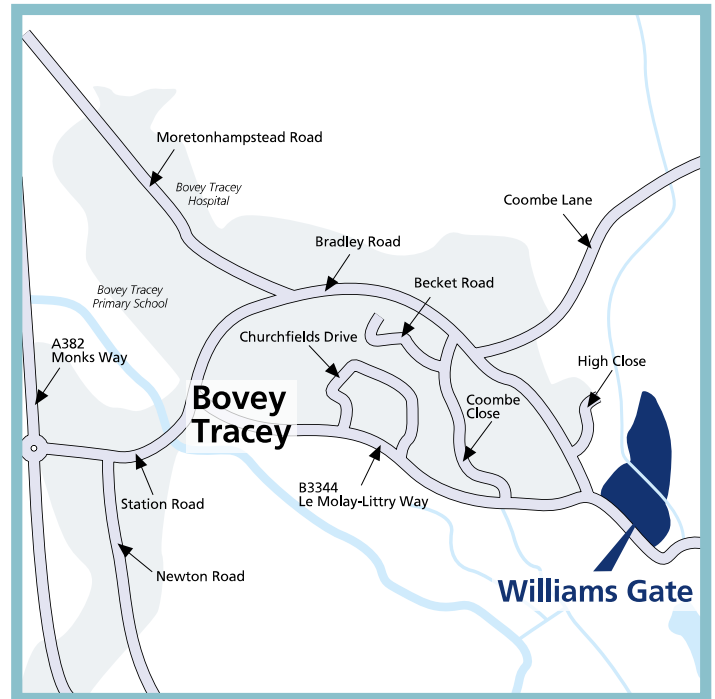
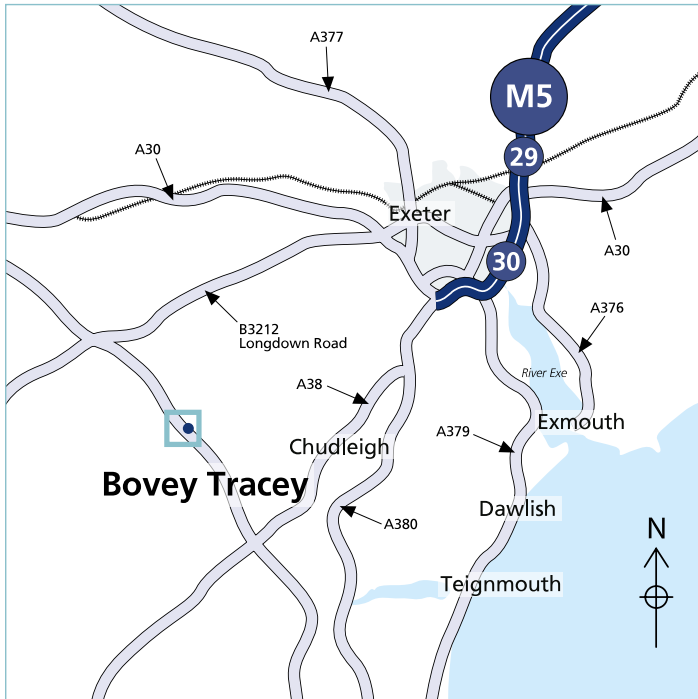
Williams Gate & Coombe Park

Devon, TQ13 9PJ



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Open daily 10am to 5pm



From Exeter

- Take the M5 South, bear right at the end to join the A38 signposted Plymouth.
- Follow the A38 for approximately 8 miles then take the exit signposted Chudleigh Knighton B3344.
- Turn right onto the B3344.
- After approximately 1 mile turn right to stay on the B3344 signposted Chudleigh Knighton.
- Continue through Chudleigh Knighton and at the fork in the road turn right onto The Chapelry.
- Continue on this road and Williams Gate will be found on the right hand side.

From Plymouth

- Take the A38 North towards Exeter
- After approximately 27 miles take the exit signposted Chudleigh Knighton B3344.
- Turn left and then left again to join the B3344.
- Williams Gate will be found on the right hand side after approximately 1 mile.

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 buy 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

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



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk