

TEIGN VIEW

KINGSTEIGNTON

A SUPERB COLLECTION OF
3, 4 & 5 BEDROOM HOMES



Welcome to Teign View

This superb collection of three, four and five bedroom homes lies just over the River Teign valley from Newton Abbot in the town of Kingsteignton. It's a great place to live, work and enjoy life. The latest phase of this development boasts breathtaking views across the River Teign.

This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

Location

Teign View is in a beautiful part of south Devon surrounded by rolling countryside, river views and amazing coastline.

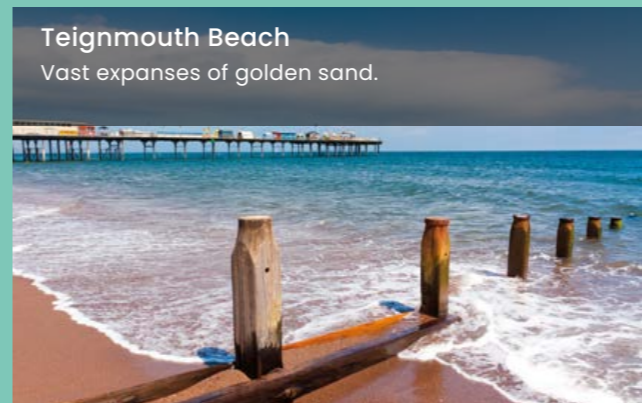
Just 15 miles by car to the city of Exeter, 8 to Torquay, and 2 to Newton Abbot, you can relax and enjoy the peace and charm of the surrounding area yet still be connected to local towns and amenities.



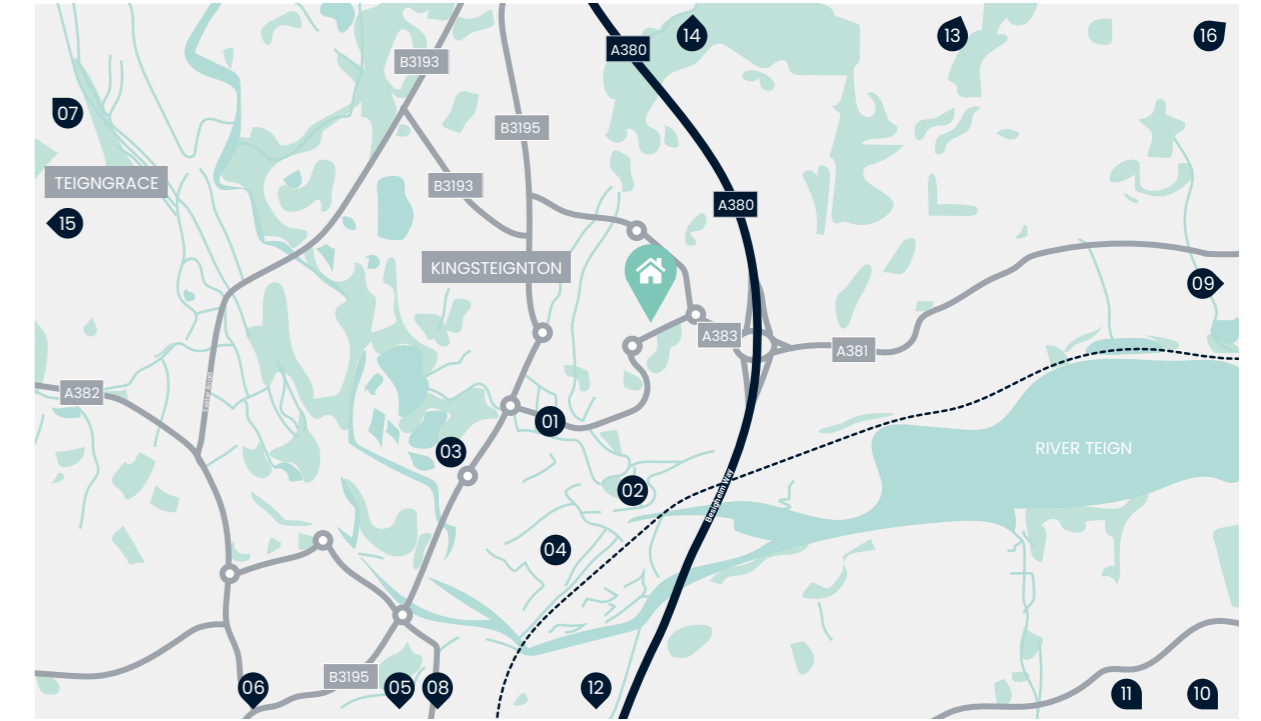
Kingsteignton Retail Park
From Boots to Next, and Costa to Pets at Home.



Hackney Marshes Nature Reserve
Free parking and perfect for dog walkers.



Teignmouth Beach
Vast expanses of golden sand.



Your nearest transport links



Newton Abbot Station



A380



Exeter Airport

Up to 2 Miles

- 01. Kingsteignton Retail Park
- 02. Hackney Marshes Nature Reserve
- 03. Tesco Superstore
- 04. Newton Abbot Race Course

Up to 5 Miles

- 05. Newton Abbot
- 06. Cinema
- 07. Stover Country Park
- 08. Newton Abbot Station

Up to 10 Miles

- 09. Teignmouth Beach
- 10. Torquay
- 11. Babbacombe Model Village
- 12. Paignton Zoo Environmental Park

Up to 25 Miles

- 13. Exeter Airport
- 14. Exeter
- 15. Dartmoor National Park
- 16. Exmouth

Map shown is not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk.

Connections

Kingsteignton lies between the A38 and A380 south of Exeter just before Newton Abbot.

Road travel is swift and easy through the Devonshire countryside and Exeter can be reached in 24 minutes by car.

Buses visit local towns and villages while Newton Abbot station with its car park is a 6-minute drive. Great Western trains go direct to Torquay in 11 minutes, Exeter in 19 minutes, and Plymouth in 38 minutes.

The nearest airport with national and international flights is Exeter, which is only a 23-minute drive away making it ideal for holiday travel.



Destinations by car

9
min | **Newton Abbot**
2.5 miles

22
min | **Torquay**
9.3 miles

23
min | **Exeter**
15 miles



Destinations by train
Newton Abbot Station

11
min | **Torquay**

19
min | **Exeter**

38
min | **Plymouth**

Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk.



Education

Education is varied and well covered from local primaries to secondary, and with the benefit of Exeter close by colleges and a University are easy to get to.

Kingsteignton School is a primary school with a 'good' Ofsted report and can be easily reached a mile away from Teign View. Other alternatives include a Church of England primary, also local.

Teign School on the other side of the road to Kingsteignton School is a secondary academy also easily within reach. Further afield, Exeter colleges and Exeter University boast some of the best education in the country.

Kingsteignton School

A new primary school that moved to its premises in 2019. Children range from reception to Year 3 and enjoy the new surroundings. The school's strengths are reading and mathematics as well as social and cultural development.

Teign School

An 11-18 academy with a mission to encourage students to become proud individuals to leave as successful and confident young adults. Working in partnership with parents and business Teign School integrates well into the community.

Exeter College

A general further education college in Exeter and the first such college in England – currently one of the highest-ranked in the country. Ofsted 'outstanding', their vision is to deliver excellence to realise students' ambitions.

Although the schools listed above are nearby, we cannot guarantee admission.

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.

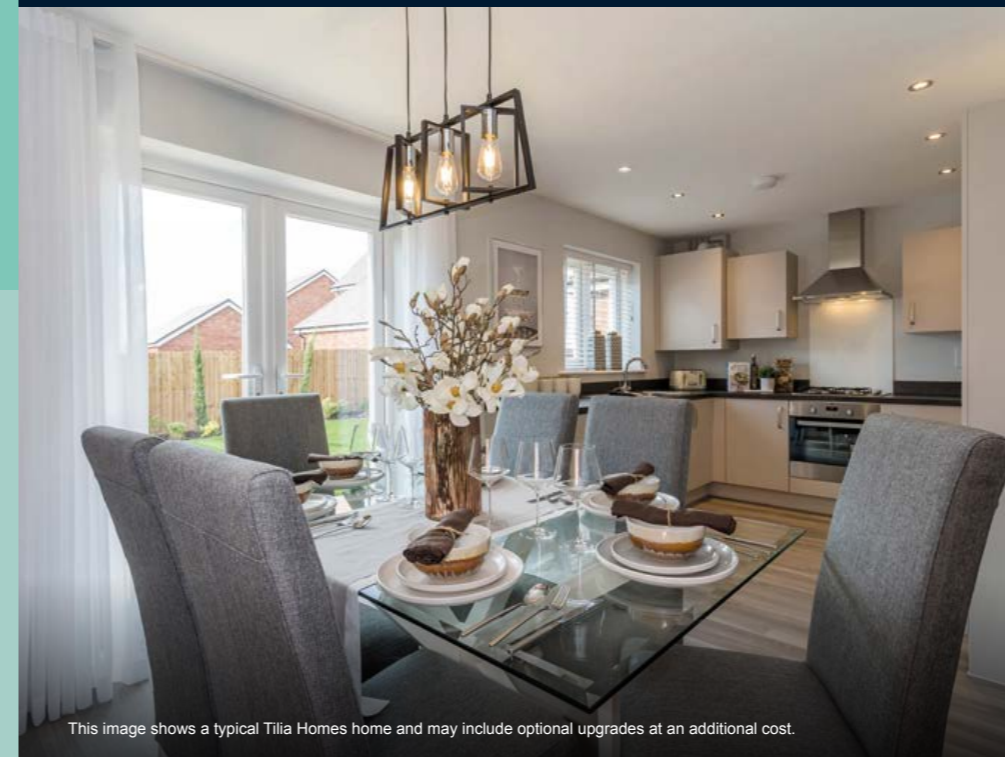


Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Incentives

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Have Your Say

If your potential home is still under construction*, you may have the opportunity to choose your finishes inside your home.



Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

*Available only at specified stages of build.

TEIGN VIEW

KINGSTEIGNTON

This superb collection of three, four and five bedroom homes is situated just over the River Teign valley from Newton Abbot in the town of Kingsteignton. It's a great place to live, work and enjoy life.



3 Bedroom Homes

- The Coleridge
- The Melford
- The Scotswood

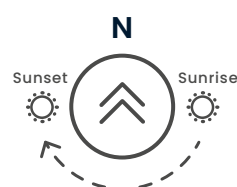
4 Bedroom Homes

- The Arlington
- The Buckland
- The Chiddingstone
- The Cliveden
- The Willington
- The Desford
- The Fairford

5 Bedroom Homes

- The Blakeney
- The Brockhampton
- The Sheringham

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. June 2024.



- - Affordable Homes
- - Garden Shed

The Coleridge

3 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

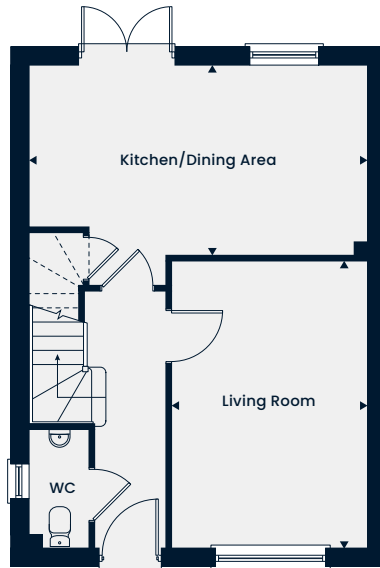


The Coleridge

3 Bedroom Home

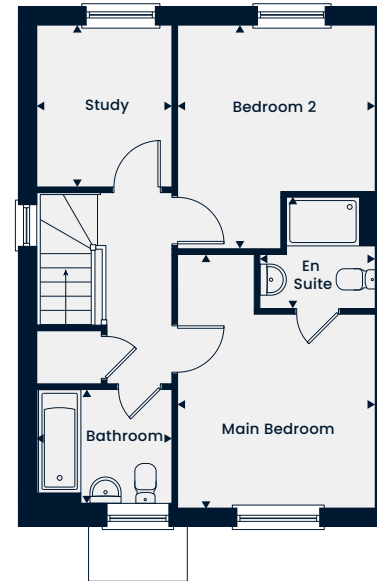
Total Area 936 sq. ft.

A spacious three bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.51m x 3.10m 18'1" x 10'2"
Living Room	4.69m x 3.19m 15'5" x 10'5"



First Floor

Main Bedroom	4.14m x 3.22m 13'7" x 10'7"
En Suite	1.87m x 1.83m 6'1" x 6'0"
Bedroom 2	3.65m x 3.22m 11'11" x 10'7"
Bedroom 3	2.63m x 2.19m 8'7" x 7'2"
Bathroom	2.19m x 1.92m 7'2" x 6'3"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. May 2023.

The Melford

3 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

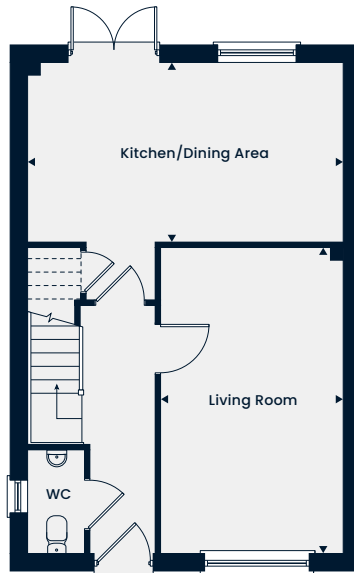


The Melford

3 Bedroom Home

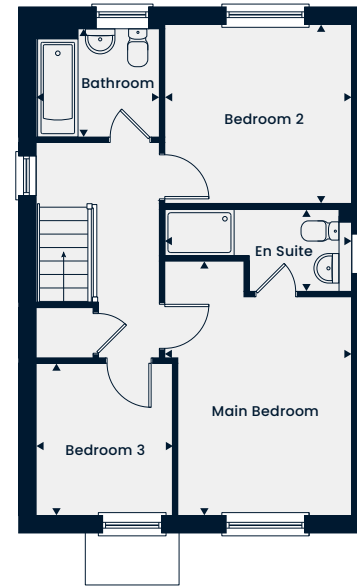
Total Area 984 sq. ft.

A well-proportioned three bedroom home featuring a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room. Upstairs, is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.41m x 3.07m 17'8" x 10'0"
Living Room	5.27m x 3.13m 17'3" x 10'3"



First Floor

Main Bedroom	4.37m x 3.21m 14'4" x 10'6"
En Suite	3.21m x 1.42m 10'6" x 4'8"
Bedroom 2	3.21m x 3.07m 10'6" x 10'0"
Bedroom 3	2.61m x 2.33m 8'6" x 7'7"
Bathroom	2.10m x 1.87m 6'10" x 6'1"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. September 2023.

The Arlington

4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

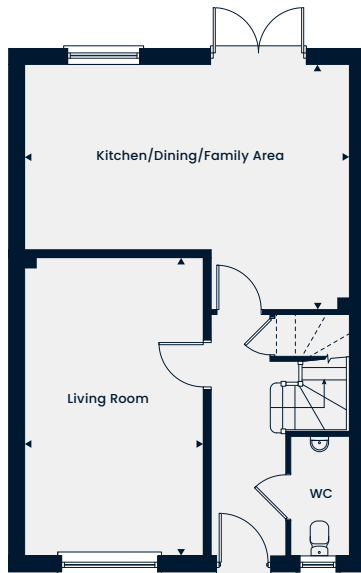


The Arlington

4 Bedroom Home

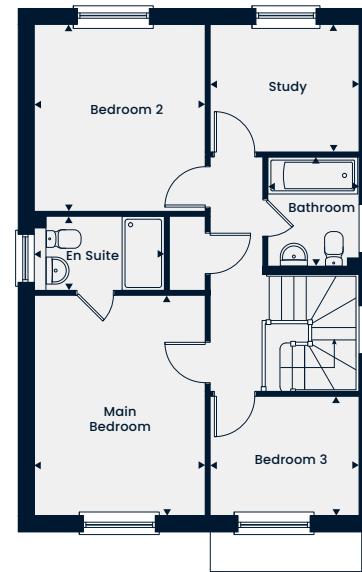
Total Area 1,210 sq. ft.

A charming four bedroom home featuring a spacious kitchen/dining/family area and a separate living room on the ground floor. The first floor comprises the main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	6.08m x 4.60m 19'11" x 15'1"
Living Room	5.61m x 3.35m 18'5" x 11'0"



First Floor

Main Bedroom	4.14m x 3.20m 13'7" x 10'6"
En Suite	2.43m x 1.40m 7'11" x 4'7"
Bedroom 2	3.50m x 3.20m 11'6" x 10'6"
Bedroom 3	2.79m x 2.38m 9'1" x 7'9"
Bedroom 4	2.79m x 2.23m 9'1" x 7'3"
Bathroom	2.06m x 1.70m 6'9" x 5'7"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. September 2023.



The Buckland

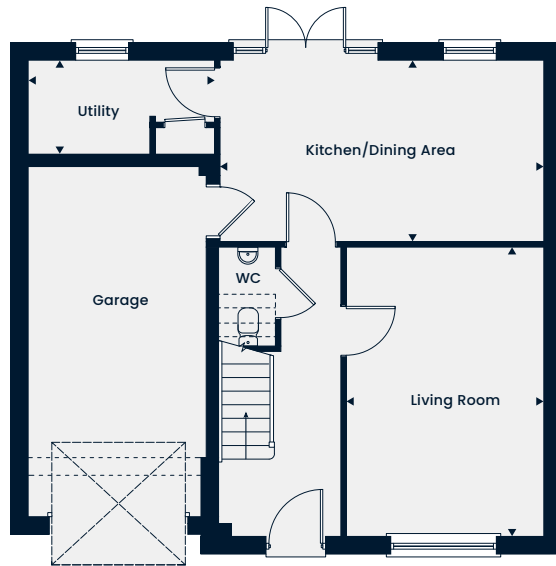
4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

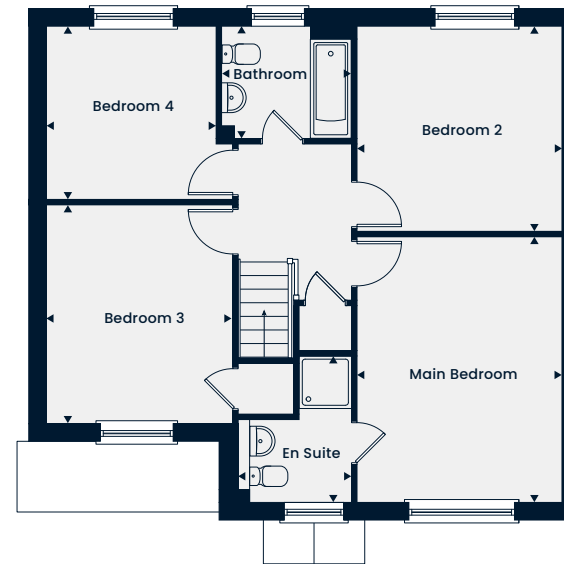


The Buckland is a modern four bedroom home featuring an integral garage. The ground floor comprises a kitchen/dining area, a separate living room and a utility. Upstairs, boasts a main bedroom with an en suite, three further good-sized bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.52m x 3.08m 18'1" x 10'1"
Living Room	4.93m x 3.36m 16'2" x 11'0"
Utility	3.17m x 1.56m 10'4" x 5'1"



First Floor

Main Bedroom	4.52m x 3.48m 14'10" x 11'5"
En Suite	2.48m x 1.94m 8'1" x 6'4"
Bedroom 2	3.49m x 3.48m 11'5" x 11'5"
Bedroom 3	3.72m x 3.17m 12'2" x 10'4"
Bedroom 4	2.94m x 2.88m 9'7" x 9'5"
Bathroom	2.22m x 1.90m 7'3" x 6'3"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. May 2023.

The Chiddingstone

4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

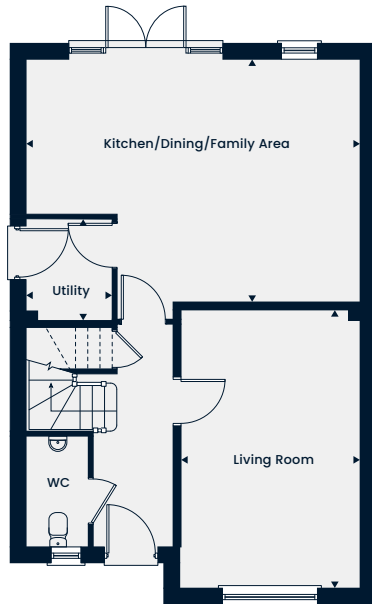


The Chiddingstone

4 Bedroom Home

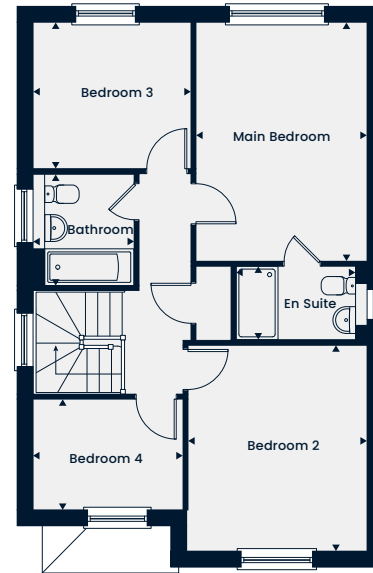
Total Area 1,312 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining/family area, with double doors leading into the garden, a separate living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining/Family Area	6.31m x 4.60m 20'8" x 15'1"
Living Room	5.27m x 3.38m 17'3" x 11'1"
Utility	1.93m x 1.61m 6'4" x 5'3"



First Floor

Main Bedroom	4.52m x 3.23m 14'10" x 10'7"
En Suite	2.47m x 1.40m 8'1" x 4'7"
Bedroom 2	3.89m x 3.38m 12'9" x 11'1"
Bedroom 3	2.98m x 2.73m 9'9" x 8'11"
Bedroom 4	2.83m x 2.08m 9'3" x 6'10"
Bathroom	2.12m x 1.90m 6'11" x 6'3"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. May 2023.

The Cliveden

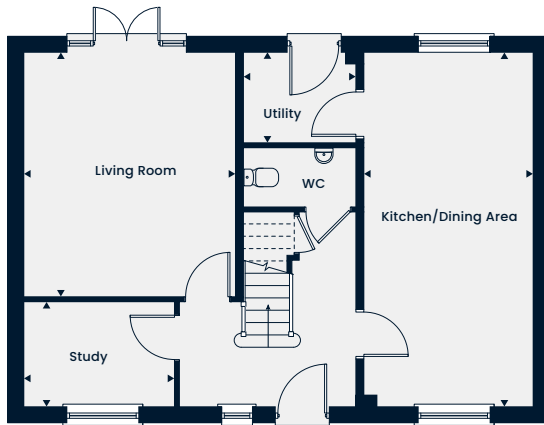
4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

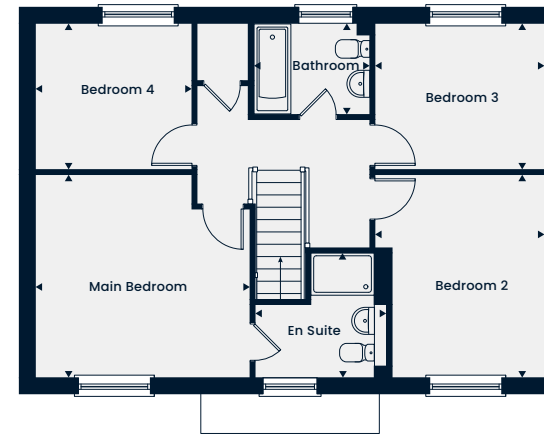


A generous four bedroom home with a spacious kitchen/dining area and a separate living room with double doors leading out to the garden. A utility and study complete the ground floor. Upstairs, the main bedroom features an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.64m x 3.17m 21'9" x 10'5"
Living Room	4.59m x 3.97m 15'0" x 13'0"
Study	2.82m x 1.96m 9'3" x 6'5"
Utility	2.12m x 1.68m 6'11" x 5'6"



First Floor

Main Bedroom	4.03m x 3.81m 13'2" x 12'6"
En Suite	2.48m x 2.33m 8'1" x 7'8"
Bedroom 2	3.81m x 3.18m 12'6" x 10'5"
Bedroom 3	3.18m x 2.74m 10'5" x 9'0"
Bedroom 4	2.93m x 2.74m 9'7" x 9'0"
Bathroom	2.19m x 1.70m 7'2" x 5'7"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. May 2023.

The Willington

4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

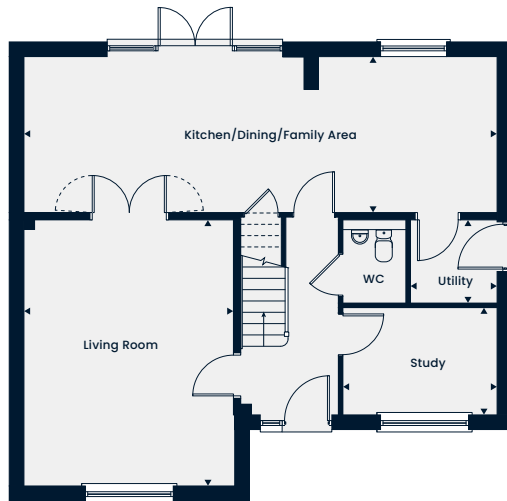


The Wellington

4 Bedroom Home

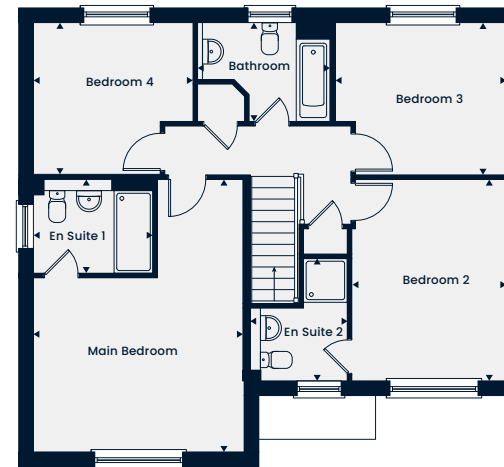
Total Area 1,662 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining/family area with a bi-fold door leading out to the garden. The ground floor is complete with a separate utility room, cloakroom, storage cupboard and spacious study. Upstairs, both the main bedroom and bedroom 2 benefit from an en suite, while two further bedrooms and a family bathroom complete the first floor.



Ground Floor

Kitchen/Dining/Family Area	9.68m x 3.18m 31'9" x 10'5"
Living Room	5.45m x 4.28m 17'10" x 14'0"
Study	3.14m x 2.18m 10'3" x 7'1"
Utility	1.76m x 1.71m 5'9" x 5'7"



First Floor

Main Bedroom	5.58m x 4.28m 18'3" x 14'0"
En Suite 1	2.43m x 1.93m 7'11" x 6'4"
Bedroom 2	4.12m x 3.16m 13'6" x 10'4"
En Suite 2	2.49m x 1.99m 8'2" x 6'6"
Bedroom 3	3.50m x 3.11m 11'5" x 10'2"
Bedroom 4	3.26m x 3.11m 10'8" x 10'2"
Bathroom	2.73m x 2.01m 8'11" x 6'7"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. May 2023.

The Blakeney

5 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

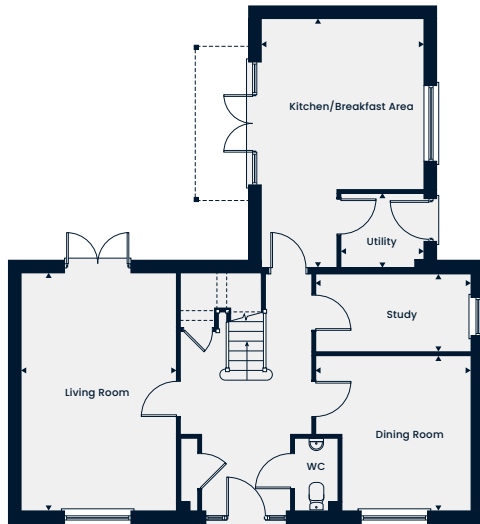


The Blakeney

5 Bedroom Home

Total Area 1,800 sq. ft.

A stunning five bedroom home featuring a spacious kitchen/breakfast area with utility room and bi-fold door leading to the garden. A separate living room with double doors provides additional access to the garden. The dining room and study complete the ground floor. The first floor offers five bedrooms and a family bathroom, with en suites to the main bedroom and second bedroom. The main bedroom also boasts a private balcony.



Ground Floor

Kitchen/Breakfast Area	5.92m x 3.83m 19'5" x 12'7"
Living Room	5.63m x 3.68m 18'5" x 12'1"
Dining Room	3.68m x 3.68m 12'1" x 12'1"
Study	3.68m x 1.86m 12'1" x 6'1"
Utility	1.96m x 1.77m 6'5" x 5'10"



First Floor

Main Bedroom	5.98m x 3.83m 19'7" x 12'7"
En Suite 1	2.28m x 1.70m 7'5" x 5'7"
Bedroom 2	3.46m x 3.43m 11'4" x 11'3"
En Suite 2	2.06m x 1.61m 6'9" x 5'3"
Bedroom 3	3.46m x 3.18m 11'4" x 10'5"
Bedroom 4	3.68m x 2.36m 12'1" x 7'9"
Bedroom 5	3.46m x 2.11m 11'4" x 6'11"
Bathroom	2.28m x 2.06m 7'5" x 6'9"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. July 2024.

The Brockhampton

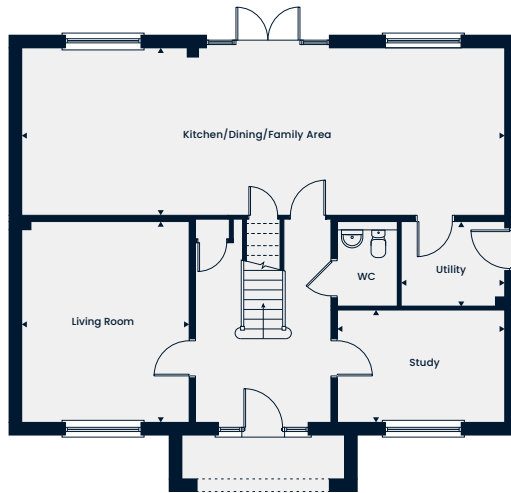
5 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

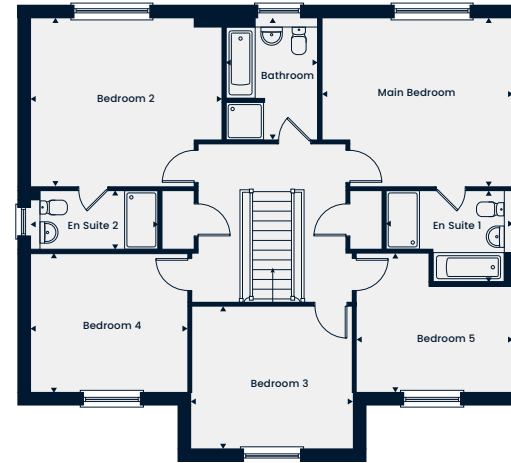


A stunning five bedroom family home offering a large kitchen/dining/family area with double doors to the garden. A separate living room, utility room and a study complete the ground floor. Upstairs, the main bedroom and bedroom 2 both benefit from an en suite, while three further bedrooms and a family bathroom complete the first floor.



Ground Floor

Kitchen/Dining/Family Area	11.48m x 3.97m 37'8" x 13'0"
Living Room	4.77m x 3.97m 15'8" x 13'0"
Study	3.97m x 2.66m 13'0" x 8'8"
Utility	2.44m x 2.02m 8'0" x 6'7"



First Floor

Main Bedroom	4.54m x 4.01m 14'10" x 13'2"
En Suite 1	3.02m x 2.18m 9'11" x 7'1"
Bedroom 2	4.54m x 4.01m 14'10" x 13'2"
En Suite 2	3.02m x 1.40m 9'11" x 4'7"
Bedroom 3	3.83m x 3.38m 12'6" x 11'1"
Bedroom 4	3.73m x 3.29m 12'3" x 10'9"
Bedroom 5	3.73m x 3.30m 12'3" x 10'10"
Bathroom	2.89m x 2.19m 9'5" x 7'2"

- - - Reduced Head Height WC - Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. September 2023.

The Sheringham

5 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

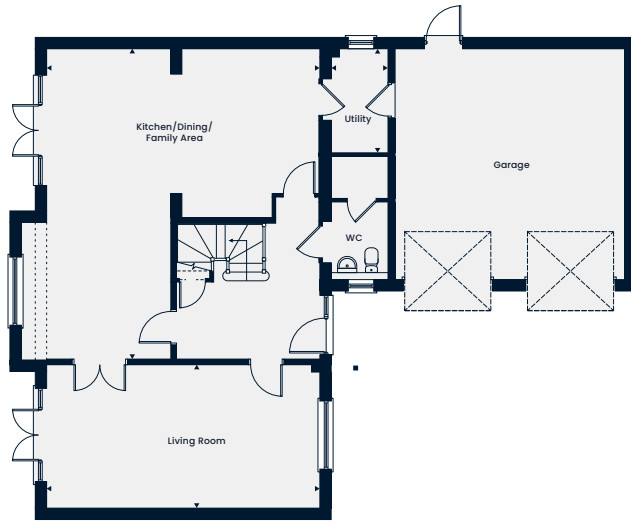


The Sheringham

5 Bedroom Home

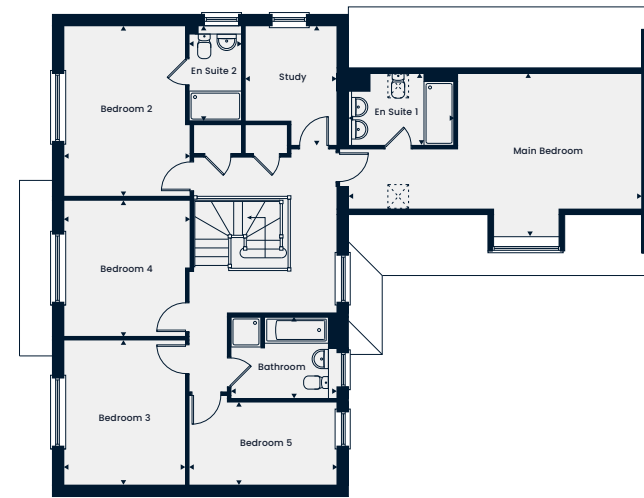
Total Area 2,338 sq. ft.

A beautiful five bedroom home featuring a spacious kitchen featuring a utility room and dining/family area with a bi-fold door leading into the garden. A separate living room with double doors provides additional access to the garden. Upstairs, the main bedroom and bedroom 2 both feature an en suite, while three further bedrooms and a study complete the first floor. This home benefits from a double garage.



Ground Floor

Kitchen/Dining/Family Area	8.22m x 7.21m 26'11" x 23'7"
Living Room	7.21m x 3.78m 23'7" x 12'4"
Utility	2.74m x 1.48m 8'11" x 4'10"



First Floor

Main Bedroom	7.74m x 3.61m 25'4" x 11'10"
En Suite 1	2.88m x 1.92m 9'5" x 6'3"
Bedroom 2	4.50m x 3.33m 14'9" x 10'11"
En Suite 2	2.51m x 1.40m 8'2" x 4'7"
Bedroom 3	3.83m x 3.21m 12'6" x 10'6"
Bedroom 4	3.62m x 3.33m 11'10" x 10'11"
Bedroom 5	3.90m x 2.18m 12'9" x 7'1"
Study	3.15m x 2.41m 10'4" x 7'10"
Bathroom	2.79m x 2.17m 9'1" x 7'1"

- - - - Reduced Head Height - Rooflight WC - Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. May 2023.

The Scotswood

3 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

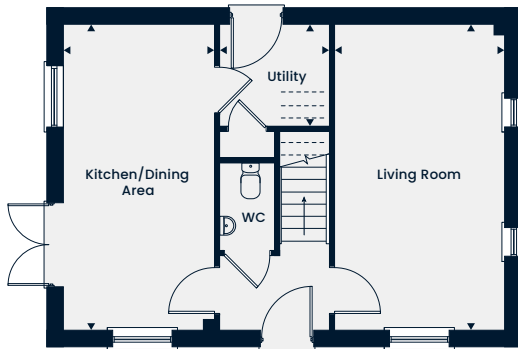


The Scotswood

3 Bedroom Home

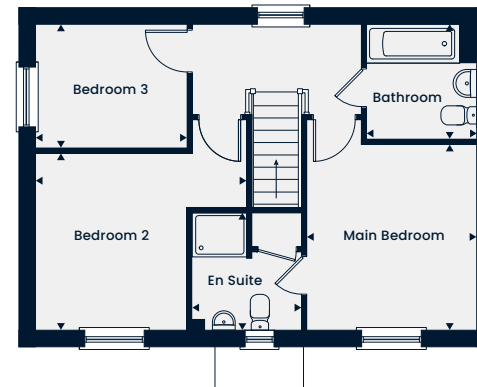
Total Area 969 sq. ft.

A lovely three bedroom home featuring a spacious kitchen/dining area with double doors leading into the garden, a utility and separate living room to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	2.76m x 5.58m 9'1" x 18'3"
Living Room	3.10m x 5.58m 10'2" x 18'3"
Utility	2.00m x 1.86m 6'7" x 6'1"



First Floor

Main Bedroom	3.10 x 3.39m 10'2" x 11'1"
Bedroom 2	3.86m x 3.27m 12'8" x 10'8"
Bedroom 3	2.77m x 2.26m 9'1" x 7'5"
Bathroom	2.01m x 2.10m 6'7" x 6'10"
En Suite	2.00m x 2.14m 6'7" x 7'0"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. April 2023.

The Desford

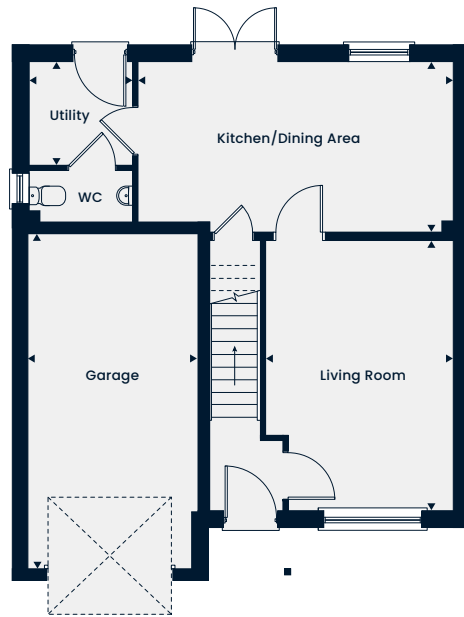
4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

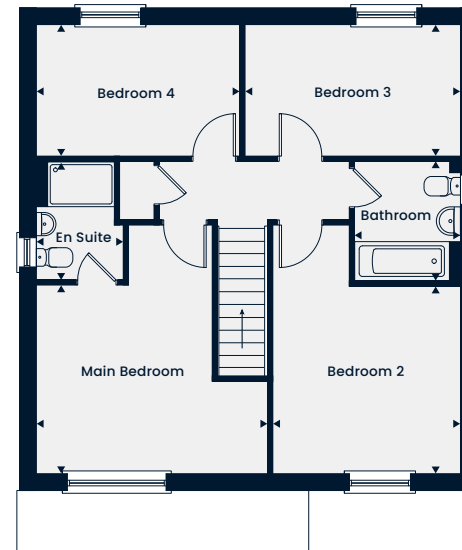


A modern four bedroom home featuring an integral garage. The ground floor comprises a spacious kitchen/dining area with a utility room and a separate living room. The first floor offers a family bathroom, three good-sized bedrooms and the main bedroom with an en suite.



Ground Floor

Garage	3.04m x 6.00m 9'11" x 19'8"
Kitchen/Dining Area	5.66m x 3.06m 18'7" x 10'0"
Living Room	3.36m x 4.85m 11'0" x 15'11"
Utility	1.86m x 1.86m 6'1" x 6'1"



First Floor

Main Bedroom	4.15m x 3.38m 13'7" x 11'1"
Bedroom 2	3.36m x 3.36m 11'0" x 11'0"
Bedroom 3	3.86m x 2.36m 12'8" x 7'9"
Bedroom 4	3.65m x 2.36m 11'11" x 7'9"
Bathroom	1.90m x 2.14m 6'3" x 7'0"
En Suite	1.56m x 2.12m 5'1" x 6'11"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. April 2023.

The Fairford

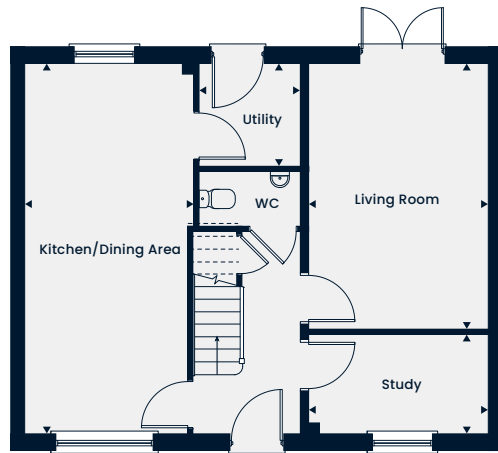
4 Bedroom Home



This computer generated image is for illustrative purposes only. Images may include optional upgrades at additional cost. Its purpose is to give a feel for the development, not an accurate description of each property. External materials, finishes, landscaping and the position of garages (where provided), may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

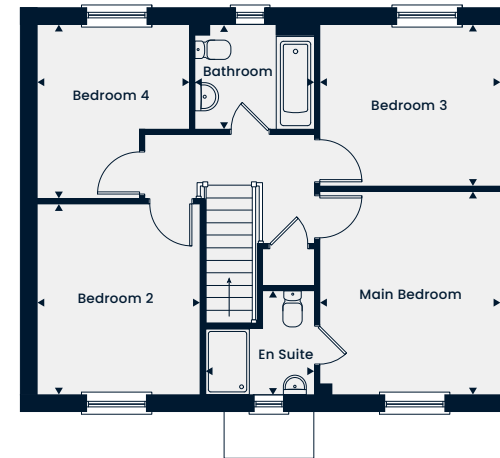


A spacious four bedroom home which benefits from a study, utility, open-plan kitchen/dining area and a separate living room with a double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	3.06m x 6.71m 10'0" x 22'0"
Living Room	3.25m x 4.82m 10'8" x 15'9"
Study	3.25m x 1.80m 10'8" x 5'11"
Utility	1.84m x 1.86m 6'0" x 6'1"



First Floor

Main Bedroom	3.27m x 3.68m 10'9" x 12'1"
Bedroom 2	2.94m x 3.46m 9'7" x 11'4"
Bedroom 3	3.27m x 2.93m 10'9" x 9'7"
Bedroom 4	2.76m x 3.16m 9'1" x 10'4"
Bathroom	2.17m x 1.90m 7'1" x 6'3"
En Suite	1.98m x 1.88m 6'6" x 6'2"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. April 2023.

Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. March 2023.

Teign View
Kingsteignton
Devon
TQ12 3BA

Find us using what3words
///sprouted.doped.crucially

01626 223964
TeignView.Sales@tiliahomes.co.uk
tiliahomes.co.uk

