



# Chaucer

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## GARDENS



# Welcome to Chaucer Gardens



Introducing Chaucer Gardens - six newly built terraced townhouses on the edge of the popular residential area of 'Poets Corner' in Manadon.

Each house offers versatile and spacious accommodation with 3/4 bedrooms, open-plan living rooms, private gardens and off-road parking.

These contemporary properties make ideal family homes and are being sold with a ten-year ICW new home warranty. Air source heat pumps create a sustainable and cost-effective option for the discerning homebuyer of today.

## The location

The area of Manadon is a popular choice for families as it is close to reputable schooling, many local amenities and the convenient shops of Crownhill Village. Derriford and the Nuffield hospitals are a short drive away and local bus routes provide easy access to Plymouth City Centre and beyond.

The area's proximity to the A38 carriageway also allows for convenient travel beyond Plymouth.



# Six contemporary 4 bedroom homes in the very heart of Plymouth



Site map



# About the developer



**Beehive Homes SW are a local, dynamic, well trusted development company based in Plymouth.**

Beehive Homes SW are the proud co-sponsors of Plymouth Argyle Football Club, where as well as supporting the local football club they are supporting two large scale projects in partnership with Argyle Community Trust and Project 35 focusing on children's disability and cancer remission.

## Recent developments



Plymbridge Gardens,  
Glenholt



Lilford Gardens, West Park



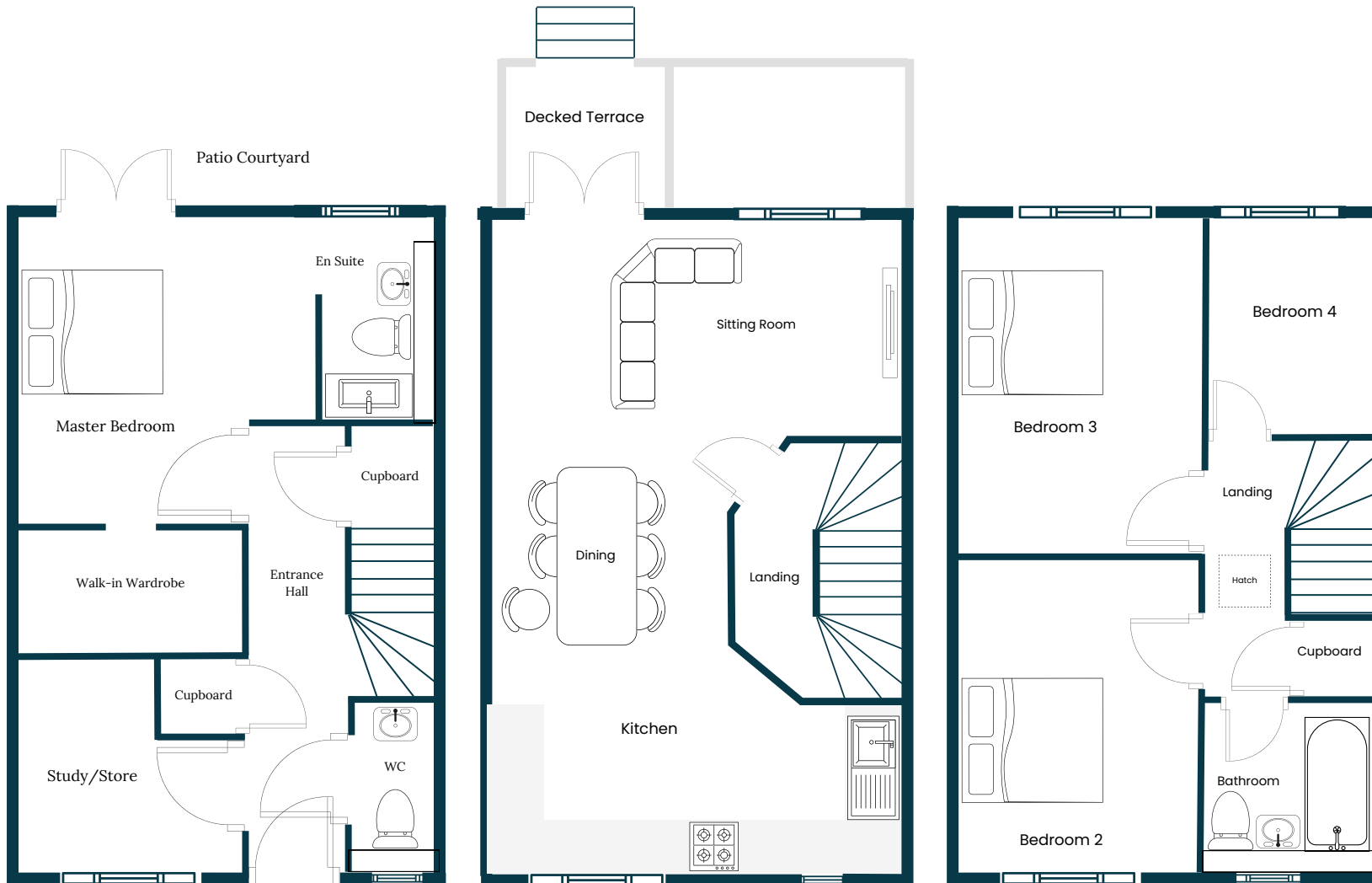
Brown Bear, Devonport

# Specification

<b>General Internal</b>	Walls	Painted finish - Dulux Timeless Matt Emulsion
	Woodwork	Painted finish - Dulux White Satin
	Doors	Vertical 5 panel doors painted Matt grey with stainless steel hinges.
	Ironmongery	Denleigh LR292 polished and satin chrome handles on rose
<b>Kitchen</b>	Supplier	Howdens
	Style	Greenwich range - Gloss Front Kitchen
	Choice of units	A selection of base and high-level units
	Worktop	Contemporary 22mm worktops with matching upstand
	Splashback	Opaque black glass
	Appliances:	<b>4 beds:</b> Built under Double Oven from Hotpoint or similar, Induction Hob, Extractor, Integrated Dishwasher, Space and Plumbing for Washing Machine in store.
	Sink	Drayton SS 1.5 bowl sink with drainer
	Tap	Chrome Rienza mixer tap
<b>Mechanical, technical and electrical</b>	Heating	Daikin EDLA06 EV3 Class 6 R32 Monobloc ASHP with 250l Cylinder and controls. Radiators - Compact in Select White Finish fitted with thermostatic valves. Towel rail - White or Chrome towel rails
	Lighting	Mains LED white down lighters to kitchen, bathroom & ensuite. Standard pendant fittings with LED bulbs to all other rooms.
	Electrical fittings	White moulded plastic with concealed screws. Shaver points in bathroom and ensuite
	Media	BT full-fibre broadband Aerial loft wiring only Media points in lounge and bedroom 1

<b>Bathroom</b>	Manufacturers	Ideal Standard i-life range or similar
	Washbasin	i-life B basin with Cerabase mono mixer tap
	Bath	Tempo White bath or similar with Edge wall mounted Bath Shower Mixer kit
	WC	Rimless close coupled BTW Pan with compact cistern and dual flush plate in chrome
	Flooring	Vinyl flooring Tarkett Modern Living or Homestyle range or equivalent
	Tiling	Full Height tiling to bath only and splashback to basin
<b>Ensuite</b>	Manufacturer	Ideal Standard i-life range or similar
	Washbasin	i-life B basin with Cerabase mono mixer tap
	Shower Cubicle	Ultra flat shower tray with Connect 2 1000 Sliding door, Ceratherm round shower column
	WC	Rimless BTW Pan with concealed cistern and dual flush plate in chrome
	Flooring	Vinyl flooring Tarkett Modern Living or Homestyle range or equivalent
	Tiling	Full Height tiling to shower area and half height to basin/wc area where located together.
<b>Cloakroom</b>	Manufacturer	Ideal Standard i-life range or similar
	Washbasin	i-life B basin with Cerabase mono mixer tap
	WC	Rimless close coupled BTW Pan with compact cistern and dual flush plate in chrome
	Flooring	Vinyl flooring Tarkett Modern Living or Homestyle range or equivalent
<b>Exterior</b>	External Lighting	External light to front door and rear led floodlight
	Exterior Doors	IG Grey Composite Front Door. 'Secure By Design' MPL4 lock set and chrome door numbers.
	Windows	White UPVC with push button/key white locking handles and stainless-steel hinges
	Gardens	Grey Riven paving slabs - front path & rear patio. Rear gardens topsoiled. Rear tap
	Private Driveway	Tarmac driveway

# Floor plans: Plots 1 & 4



Ground floor

First floor

Second floor

## Dimensions

### Ground Floor

Master bedroom  
3.7m x 4.4m

Ensuite  
1.3m x 3.2m

Study/Store  
1.8m x 2.5m

### First Floor

Sitting Area  
5m x 3.54m

Dining Area  
2.7m x 2.6m

Kitchen  
5m x 2.5m

### Second Floor

Bedroom 2  
3m x 4m

Bedroom 3  
2.8m x 4.5m

Bedroom 4/Office  
2.2m x 3.5m

Bathroom  
2m x 2m

# Floor plans: Plots 2, 3, 5 & 6



Ground floor

First floor

Second floor

## Dimensions

### Ground Floor

Master bedroom  
3.7m x 4.4m

Ensuite  
1.3m x 3.2m

Study/Store  
1.8m x 2.5m

### First Floor

Sitting Area  
5m x 3.54m

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Bathroom  
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### Contact

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**Disclaimer:** 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.

