



COPSE CLOSE

BUCKLAND BREWER

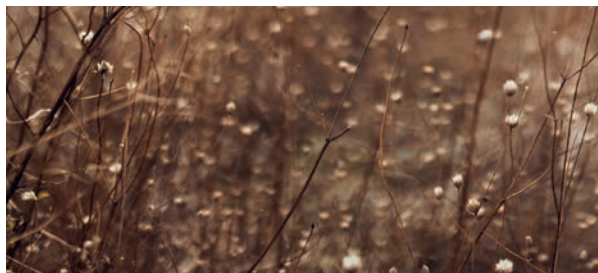
Established in the region for over 70 years, Pearce Homes take pride in their commitment to providing homes of quality and style in superb locations, and are pleased to introduce an exciting new development in Buckland Brewer, North Devon.

The Parish of Buckland Brewer is a rural one, encircled by fields, woods and moorland. People have lived in Buckland for over 1000 years and historically the economy of the parish was rooted in agriculture.

Although a rural location Buckland Brewer is ideally situated, being only 6 miles away from the Market Towns of Bideford and Torrington.

Torrington is a friendly, traditional market town with many award-winning shops, master butchers and bakers, offering quality local produce. The refurbished Victorian Pannier Market also houses a variety of shops and craft workshops, selling local produce, unusual gifts and collectables. Torrington amenities also include schools, health centres, theatre, supermarkets and a building society.

Once described by the Victorian novelist Charles Kingsley as "The Little White Town", Bideford today is both a thriving market town and working port with much to offer visitors. There are many buildings and places of interest and alongside the history you will find modern shopping amenities, bars and restaurants.



DIRECTIONS

For sat nav devices use postcode EX39 5HY

FROM THE A39 BIDEFORD (ATLANTIC HIGHWAY)

After crossing the Torridge Bridge take the 1st exit at the roundabout, signposted Bideford, onto Heywood Road. Continue along this road for approximately 1 mile to the end of Bideford Quay. At the Old Bideford Bridge roundabout take the 2nd exit onto New Road/A386. At the next roundabout take the 1st exit and continue along the A386. After 1½ miles turn right signposted Littleham/Buckland Brewer/Parkham/Bradworthy. After 2.7 miles turn left sign posted Buckland Brewer. Follow this road into the village and continue past the primary school. After the primary school, take the first left into Hillpark/Lower Abbots and follow the estate road. You will find Copse Close located at the end of Hillpark/Lower Abbots estate road.

FROM M5 MOTORWAY

Exit M5 at Junction 27 take the A361 signposted Barnstaple/Tiverton. After approximately 50 miles arrive at Bideford and follow directions above.



THE MAPLE • PLOTS 1 & 2



Images and floor plans are representative of the house style but may not reflect the final layout or finish.

3 BEDROOM DETACHED HOME WITH GARAGE

Plots 1 and 2 are well-proportioned detached three-bedroom family homes.

The entrance hall guides you into the home, with the ground floor offering kitchen/dining room, lounge, cloakroom. The first floor comprises master bedroom with en-suite, and two further bedrooms served by a family bathroom.

The properties also benefit an attached garage and off-road parking.

A Lounge 5.65m x 3.28m • 18' 6 x 10' 9

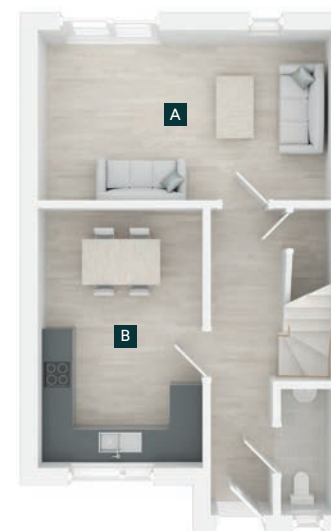
B Kitchen / Dining 4.91m x 3.11m • 16' 1 x 10' 2

C Bedroom 1 3.14m x 3.00m • 10' 4 x 9' 10

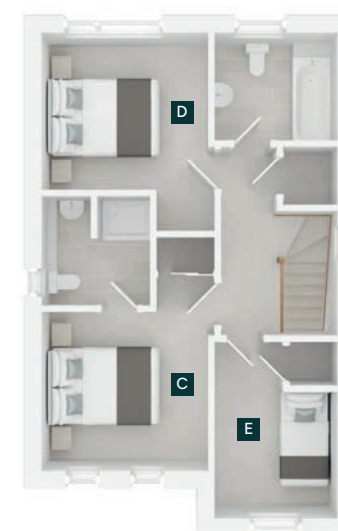
D Bedroom 2 3.21m x 3.03m • 10' 6 x 9' 11

E Bedroom 3 2.38m x 3.34m[†] • 7' 10 x 10' 11[†]

[†] Maximum



Ground Floor



First Floor

THE ROWAN • PLOT 3



2 BEDROOM DETACHED HOME

Plot 3 is an appealing detached two-bedroom home.

The ground floor comprises open plan kitchen, lounge and dining area and features French doors opening out on to the enclosed rear garden. There is also a guest cloakroom. To the first floor are two bedrooms served by a family bathroom.

This home has the benefit of off-road parking.

A Kitchen / Dining / Lounge 7.33m x 4.63m[†] • 24' 1" x 15' 2"

B Bedroom 1 4.63m[†] x 3.42m[†] • 12' 1" x 11' 11"

C Bedroom 2 2.63m x 2.56m • 8' 8" x 8' 5"

[†] Maximum



Ground Floor



First Floor

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4 BEDROOM DETACHED HOME WITH GARAGE

These two properties offer a wonderful four-bedroom detached family home with a garage (plot 4 – double / plot 5 – single) and off-road parking.

The ground floor comprises entrance hallway with guest cloakroom, kitchen/dining room, utility room and sizeable lounge. To the first floor are the master bedroom with en-suite and three further bedrooms serviced by the family bathroom. This property would easily lend itself to working from home.

A Kitchen / Dining	7.56m [†] x 3.12m • 24' 10" x 10' 3"
B Lounge	4.96m x 3.65m • 16' 3" x 12' 0"
C Bedroom 1	3.69m [†] x 3.62m • 12' 1" x 11' 11"
D Bedroom 2	3.97m x 2.74m • 13' 0" x 9' 0"
E Bedroom 3	3.08m x 2.32m • 10' 1" x 7' 7"
F Bedroom 4	2.92m [†] x 2.64m [†] • 9' 7" x 8' 8"

[†] Maximum



Ground Floor



First Floor

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SPECIFICATION

	Plot 1	Plot 2	Plot 3	Plot 4	Plot 5
GENERAL FEATURES					
10 year NHBC guarantee	•	•	•	•	•
Efficient air source heat pump providing central heating and hot water	•	•	•	•	•
UPVC factory double glazed windows incorporating 'K' glass	•	•	•	•	•
Multi-point security to all windows and doors	•	•	•	•	•
Glass reinforced polymer front door	•	•	•	•	•
EXTERNAL FEATURES					
External Lighting	•	•	•	•	•
Mains door bell push and chime	•	•	•	•	•
Electric vehicle charging point	•	•	•	•	•
PVCu rainwater systems	•	•	•	•	•
Single garage	•	•			•
Double garage				•	
Parking space			•		
Patio area to garden	•	•	•	•	•
Turf to rear garden	•	•	•	•	•
INTERNAL FEATURES					
Plain smooth plaster ceilings	•	•	•	•	•
Internal walls to have skim plaster finish	•	•	•	•	•
Oak veneer internal doors	•	•	•	•	•
Mains smoke detectors with battery back-up	•	•	•	•	•
TV points to lounge, kitchen/dining room and all bedrooms	•	•	•	•	•
White flat plate electrical fittings	•	•	•	•	•
KITCHEN / UTILITY					
Individually designed kitchen to include choice of door, worktops, upstands and handles*	•	•	•	•	•
Bosch extractor hood	•	•	•	•	•
Bosch built-in single oven			•		
Bosch built-in double oven	•	•		•	•
Bosch induction hob	•	•	•	•	•
Bosch integrated dishwasher	•	•		•	•
Fridge/freezer space	•	•	•		
Integrated fridge/freezer				•	•
Inset stainless steel sink with single lever mixer tap	•	•	•	•	•
Pelmet lighting to kitchen wall units	•	•	•	•	•
Plumbing for washing machine	•	•	•	•	•
BATHROOM / EN-SUITE / CLOAKROOMS					
White sanitaryware with chrome brassware	•	•	•	•	•
Choice of wall tiling*	•	•	•	•	•
Shower enclosure (en-suite shower room)	•	•		•	•
Shower over bath			•		
Towel radiators (bathroom and en-suite)	•	•	•	•	•

*Subject to stage of construction. Ask selling agent for details on specific homes.

SITE MAP



- | | | |
|---|------------------|-----------------------------------|
| 1 | The Maple | 3 Bedroom Home with Single Garage |
| 2 | The Maple | 3 Bedroom Home with Single Garage |
| 3 | The Rowan | 2 Bedroom Home |
| 4 | The Cedar | 4 Bedroom Home with Double Garage |
| 5 | The Cedar | 4 Bedroom Home with Single Garage |





COPSE CLOSE

BUCKLAND BREWER



PEARCE
HOMES

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