

The Rookery

IVYBRIDGE

An exclusive small development of
just two 4 bedroom homes and
three 2 bedroom homes



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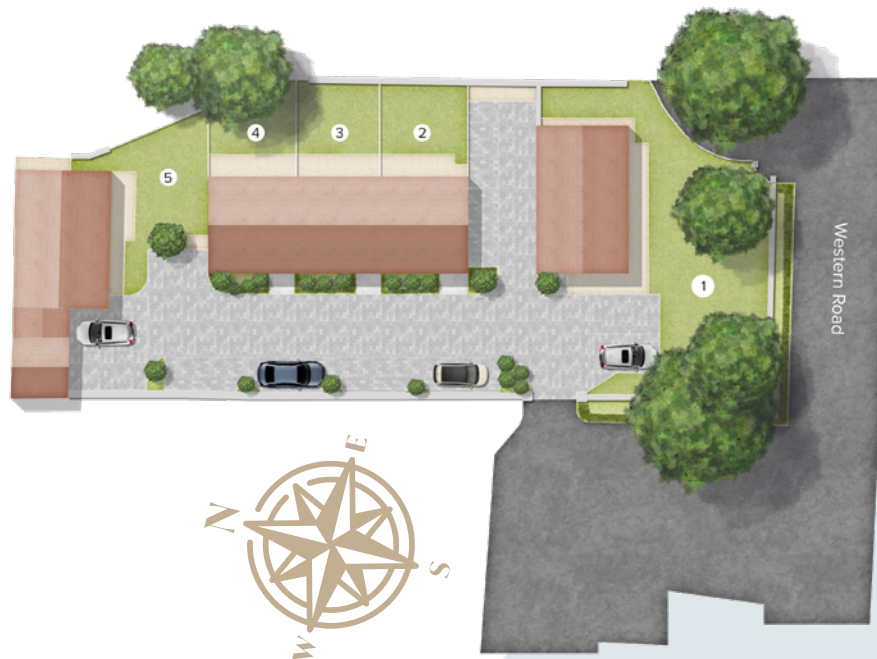
IVYBRIDGE

An exclusive small development of five homes, located within walking distance of the bustling town centre of Ivybridge.

Benefitting from a high specification, these properties will catch the eye of many a visitor. Set off but back from one of the main arterial roads into the town, this walled community will give you ultimate privacy whilst keeping you well connected.

Ivybridge has a superb natural setting at the southern tip of Dartmoor National Park. The River Erme meanders through the town centre providing beautiful walks and scenery. Nearby is South Devon, an Area of Outstanding Natural Beauty, which includes some of the UK's most picturesque beaches. The town itself runs adjacent to the Devon Expressway, linking the cities of Plymouth and Exeter.

This makes Ivybridge a popular commuter town for families along with its fantastic reputation for Education. Ivybridge has 4 highly-regarded Primary Schools and Ivybridge Community College is considered Outstanding by Ofsted. The town centre of Ivybridge is home to a myriad of independent shops, a Leisure Centre, library, pubs and restaurants. Ivy bridge also enjoys its own railway station on the main Penzance to London line.



The development consists of two 4 bedroom and three 2 bedroom beautifully designed and traditionally constructed high specification homes. Each home benefits from a well thought out contemporary design to allow comfortable living with a generous

living area and combined kitchen and dining room as with today's style of living. Upstairs, the first floor presents a generous size master bedroom in both the two bed room properties and the four bedroom properties with an en-suite shower room and a generous bathroom

serving the other two first floor bedrooms in addition the 4 bedroom properties will have a separate bedroom/study with its own shower room. Each property will have its own parking area immediately adjacent to the individual property.

In the early stages of development buyers will have the opportunity to customise the property to their own taste, whether that be a crisp modern feel or the comfort and warmth of a more traditional style by selecting their colour choice of the kitchen, internal paint colour and carpet colour.



Plot 1



Ground Floor

Kitchen/Living	6.3m x 5.8m	(20'8" x 19'0")
Lounge	3.4m x 3.6m	(11'2" x 11'10")
Shower Room	2.4m x 1.0m	(7'11" x 3'3")

First Floor

Bedroom 1	3.4m x 4.1m	(11'2" x 13'5")
Ensuite	2.4m x 1.5m	(7'11" x 0'0")
Bedroom 2	3.6m x 3.6m	(11'10" x 11'10")
Bedroom 3	2.6m x 3.6m	(8'6" x 11'10")
Bathroom	2.5m x 2.1m	(8'2" x 6'11")

Plots 2, 3 & 4



Ground Floor

Kitchen/Living	6.6m x 4.2m	(21'8" x 13'9")
Hall	3.0m x 2.0m	(9'10" x 6'7")

First Floor

Bedroom 1	4.3m x 2.8m	(14'1" x 9'2")
Bedroom 2	3.0m x 2.8m	(9'10" x 9'2")
Bathroom	1.8m x 2.3m	(5'11" x 7'7")

Plot 5



Ground Floor

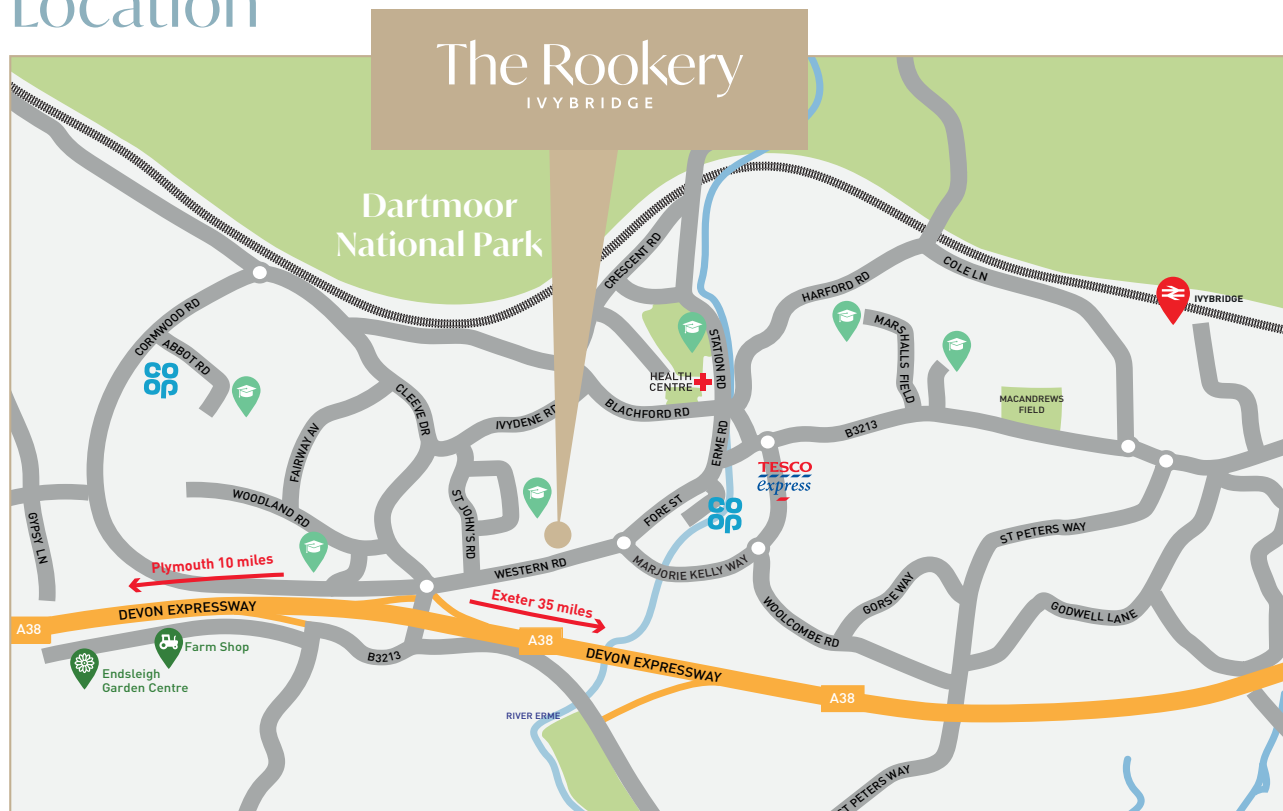
Kitchen/Dining	5.2m x 3.7m	(17'0" x 12'2")
Living Room	3.9m x 5.8m	(12'10" x 19'0")
Utility/WC	2.6m x 3.0m	(8'6" x 9'10")

First Floor

Bedroom 1	3.3m x 4.1m	(10'10" x 13'5")
Ensuite	2.3m x 1.5m	(7'7" x 4'11")
Bedroom 2	3.3m x 3.6m	(10'10" x 11'10")
Bedroom 3	2.4m x 3.6m	(7'11" x 11'10")
Bedroom 4	2.6m x 3.0m	(8'6" x 0'0")
Bathroom	3.0m x 2.1m	(9'10" x 6'11")

Please note all measurements have been rounded up and are approximate.

Location



For enquires please contact



Florcon Homes:

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Specification

General

- Wood laminate flooring with underfloor heating in all downstairs rooms
- Carpets in all bedrooms, stairs and landing
- High quality UPVC double glazed windows
- Oak veneered doors
- Galvanised guttering
- Outside lighting

Kitchen Dining

- High quality fitted kitchen with fitted appliances including:
 - Sink
 - Gas hob
 - Oven
 - Dishwasher
 - Integrated fridge/freezer
 - Extractor Fan

Bathroom and WC

- Solid flooring
- Vanity units with basin
- Toilets with soft close seats
- Bath with mixer taps
- Bar mixer shower and Glass bath screen
- Heated towel rail
- Mirror lights and shaver sockets

Ensuite – Plots 1 and 5 only

- Vanity unit with basin
- Toilets with soft close seats
- Shower tray with enclosure and Bar shower
- Mirror light and shaver socket
- Extractor fan

Utility/WC – Plot 5 only

- Toilets with soft close seats
- Vanity unit with basin
- Shower tray with enclosure and Bar shower
- Heated towel rail
- Fridge/freezer, washing machine and tumble dryer points

Electrics

- Heating thermostat point
- Smoke alarm heat detector
- Cabling for electric vehicle charging point
- Cabling for solar panels
- Pendant lights and down lighters
- Generous amount of double socket points throughout
- USB points
- BT point
- Ducted for Virgin internet
- Wired for Sky Q
- Category 5 internet cabling – Plot 5 annex only

The information contained in this brochure is for general guidance only. The computer generated images are intended to give an indication of what the properties will look like but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc, may vary from plot to plot and the Company reserves the right to alter these details at any time and without prior notice. The interior photographs shown are from a typical Cove Construction Ltd show house and are not necessarily representative of the specification included in this development. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included. This information does not constitute a contract, part of a contract or warranty. External materials are subject to local authority approval. Building sites are dangerous. All visitors to site must wear the appropriate health and safety attire which will be provided. Children under the age of 16-years old will not be permitted on to the site.