



SOUTHERNHAY  
— TEIGNMOUTH —

Developed by  
**WEST BAY**





# SOUTHERNHAY

## — TEIGNMOUTH —

Introducing Southernhay, a development consisting of eight contemporary homes situated within the coastal town of Teignmouth.

Set within an elevated position, Southernhay extends far reaching views over the town, the estuary and to Shaldon. Consisting of one and two bedroom apartments and bungalows; Southernhay offers a unique opportunity to enjoy life in the heart of this seaside town. Each home has been designed with modern day living in mind to maximise space

and storage whilst retaining many of the buildings period features.

Located off Second Drive on Exeter Road, Southernhay is just a stones throw from the variety of local amenities, available to Teignmouth such as the golf course, Waitrose, the town centre, the prominent Back Beach and much more.

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# BUNGALOWS

## MEWS BUNGALOWS

Plot 1, two bedroom bungalow.

Kitchen:	2.11m x 2.44m	6'11" x 8'00"
Living/Dining:	5.72m x 3.86m	18'9" x 12'8"
Bedroom 1:	3.38m x 3.11m	11'1" x 10'2"
Bedroom 2:	3.00m x 2.42m	9'10" x 7'11"
Bathroom:	1.68m x 2.45m	5'6" x 8'00"
Balcony:	4.58m x 3.16m	15'0" x 10'4"
Overall:	56.75 SQ.M	610.82 SQ.FT

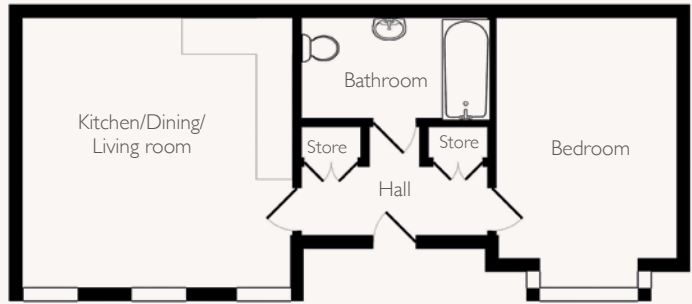


# APARTMENTS

## OLIVE LODGE

Plot 1, one bedroom apartment, situated on the ground floor:

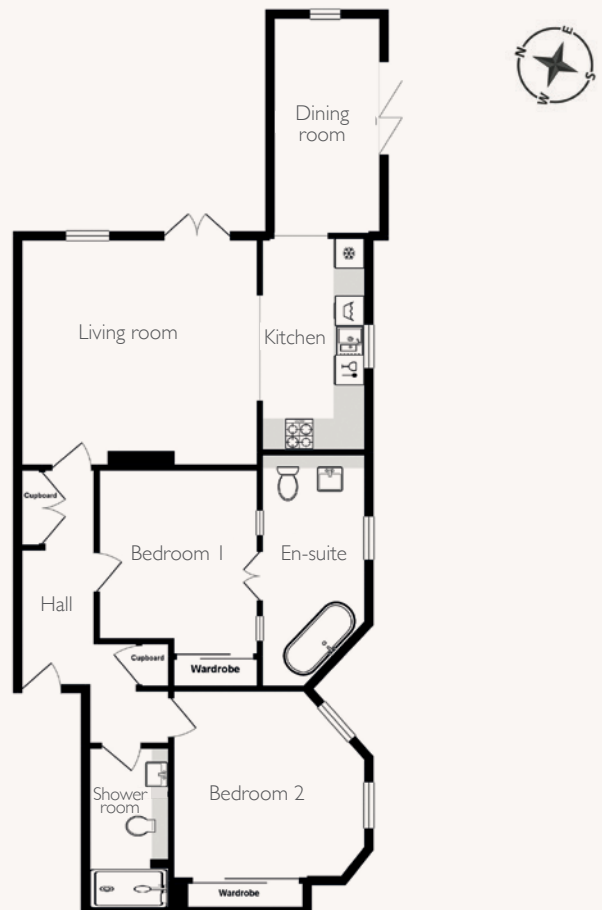
Kitchen area:	3.05m x 2.44m	10'0" x 8'0"
Living/Dining:	5.49m x 4.57m	18'0" x 15'0"
Bedroom 1:	3.66m x 4.27m	12'0" x 14'0"
Bathroom:	1.83m x 2.44m	6'0" x 8'0"
Overall:	43.11 SQ.M	464 SQ.FT



## THE TERRACE

Plot 2, two bedroom apartment, situated on the ground floor:

Kitchen:	2.15m x 4.22m	7'1" x 13'10"
Dining room	2.20m x 4.33m	7'3" x 14'2"
Living room:	4.73m x 4.52m	15'6" x 14'10"
Bedroom 1:	3.40m x 3.73m	11'2" x 12'3"
En-suite:	2.20m x 4.25m	7'3" x 13'1"
Bedroom 2:	4.17m x 3.73m	13'8" x 12'3"
Shower room:	1.56m x 3.14m	5'1" x 19'4"
Overall:	92.82 SQ.M	999.11 SQ.FT

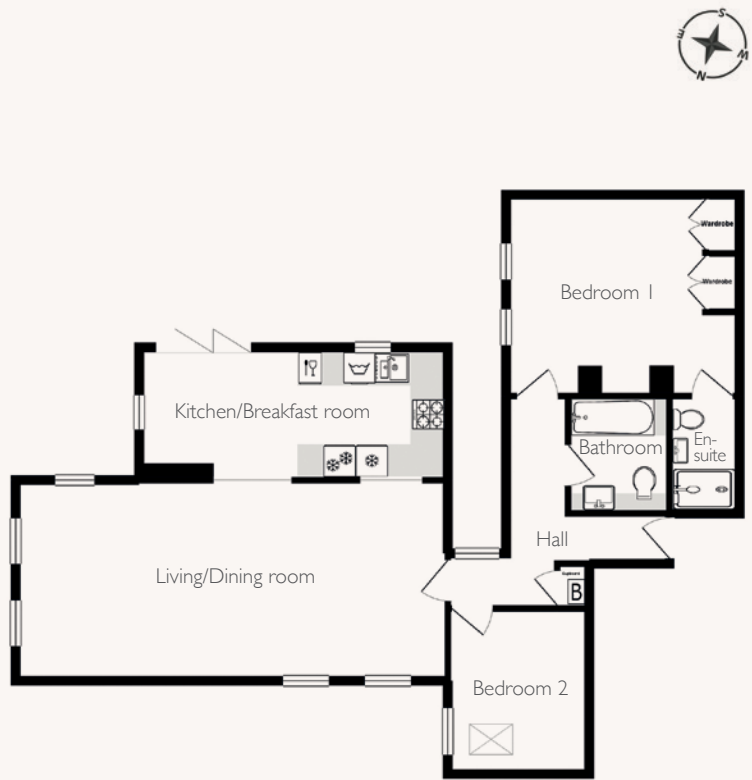


# APARTMENTS

## THE COURTYARD

Plot 3, two bedroom apartment, situated on the ground floor:

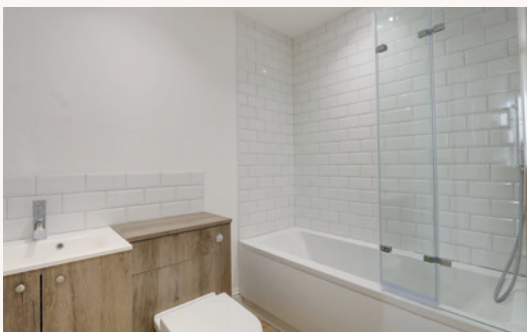
Kitchen/Breakfast:	5.65m x 2.43m	18'6" x 8'00"
Living/Dining:	7.99m x 3.73m	26'3" x 12'3"
Bedroom 1:	4.35m x 3.68m	14'3" x 12'1"
Bedroom 2:	2.49m x 3.05m	8'2" x 10'0"
Bathroom:	1.90m x 2.0m	6'3" x 6'7"
Overall:	82.70 SQ.M	890.17 SQ.FT



## SEA VIEW

Plot 4, two bedroom apartment, situated on the first floor:

Kitchen:	3.30m x 1.46m	10'10" x 4'9"
Living/Dining:	4.35m x 3.98m	14'3" x 13'1"
Bedroom 1:	3.04m x 2.97m	10'0" x 9'9"
Bedroom 2:	3.25m x 2.86m	10'8" x 9'5"
Overall:	54.78 SQ.M	589.61 SQ.FT



# APARTMENTS

## THE BAY

Plot 5, two bedroom apartment, situated on the first floor.

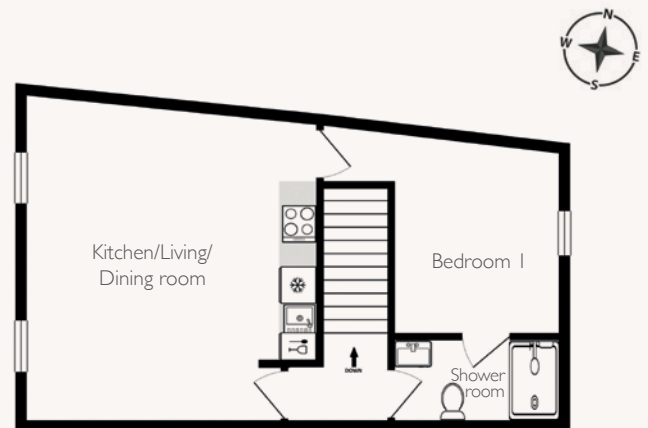
Kitchen:	2.64m x 2.05m	8'8" x 6'9"
Living/Dining:	4.19m x 5.50m	13'9" x 18'1"
Bedroom 1:	3.28m x 3.08m	10'9" x 10'1"
Bedroom 2:	2.66m x 2.54m	8'9" x 8'4"
Bathroom:	2.08m x 1.71m	6'10" x 5'7"
Overall:	58.76 SQ.M	632.50 SQ.FT



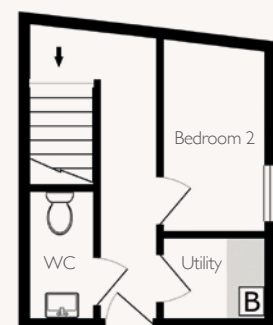
## THE LOFT

Plot 6, two bedroom home, split over two floors.

Kitchen/Living:	4.53m x 5.30m	14'11" x 17'5"
Bedroom 1:	2.7m x 3.46m	8'10" x 11'4"
Shower room:	2.72m x 1.21m	8'11" x 4'0"
Bedroom 2:	1.62m x 2.98m	5'4" x 9'9"
Overall:	61.45 SQ.M	661.43 SQ.FT



First Floor



Ground Floor



# SPECIFICATION

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## KITCHENS

- Integrated oven, hob, hood and extractor fan
- Integrated dishwasher
- Ceramic bowl 1.5 bowl inset sink and drainer with chrome plated mixer tap
- Under cabinet lighting

## BATHROOMS

- Traditional white sanitary ware
- Chrome basin taps, bath shower mixer
- White steel enamel bath with glazed bath screen and shower tray with enclosure
- White full head height tiling around bath and shower
- Heated shower rail
- Extractor fan
- Chrome basin taps

## INTERIOR

- White internal doors
- Banister solid oak handrail and cap
- Television points wired for sky to the living room
- LED recessed downlighting in kitchens and bathrooms
- White steel radiators
- Gas central heating with wall mounted boiler
- Mains wired smoke detectors, heat detector and carbon monoxide detector

## EXTERIOR

- Tarmac to driveway and parking area
- Landscaped rear communal garden
- Decked areas to properties with balconies
- Wooden fencing to communal garden and properties with private gardens
- Cold water tap to communal garden

## WARRANTIES

- 10 Year CRL warranty
- 1 year customer care







# LOCATION

## TEIGNMOUTH

The coastal town and working port of Teignmouth has a great deal to offer, including its superb sandy beaches, award winning children's play area and highly regarded primary and secondary schools. Water sport activities are well catered for with two sailing clubs, deep water moorings and there are several good golf courses in the area and a thriving Rugby Club. This picturesque town has a Victorian Pier, a new Theatre and a wide selection of bars and restaurants. There is a good range of shops including a Waitrose supermarket, a Morrisons and smaller shops to suit most needs. The market town of Newton Abbot is 5 miles from Teignmouth and the cathedral city of Exeter and the Dartmoor National Park are approximately 20 minutes away. The nearby A380 dual carriageway connects with the M5 at Exeter and intercity trains stop at Teignmouth and Newton Abbot, offering excellent services to London Paddington and the rest of the country. Plymouth is approximately 55 minutes' drive and Exeter International Airport is a short drive from Teignmouth offering regular flights into London City Airport.

## EXETER

Situated on the River Exe, The ancient city of Exeter is just a short journey away by car or train. The city is famous for its Gothic Cathedral and historic architecture. Enjoy a Day shopping in the bustling city centre, or relax and dine in one of the many restaurants and cafés the city has to offer.



## TRANSPORT

Teignmouth Train Station:	0.5 miles
Exeter Airport:	18.3 miles
A380:	4.0 miles
A38:	8.3 miles
M5:	9.4 miles
A30:	11.6 miles

## NEARBY

Newton Abbot:	6.0 miles
Exeter:	14.5 miles
Dartmoor (Haytor):	14.0 miles
Teignmouth coast:	0.6 miles
Teignmouth Golf Club:	1.8 miles









For more information about Southernhay  
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Developed by  
**WEST BAY**



West Bay and their agent attempt to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished properties. However, during the process of construction alterations to the specification may become necessary and improvements or changes may occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture. Elevations, materials, style and position of the windows and porches can all differ from plot to plot. Customers should satisfy themselves with all dimensions and ensure they are aware of the detail and the finish provided in their specific plot before purchasing.