

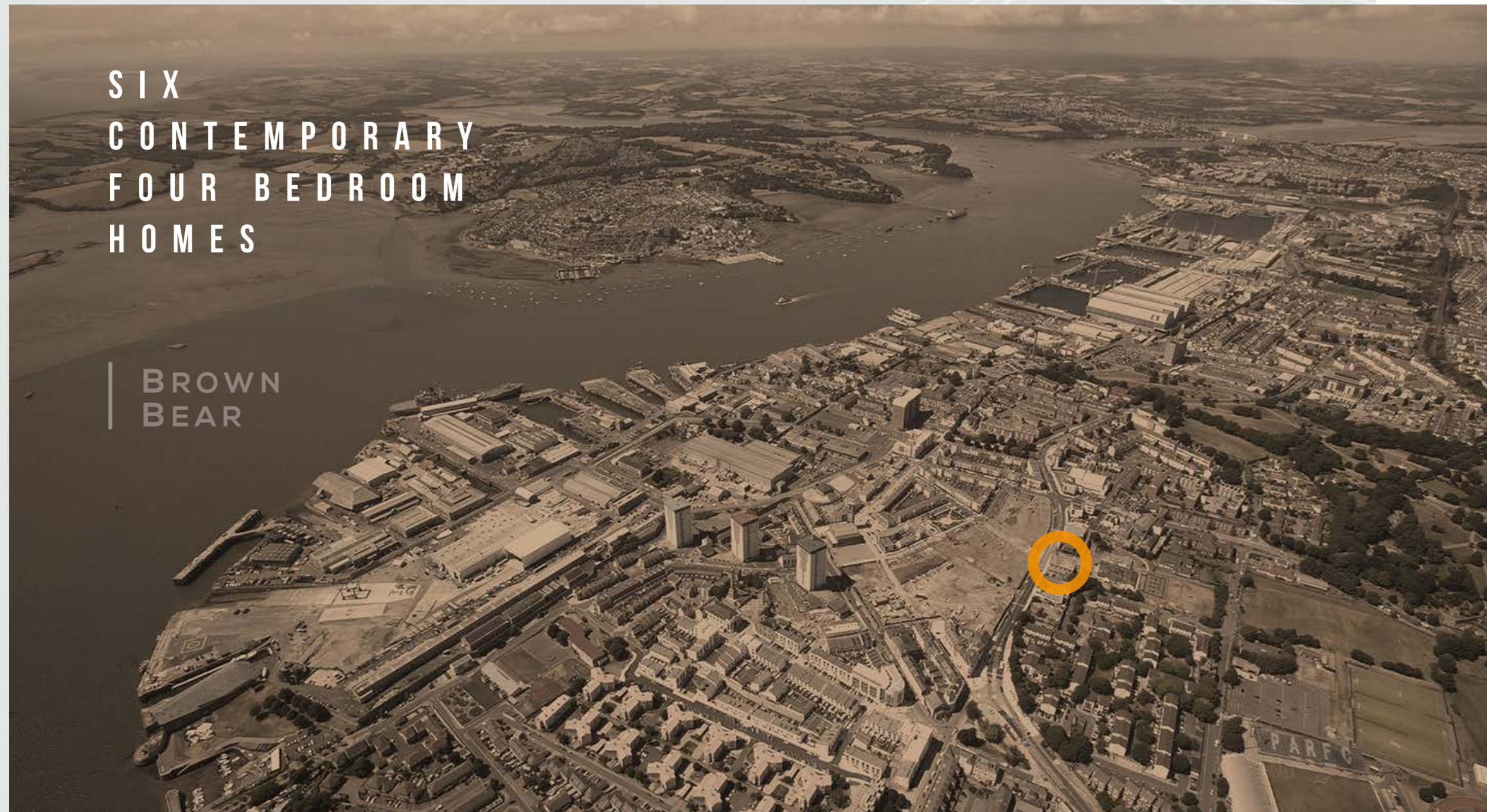


BROWN
BEAR



SIX CONTEMPORARY FOUR BEDROOM HOMES

BROWN
BEAR



THE LOCATION

Situated within the popular area of Devonport in Plymouth. This area has undergone a large regeneration project over the last decade and includes 11,000 new homes. There has also been substantial reinvestment into the nearby Devonport Park, Guildhall and extensive refurbishment of the local church which is also now used as a library.

This fabulous development is ideally situated close to HM Naval base Devonport and Babcock Royal dockyard, an impressive 650-acre site and a major employer for the Plymouth area.

The area benefits from great transport links into Plymouth City Centre and the wider area. A short walk away is the Torpoint ferry which gives access to Cornwall and the beautiful Rame peninsula.

Brown Bear comprises just six contemporary four bedroom homes and each property offers excellent accommodation laid out across three storeys. Externally, each property has its own rear garden and two allocated parking spaces.

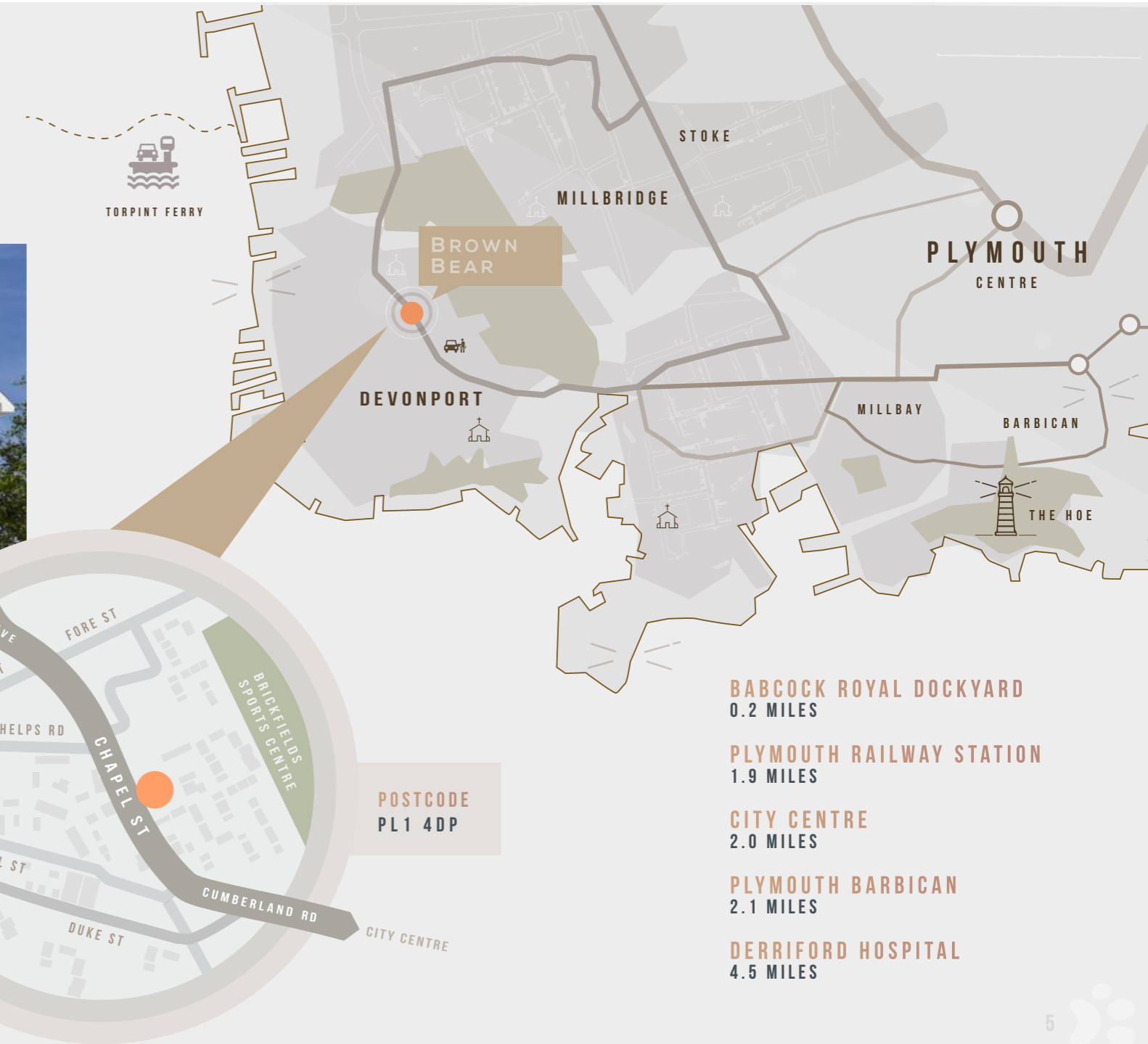


The Brown Bear development sits on land once home to the famous pub of the same name. First opening April 1774 and over the years was often frequented by naval officers based at Devonport. Sadly, after many colourful years, a major fire was the downfall of the Brown Bear and it was finally demolished in 2005.

SIX CONTEMPORARY
FOUR BEDROOM HOMES



THE
AREA



THE SPEC

KITCHEN

Units

Soft Close Drawers and Doors
- SWK Contract range Gola Rail
Handleless Kitchen

Splashback

Opaque Glass or SS splash
back to hob.

Ovens

Double Oven located in full height
housing unit - Brand 'TBA'

Hobs

Stainless steel hob.

Hood

Stainless steel extractor hood.

Dishwasher

Integrated Dishwasher and Door.

Sink Kitchen

Stainless Steel 1.5 bowl with
drainer

Sink Tap Kitchen

Chrome Mixer tap

SANITARYWARE

Range

Ideal Standard 'Tempo' range
or similar

Cistern

Concealed cistern with dual
flush fitting

Pedestal

Semi Pedestal

Basin Tap

Basin mono mixer

Bath Tap

Bath / shower mixer tap

Tiling Bathroom

Half tiling behind WC & basin

Tiling En-suite

Full height tiling to shower
cubicle

FLOOR COVERINGS

Kitchen

Vinyl Flooring to full extent of
kitchen units

Bathroom

Vinyl Flooring

WC

Vinyl Flooring

ELECTRICAL

Fittings

White throughout with
concealed screws

Lighting

Mains LED white down lighters
to the en-suites

Mains LED white down lighters
to each bathroom

White LED down lighters to
kitchen / utility

TV Point

TV Aerial points in Lounges
and Main Bedroom

Telephone & Data

BT and Virgin Media outlets in
Lounges and Main Bedroom

Shaver Points

Shaver points will be provided to
each bathroom and shower room

HEATING

Boiler

Vaillant ecoTEC sustain 'A rated' combi
boiler with dual zone heating

Radiators

Stelrad Compact Select White Finish

All radiators to be fitted with
thermostatic valves

Heated Towel Rails

Chrome heated 'Pisa' towel rails

Windows

PVC-u white 'Secure by Design'
certified. Push button chrome
locking handles and easy clean
stainless steel hinges

Doors

IG 'Secure by Design' certificated
doors with Stainless Steel Bar
Handles

EXTERNALLY

Paved front path and rear patio

WARRANTY INFORMATION

10 year

Buildzone structural warranty

Wall Finish

Dulux or similar approved -
Matt Emulsion (Timeless)

Ceiling Finish

Dulux or similar approved -
Matt Emulsion (Timeless)

Woodwork

Dulux or similar approved -
Satin (White)

Doors

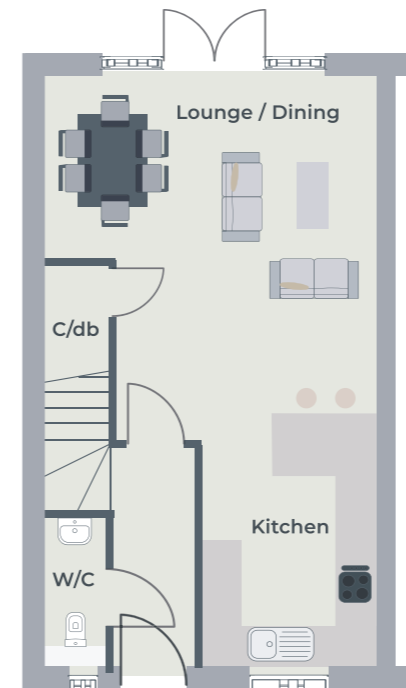
Doors to be Vicaime Dekordor
D1000 White Woodgrain
Vertical foil SD, finished,
with 6mm L2E lippings with
chrome hinges.

Ironmongery

Door Furniture to be Ian Firth
IFHE41.06 swift on rose with
polished chrome or similar
approved

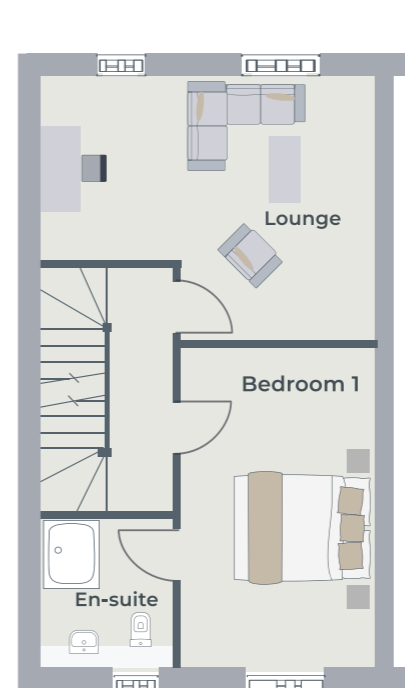
THE PLANS

GROUND



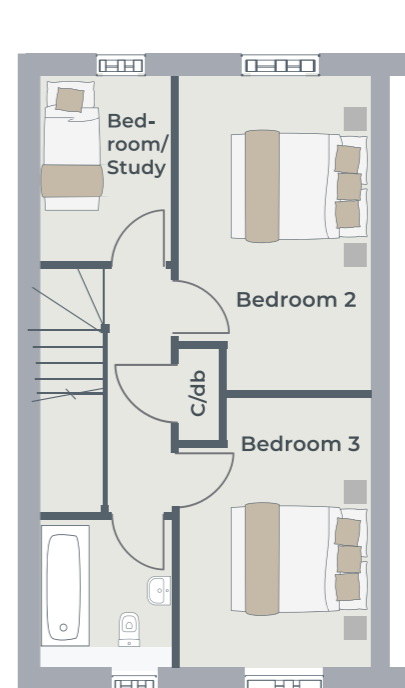
Living/Dining	4.7m x 4.4m
Kitchen	2.5m x 3.9m
W/C	0.8m x 3.1m

FIRST



Lounge	4.7m x 3.7m
Bedroom 1	2.7m x 4.5m
En-suite	1.9m x 2.1m

SECOND



Bedroom/study	1.9m x 2.6m
Bedroom 2	2.7m x 4.4m
Bedroom 3	2.7m x 3.8m
Bathroom	1.9m x 2.1m

118m² (1270sqft) per house





BROWN
BEAR



LANG TOWN
& COUNTRY

LAND & NEW HOMES

01752 256000

newhomes@langtownandcountry.com

www.langtownandcountry.com



Help to buy is available
on this development



10 year Buildzone
structural warranty

Floor plans: Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate, therefore no responsibility is taken for any error, omission or misstatement.

These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.