



# Pickards @ Larkbear

BARNSTAPLE

A STUNNING COLLECTION OF 2, 3 & 4 BEDROOM HOMES



**ēlan**

HOMES YOU'LL LOVE INSIDE OUT®

# welcome to Barnstaple

Historic Barnstaple has been the major market town of North Devon for a thousand years. Once a thriving port, it still retains its medieval layout to this day, adding charm and character to this unique location on the River Taw.

Close by to both Exmoor and Dartmoor, the town lies within easy reach of some of the West Country's most stunning scenery, with the wide, sandy beaches of Saunton and Woolacombe, and dramatic cliffs of the North Devon coastline even closer.

Used as the setting for Tarka the Otter, the area is teeming with wildlife and natural beauty, yet this is no remote rural idyll. Barnstaple has excellent links to nearby towns and cities, by both rail and road, giving you the very best of both worlds.



# Homes

you'll love inside out

A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Every Elan home offers light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each of our intimate developments are lovingly designed to stand the test of time, so that as they mature and blossom, they become the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.

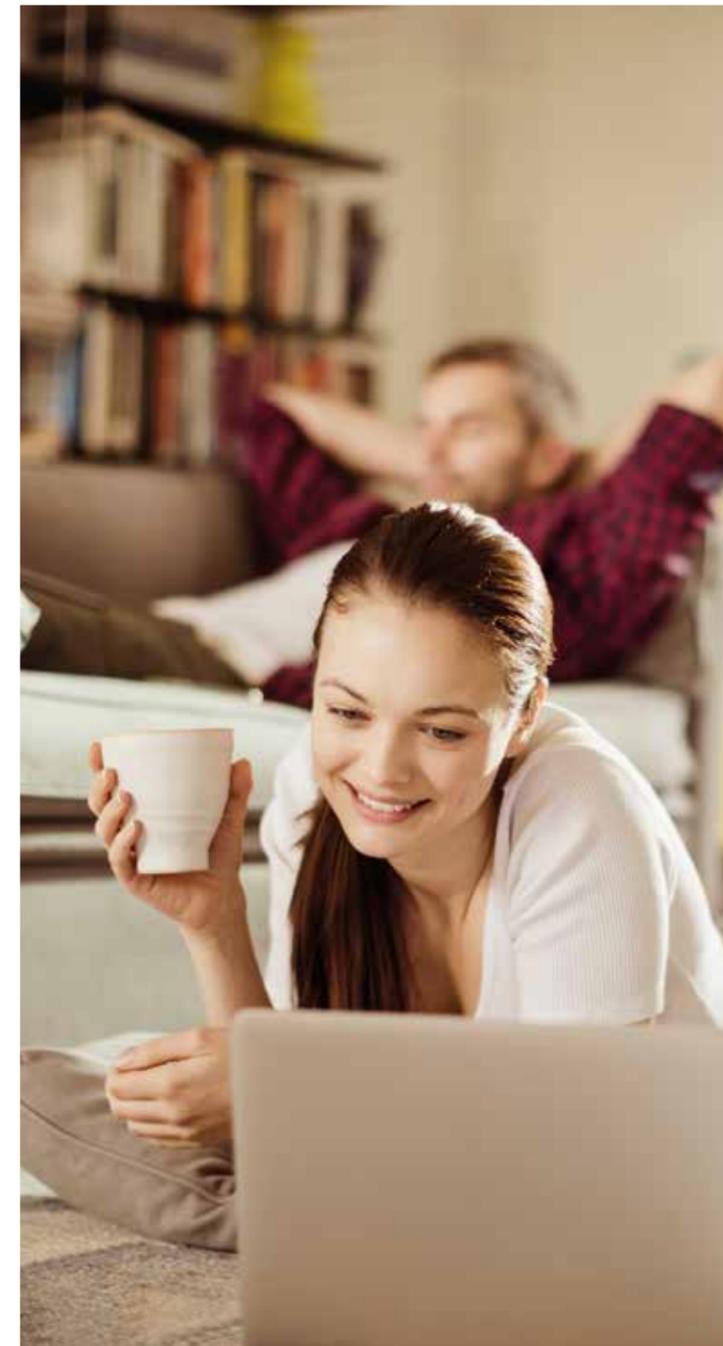
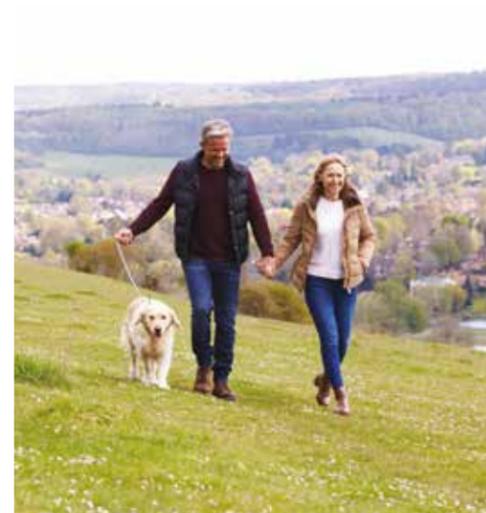
enjoy the

# Lifestyle

Barnstaple is a thriving town rich in history and heritage, from the Victorian Pannier Market and the stylish Butchers Row, to the modern Green Lanes Shopping Centre.

That history continues in the Queen's Theatre, which can trace its origins back to 1435, while the Scott Cinema offers more modern entertainment. Add in a superb selection of highly regarded restaurants, wine bars and cafes and you have everything you need for you and your family to enjoy.

Beyond the town you'll find a choice of quality golf courses, plus all the outdoor activities you could dream of, from horse riding to rock climbing, sailing to surfing, offering a lifestyle like no other.



# well Connected

Pickards lies just off the A30, providing rapid access across the county and beyond. Exeter, Okehampton and Tiverton are all within commuting distance, with Plymouth, Taunton and Bristol just beyond, and the M5 just three quarters of an hour away.

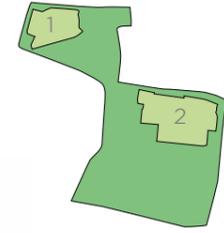
Trains from Barnstaple reach Exeter in around an hour, where you can connect to Plymouth, Bristol, Birmingham and direct to London Paddington in just two and a quarter hours.

More locally, the town has an excellent bus service to the nearby towns and villages, including Bideford, Braunton, South Molton and Ilfracombe.



# PICKARDS @ LARKBEAR PHASE 1

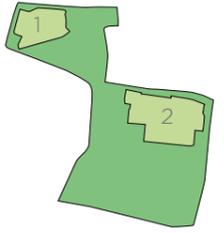
A STUNNING COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES



- AFFORDABLE HOUSING  
2 & 3 bedroom terrace homes
- BEESTON  
2 bedroom terrace/semi-detached home
- RIPLEY  
3 bedroom semi-detached home
- AVIEMORE  
3 bedroom detached home
- FAIRFORD  
3 bedroom detached/semi-detached home
- HARBOROUGH  
4 bedroom detached home with detached single garage
- BERKSHIRE  
4 bedroom detached home with detached single garage
- ROCHESTER  
4 bedroom detached home with integral single garage
- ASHLEY  
4 bedroom semi-detached home with detached single garage
- DUNHAM  
5 bedroom semi-detached home with integral single garage

# PICKARDS @ LARKBEAR PHASE 2

A STUNNING COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES



- AFFORDABLE HOUSING  
2 & 3 bedroom terrace homes
- BEESTON  
2 bedroom terrace/semi-detached home
- RIPLEY  
3 bedroom semi-detached home
- FAIRFORD  
3 bedroom detached / semi-detached home
- HARBOROUGH  
4 bedroom detached home with detached single garage
- BERKSHIRE  
4 bedroom detached home with detached single garage
- ROCHESTER  
4 bedroom detached home with integral single garage
- ASHLEY  
4 bedroom semi-detached home with detached single garage
- DUNHAM  
5 bedroom semi-detached home with integral single garage
- FENWICK  
3 bedroom detached home
- DUNHAM  
5 bedroom semi-detached home with integral single garage

# PICKARDS @ LARKBEAR SPECIFICATION

	Baronial	Regency
<b>KITCHEN</b>		
4 ring gas hob in stainless steel	✓	✓
Built in microwave	X	✓
Built in single electric oven	✓	✓
Stainless steel extractor hood**	✓	✓
Choice of modern quality fitted kitchen*	✓	✓
Soft close kitchen cupboards	✓	✓
Plumbing for washing machine	✓	✓
Stainless steel 1 1/2 bowl sink with chrome taps	X	✓
Stainless steel single bowl sink with chrome taps	✓	X
Pelmet lighting	X	✓
Integrated 50/50 fridge freezer	X	✓
<b>BATHROOM AND EN-SUITE</b>		
Towel rail to en-suite and bathroom†	X	✓
Contemporary white bathroom suites with chrome taps	✓	✓
Shower over bath†	✓	✓
Choice of wall tiling to bathroom and en-suites/shower rooms*	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room†	X	✓

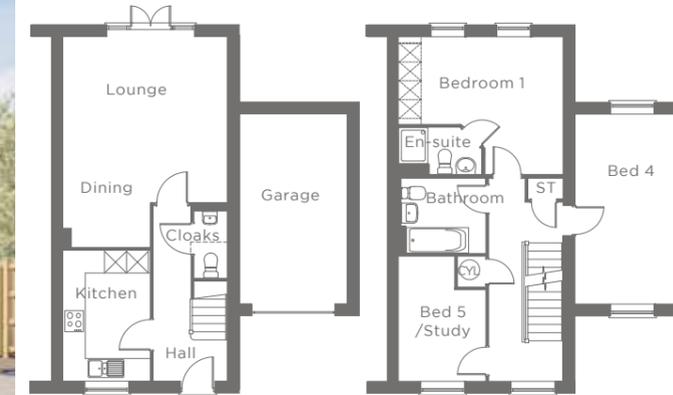
	Baronial	Regency
<b>GENERAL</b>		
White painted interior doors with chrome furniture	✓	✓
Wardrobes to master bedroom	X	✓
White finish to walls	✓	✓
Smooth finish to walls and ceilings	✓	✓
Fencing to rear garden	✓	✓
<b>ELECTRICAL</b>		
External lighting to front	X	✓
TV point to lounge/family room	✓	✓
TV point to master bedroom, bedroom 2 and study /bedroom (where applicable)	X	✓
White sockets and switches throughout	✓	✓
Telephone point to hall or lounge and study	✓	✓
Shaver socket to en-suite	X	✓
Recessed spotlights to kitchen, bathroom, dressing area, en-suite and shower room†	✓	✓

	Baronial	Regency
<b>SAFETY &amp; SECURITY</b>		
Interconnected smoke detectors	✓	✓
Windows and doors with high security lockable handles	✓	✓
24 hour customer care (2 years)	✓	✓
Peace of mind with 10 year NHBC warranty	✓	✓
<b>ENERGY SAVING FEATURES</b>		
High efficiency gas central heating	✓	✓
Glazed PVCU sealed units with adjustable ventilators to windows	✓	✓

† Where applicable  
\*Subject to build stage

\*\* Integrated extractor hood to all Baronial homes.

# DUNHAM 5 BEDROOM SEMI-DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



## GROUND FLOOR

	Metres	Feet/inches
Lounge/Dining	5.77m* x 4.47m*	18'11" x 14'8"
Kitchen	3.56m x 2.37m	11'8" x 7'9"
Cloakroom	1.83m x 0.88m	5'11" x 2'10"
Garage	5.24m x 2.96	17'2" x 9'9"

## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.47m* x 3.76m*	14'8" x 12'4"
En-suite	2.26m* x 1.28m*	7'5" x 4'2"
Bedroom 4	5.19m x 2.91m	17'0" x 9'7"
Bedroom 5/Study	3.42m* x 2.36m*	11'2" x 7'9"
Bathroom	2.36m* x 2.05m*	7'9" x 6'9"

## SECOND FLOOR

	Metres	Feet/inches
Bedroom 2	4.47m x 2.97m	14'8" x 9'9"
Bedroom 3	3.32m x 2.72m	10'11" x 8'11"
Shower	2.26m* x 1.27m*	7'5" x 4'2"

Total Area – 1,461 sq ft. \*Indicates maximum dimension.

Plot 1, 28, 39, 53 & 55 are opposite.

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot.

Please consult your Sales Executive for detailed plans.

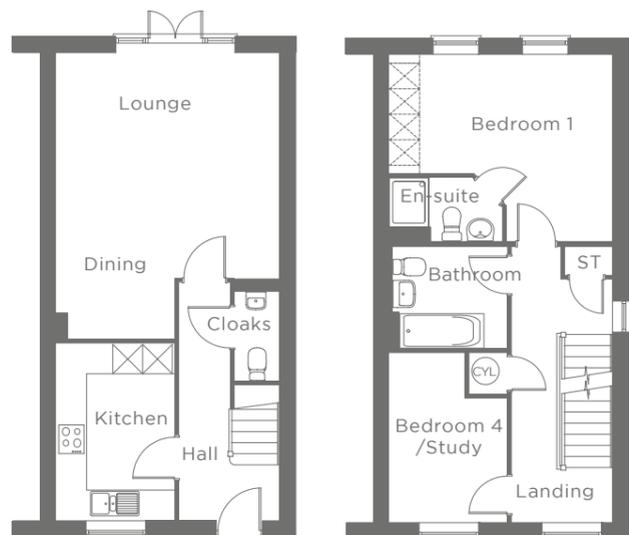
With five bedrooms over three floors, this substantial home has space to discover at every turn and enough bathrooms to ensure there's never a queue, even on the busiest family mornings.

This is a home that really understands how family life works, with lots of room to share downstairs, and lots of personal space amongst the five flexible bedrooms, including an elegant bedroom 1 with en-suite.

You could use bedroom four, above the garage, as a second lounge, use bedroom five as a personal study for some peace and quiet, and use the top floor to give older teens a sense of independence. Or you can use all five as bedrooms as your family grows.

With the Dunham you can enjoy your home, your way, adapting it to whatever your family needs both now and in the future.

## ASHLEY 4 BEDROOM SEMI-DETACHED HOME WITH DETACHED SINGLE GARAGE\*\* (REGENCY)



### GROUND FLOOR

	Metres	Feet/inches
Lounge/Dining	5.77m* x 4.47m*	18'11" x 14'8"
Kitchen	3.56m x 2.37m	11'8" x 7'9"
Cloakroom	1.80m x 0.88m	5'11" x 2'10"

### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.47m* x 3.76m*	14'8" x 12'4"
En-suite	2.26m* x 1.28m*	7'5" x 4'2"
Bedroom 4/Study	3.42m* x 2.36m*	11'2" x 7'9"
Bathroom	2.36m* x 2.05m*	7'9" x 6'9"

The Ashley takes three storey town house living to new heights, with a flexible, four-bedroom family-friendly layout that will grow with you.

Downstairs you'll find the hub of the home, with a large, open plan living area that is made for the fun of family life. Move up to the first floor and you'll find bedroom 1, complete with en-suite, along with a flexible room that can be used however you need, from a nursery or bedroom for the youngest, to a private study just for you.

Move up again and you'll find two further bedrooms, plus a shower room, making it perfect for teens who want their own space, or for boisterous kids who want a separate playroom / games room out of earshot of the adults relaxing below. Why squeeze your family into a standard home, when the Ashley is a home that fits your family.



### SECOND FLOOR

	Metres	Feet/inches
Bedroom 2	4.47m x 2.97m	14'8" x 9'9"
Bedroom 3	3.32m x 2.72m	10'11" x 8'11"
Shower	2.26m* x 1.27m*	7'5" x 4'2"

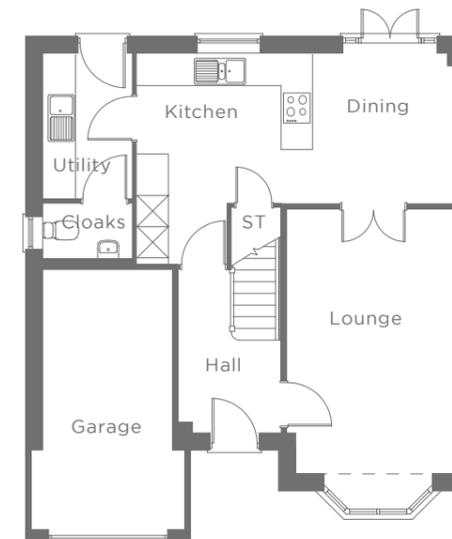
Total Area - 1,276 sq ft. \*Indicates maximum dimension.

\*\*Plot 12 only, Plot 11 is opposite.

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Please consult your Sales Executive for detailed plans.

## ROCHESTER 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



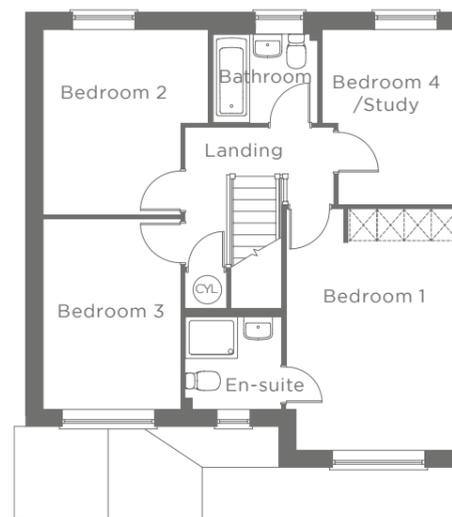
### GROUND FLOOR

	Metres	Feet/inches
Lounge	5.57m* x 3.28m*	18'3" x 10'9"
Kitchen/Dining	6.16m* x 3.94m*	20'3" x 12'11"
Utility	2.78m* x 1.67m*	9'1" x 5'6"
Cloakroom	1.67m x 1.06m	5'6" x 3'6"

The Rochester is a superbly appointed family home that delivers the very highest standard of flexible living.

What's more, this is a home that understands family life, with an open plan living area and generous kitchen / dining room giving access to the utility room and guest cloaks. From the dining room you'll find doors through to the lounge with bay windows.

To the first floor there are 4 double bedrooms, the first housing an en-suite and the second located right beside the family bathroom. You'll find a further bedroom along with a fourth room that you can use to suit your lifestyle, whether it be a bedroom or study.



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.61m* x 3.31m*	15'2" x 10'10"
En-suite	1.82m* x 1.75m*	6'0" x 5'9"
Bedroom 2	3.53m x 3.12m	11'7" x 10'3"
Bedroom 3	3.63m x 2.60m*	11'11" x 8'6"
Bedroom 4	3.34m* x 2.62m*	10'11" x 8'7"
Bathroom	1.99m x 1.70m	6'6" x 5'7"

Total Area - 1,226 sq ft. \*Indicates maximum dimension.

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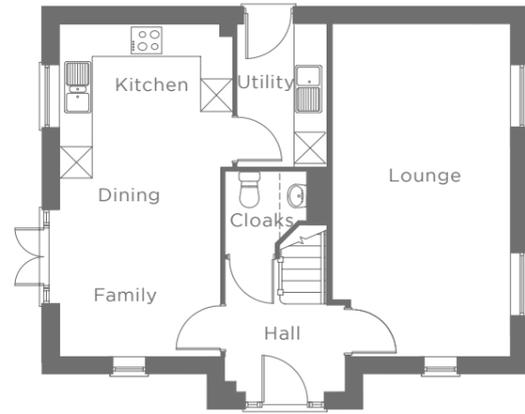
## BERKSHIRE 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Berkshire is a beautifully balanced four bedroom home, designed to make the most of your living space and your lifestyle.

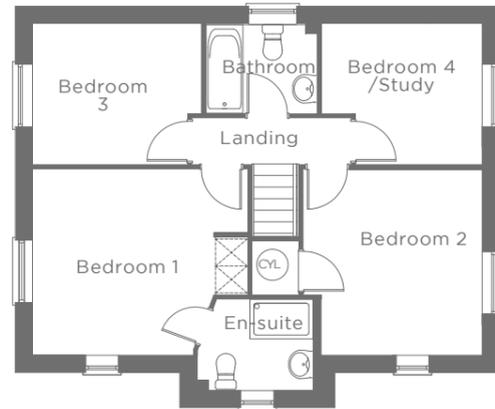
Step through the impressive entrance into the hall and you'll find a magnificent, full-length lounge, with ample space for the whole family to relax and unwind in comfort and style. Across the hall lies a spacious, open-plan kitchen / dining / family room that will soon become the heart of your home, with French doors to the garden and a separate utility room giving access to the garden, move up the central stairway and you'll find four bedrooms, including bedroom 1 with an en-suite, along with a family bathroom.

Impressive inside and out, the Berkshire brings a new level of luxury to family living.



### GROUND FLOOR

	Metres	Feet/inches
Lounge	6.32m* x 3.34m*	20'9" x 10'11"*
Kitchen/Dining/Family	6.32m* x 3.26m*	20'9" x 10'8"*
Utility	2.71m x 1.67m	8'11" x 5'6"
Cloakroom	1.58m* x 1.54m*	5'2" x 5'1"*



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.07m* x 3.54m*	13'4" x 11'8"*
En-suite	2.18m* x 1.72m*	7'3" x 5'8"*
Bedroom 2	3.54m* x 3.38m*	11'8" x 11'1"*
Bedroom 3	3.18m* x 2.68m*	10'5" x 8'9"*
Bedroom 4/Study	3.03m* x 2.68m*	9'11" x 8'9"*
Bathroom	2.10m* x 1.70m*	6'11" x 5'7"*

Total Area – 1,212 sq ft. \*Indicates maximum dimension.  
Plots 32 is opposite.

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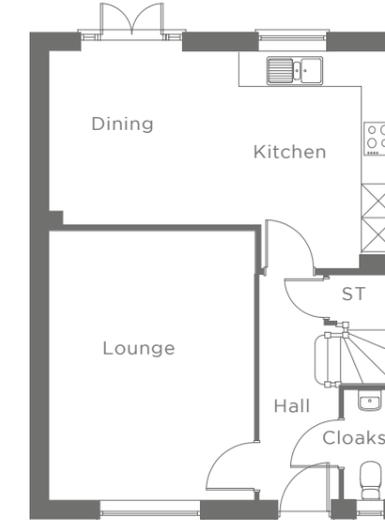
## HARBOROUGH 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



The Harborough is a charming home with 4 bedrooms which can be adapted to suit your own needs.

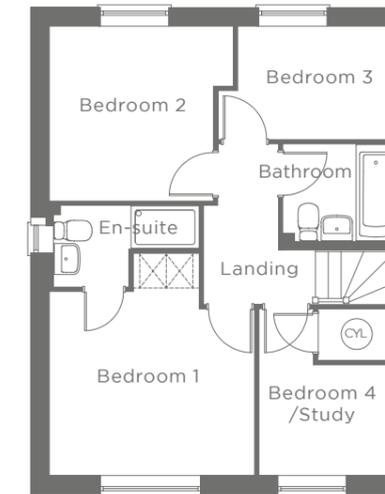
The large well appointed kitchen / dining room runs the full width of the property at the rear, with French doors that open onto the garden. The lounge is well proportioned and lies at the front of the house.

The bedrooms all lead off the central landing and you'll find bedroom 1 with en-suite, at the front of the house. You will find a further 3 bedrooms and a family bathroom also situated on the first floor.



### GROUND FLOOR

	Metres	Feet/inches
Lounge	4.73m x 3.59m	15'6" x 11'9"
Kitchen/Dining	6.08m* x 3.80m*	19'11" x 12'6"*
Cloakroom	1.92m x 0.90m	6'4" x 2'11"



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.91m* x 3.58m*	12'10" x 11'0"*
En-suite	2.53m* x 1.42m*	8'4" x 4'8"*
Bedroom 2	3.20m* x 3.06m*	10'6" x 10'0"*
Bedroom 3	3.12m* x 1.97m*	10'3" x 6'6"*
Bedroom 4/Study	2.40m x 1.92m	7'10" x 6'4"
Bathroom	1.98m x 1.70m	6'6" x 5'7"

Total Area – 1,050 sq ft. \*Indicates maximum dimension.  
Plot 3 is opposite.

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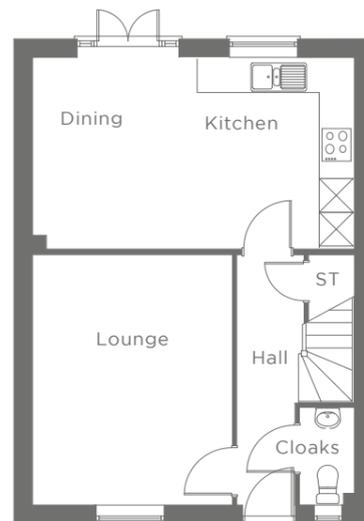
## FENWICK 3 BEDROOM DETACHED \*\*WITH DETACHED SINGLE GARAGE (REGENCY)



The Fenwick is a charming 3 bedroom detached family property with the finest of finishing touches throughout.

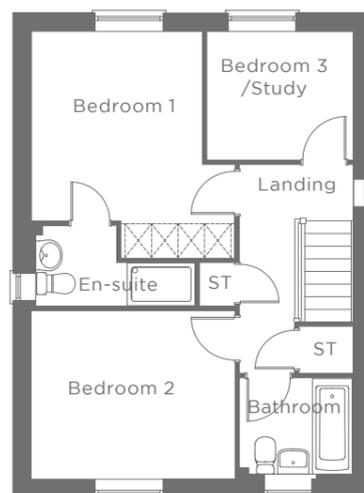
On the ground floor life centres on the large open plan kitchen / dining room which has French doors leading out to the garden. It is an ideal space for everyday living or formal get-togethers.

Upstairs, bedroom 1 is spacious and comes complete with en-suite and fitted wardrobes, with the second bedroom equally generous. There's also a family bathroom and a third bedroom / study room.



### GROUND FLOOR

	Metres	Feet/inches
Lounge	4.40m x 3.49m	14'5" x 11'5"
Dining/Kitchen	5.64m* x 3.36m*	18'6"* x 11'0"*
Cloakroom*	1.70m x 0.94m*	5'7" x 3'1"*



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.99m* x 2.98m*	13'1"* x 9'9"*
En-suite	2.79m* x 1.41m*	9'2"* x 4'7"*
Bedroom 2	3.56m x 2.96m	11'8" x 9'9"
Bedroom 3/Study	2.55m x 2.25m	8'4" x 7'5"
Bathroom*	1.98m* x 1.70m*	6'6"* x 5'7"*

Total Area – 975 sq ft. \*Indicates maximum dimension.

\*\*Garage to plot 25.

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## FAIRFORD 3 BEDROOM DETACHED /SEMI-DETACHED HOME\*\* (REGENCY)

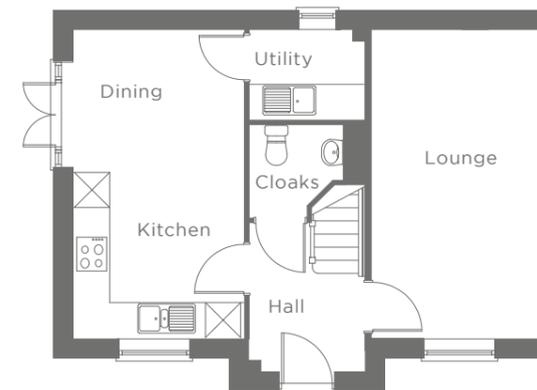


The Fairford is a beautifully proportioned house with a traditional layout that makes the most out of the overall space.

The downstairs is accessed via the central hall with a convenient cloakroom under the stairs.

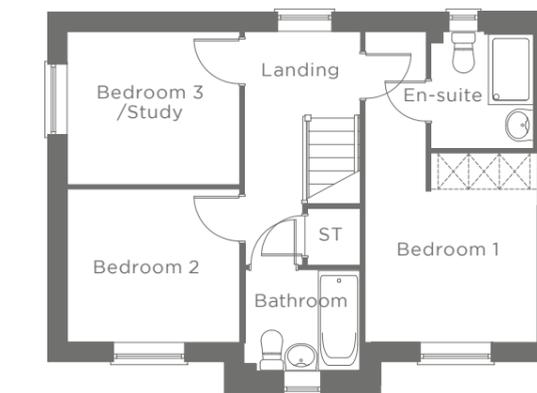
Off the hall is the kitchen / dining room with French doors to maximise the light and openness of the space. There is also a handy utility room. On the other side of the hall is the spacious lounge which runs the full length of the house.

Upstairs are 3 good sized bedrooms and a family bathroom. Bedroom 1 has its own en-suite and plenty of space for wardrobes/storage.



### GROUND FLOOR

	Metres	Feet/inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen/Dining	5.25m x 2.88m	17'3" x 9'5"
Utility	1.94m* x 1.52m*	6'4"* x 5'0"*
Cloakroom	1.58m* x 1.57m*	5'2"* x 5'2"*



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.39m x 2.88m	11'1" x 9'5"
En-suite	1.77m x 1.76m	5'10" x 5'9"
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"
Bedroom 3/Study	2.88m x 2.57m	9'5" x 8'5"
Bathroom	1.94m x 1.70m	6'4" x 5'7"

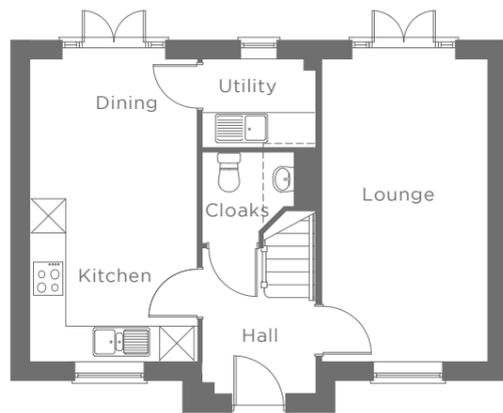
Total Area – 933 sq ft. \*Indicates maximum dimension.

\*\*Plot 45 is semi-detached. Plots 4 & 5 are opposite.

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot.

Please consult your Sales Executive for detailed plans.

## AVIEMORE 3 BEDROOM DETACHED HOME (REGENCY)



### GROUND FLOOR

	Metres	Feet/inches
Lounge	5.25m x 2.84m	17'3" x 9'4"
Kitchen/Dining	5.25m x 2.88m	17'3" x 9'5"
Utility	1.94m x 1.52m	6'4" x 5'0"
Cloakroom	1.58m* x 1.57m*	5'2"* x 5'2"*



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.19m x 2.88m*	10'6" x 9'5"*
En-suite	1.96m x 1.71m	6'5" x 5'7"
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"
Bedroom 3/Study	2.88m x 2.57m	9'5" x 8'5"
Bathroom	1.94m x 1.70m	6'4" x 5'7"

Total Area – 933 sq ft. \*Indicates maximum dimension.

Plots 4 & 5 are opposite.

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot.

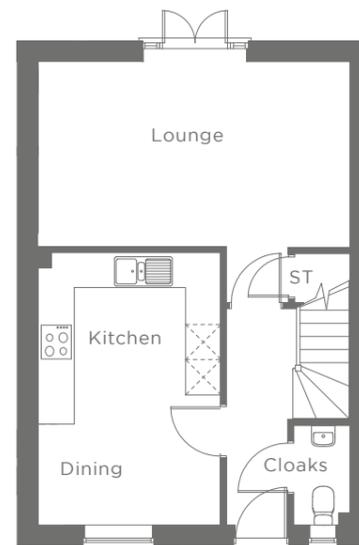
Please consult your Sales Executive for detailed plans.

The Aviemore is an impressive three bedroom detached home which boasts an attractive dual aspect design as well as offering a traditional appearance.

The format on the ground floor includes a spacious lounge, a cloakroom and an open-plan kitchen / dining room with French doors that lead out into the garden plus a utility room.

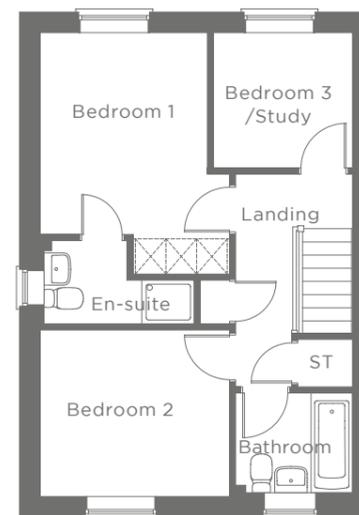
Upstairs are three bedrooms and a contemporary family bathroom. Bedroom 1 also benefits from an en-suite.

## RIPLEY 3 BEDROOM SEMI-DETACHED HOME (REGENCY)



### GROUND FLOOR

	Metres	Feet/inches
Lounge	5.28m x 3.17m	17'4" x 10'5"
Kitchen/Dining	4.64m* x 3.09m*	15'2"* x 10'1"*
Cloaks	1.70m* x 0.98m*	5'7"* x 3'2"*



### FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.13m* x 2.82m	13'6"* x 9'3"
En-suite	2.69m* x 1.42m*	8'10"* x 4'8"*
Bedroom 2	3.20m x 2.84m	10'6" x 9'4"
Bedroom 3/Study	2.35m x 2.31m	7'9" x 7'7"
Bathroom	1.98m* x 1.70m*	6'6"* x 5'7"*

Total Area – 913 sq ft. \*Indicates maximum dimension.

Plots 2, 24, 31, 38 & 42 are opposite.

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot.

Please consult your Sales Executive for detailed plans.

The Ripley is a well appointed home ideal for growing families, downsizers or young professionals.

At the front of the property is the kitchen / dining room with modern integrated appliances. Off the hall, with its handy cloakroom, is the spacious lounge with French doors that open onto the rear garden, helping to bring the outside in.

Upstairs there are 3 good sized bedrooms and a family bathroom. Bedroom 1, with its en-suite, is situated at the rear for added peace and comfort.

# BEESTON 2 BEDROOM TERRACE / SEMI-DETACHED HOME (BARONIAL)

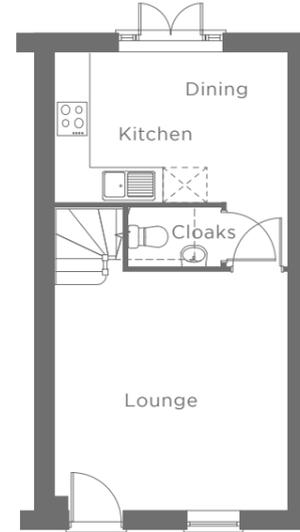


Ideal when you are starting out, or when you're a new family, the Beeston two bedroom home is simplicity itself. It's as easy to manage as it is to afford.

Smart design to the ground floor gives you everything you need without wasting space on anything you don't, maximising the size of the lounge and kitchen / dining room, while still finding room for a downstairs cloakroom.

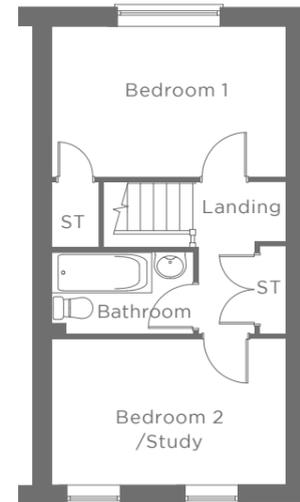
Upstairs, two generous bedrooms provide space for sharing to cut costs, an office to work from home, a nursery, a gym or whatever else you need to live your life your way.

So perfectly practical it's practically perfect, the Beeston is the ideal first step to home ownership.



## GROUND FLOOR

	Metres	Feet/inches
Lounge	4.11m x 3.99m	13'6" x 13'1"
Kitchen/Dining	3.99m x 2.58m	13'1" x 8'6"
Cloakroom	1.60m x 1.01m	5'3" x 3'4"



## FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.99m x 2.58m	13'1" x 8'6"
Bedroom 2/Study	3.99m x 2.51m	13'1" x 8'3"
Bathroom	2.40m* x 1.40m*	7'11" x 4'7"*

Total Area - 692sq ft. \*Indicates maximum dimension. Plots 14 & 46 are opposite.

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot.

Please consult your Sales Executive for detailed plans.

## why buy new?

*Green Space, Living Space, Your Space*

Every Elan home is built for modern living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase, you'll be able to personalise the finish of your property.

All of our new homes enjoy a host of energy efficient measures which not only make them kind to the environment, but means they are potentially more economical to run than older properties.

In fact, research conducted by the NHBC and Zero Carbon Hub, suggests that families living in a 4 bedroom home built to 2013 standards are likely to spend £1,050 annually on energy bills - that's £1,410 less than those living in an upgraded Victorian property.

### BENEFITS OF BUYING A NEW HOME AVERAGE ANNUAL HOUSEHOLD ENERGY SPEND



Indicative costs and savings calculated using Zero Carbon Hub Annual Household Energy Spend.

# the Elan charter

## Our Promise to You

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in. Our Customer Charter sets out our commitment to you, so you can have complete confidence in purchasing an Elan home.

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.
2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.
3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. We will advise you about the necessary health and safety precautions when visiting our developments.
5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.

6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. We will ensure you are aware of the benefits of your initial Developer's warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hours emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.



THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost. Terms and conditions apply to Help to Buy scheme, please ask your Sales Executive for further information. January 2019 (39984).

### SPORTS

- 1 Air Extreme Trampoline Park
- 2 Barnstaple Town FC
- 3 Barnstaple Rugby Football Club
- 4 North Devon Leisure Centre
- 5 Portmore Golf Park
- 6 Inspiration Fitness

### ARTS

- 7 Towstock Park
- 8 Museum of Barnstaple & North Devon

### SHOPS

- 9 Green Lanes Shoppig Centre
- 10 Barnstaple Pannier Market
- 11 Butchers Row
- 12 Sainsbury's
- 13 Tesco Extra
- 14 Lidl
- 15 Londis
- 16 Post Office

### BARS & RESTAURANTS

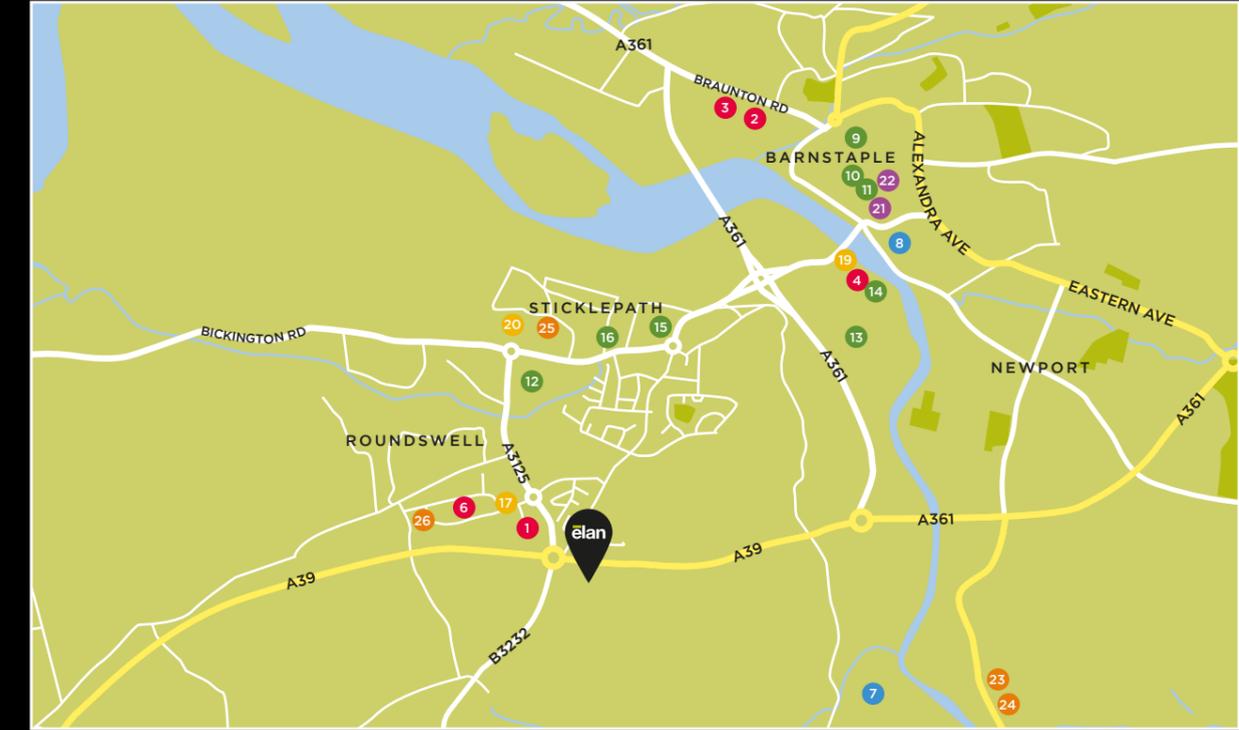
- 17 Cedars Inn
- 18 Chichester Arms
- 19 Pizza Hut
- 20 McDonalds

### LIFESTYLE

- 21 Scotts Cinema
- 22 Queen's Theatre

### EDUCATION

- 23 Bishops Tawton Pre school
- 24 Bishops Tawton Primary School
- 25 Sticklepath Community School
- 26 Marland Day School



Braunton		7 miles
Bideford		10 miles
South Molton		13 miles
Okehampton		30 miles
Exeter		40 miles
Plymouth		60 miles

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