

## THE MANATON IS AN IMPRESSIVE FOUR BEDROOM FAMILY HOME OFFERING PLENTY OF SPACE FOR FLEXIBLE FAMILY LIVING.



**Plot 44 @ The Leighs**

**Mistletoe View**

**Chudleigh**

**Devon**

**TQ13 0GL**

**£352,950**

\* THE MANATON \* FOUR BEDROOMS \* DETACHED \* GAS CENTRAL HEATING \* FITTED KITCHEN WITH STAINLESS ELECTRIC OVEN, GAS HOB AND EXTRACTOR OVER \* BATHROOM AND EN SUITE SHOWER ROOM \* PVCU DOUBLE GLAZING \* GARAGE & PARKING \* NHBC 10 YEAR COVER \*

Introducing - The Manaton from Wainhomes.

The ground floor comprises large lounge, extensive open plan kitchen/dining room with French doors leading to the rear garden and downstairs cloakroom. To the upper floor lies the master bedroom

which benefits from en-suite facilities, with three further good sized bedrooms and attractive family bathroom completing the accommodation.

Situated in the picturesque market town of Chudleigh, this is an exciting new development of superb 2-, 3- & 4-bedroom homes, beautifully designed and set in a delightful countryside location. They are being built by highly regarded developers Wain Homes.



The Leighs  
CHUDLEIGH

**WAINHOMES**  
BUILDING BRITAIN'S HERITAGE

*Offices at: Bovey Tracey, Chudleigh, Kingsteignton, Newton Abbot, Torbay and Totnes*



**Lounge** 4760 x 3910 (15'8" x 12'10")  
**Kitchen** 3320 x 4790 (10'11" x 15'9")  
**Family Room** 3260 x 3910 (10'8" x 12'10")  
**Dining Room/Study** 2660 x 3040 (8'9" x 10'0")  
**Utility/Cloakroom** 2660 x 1700 (8'9" x 5'6")

**Master Bedroom** 3640 x 4910 max (12'0" x 16'2" max)  
**En-suite** 1470 x 2060 (4'8" x 6'8")  
**Bedroom 2** 3320 x 4000 (10'11" x 13'2")  
**Bedroom 3** 3230 x 4730 max (10'6" x 15'5" max)  
**Bedroom 4** 2550 x 3810 (8'4" x 12'6")  
**Bathroom** 2130 x 2700 max (6'10" x 8'9" max)

## SPECIFICATION DETAILS

### Kitchens

Glass Splashback  
Stainless Electric Oven and Gas Hob, Extractor over (as per plot specific working drawing)  
Worktop and Upstand  
Soft Closers and Pelmet  
Downlighters  
Under Unit Lighting  
All Appliances as per Kitchen Layout  
USB Charger Socket  
Brushed Chrome Switches/Sockets

### Bathrooms

Contemporary White Sanitary Ware  
Chrome Taps

Shaver Socket to Bathroom and En-suite

## Wall Tiling

### Cloaks

Wall Tiling to splashback only in Cloaks

### Bathroom

Half Height Tiling throughout

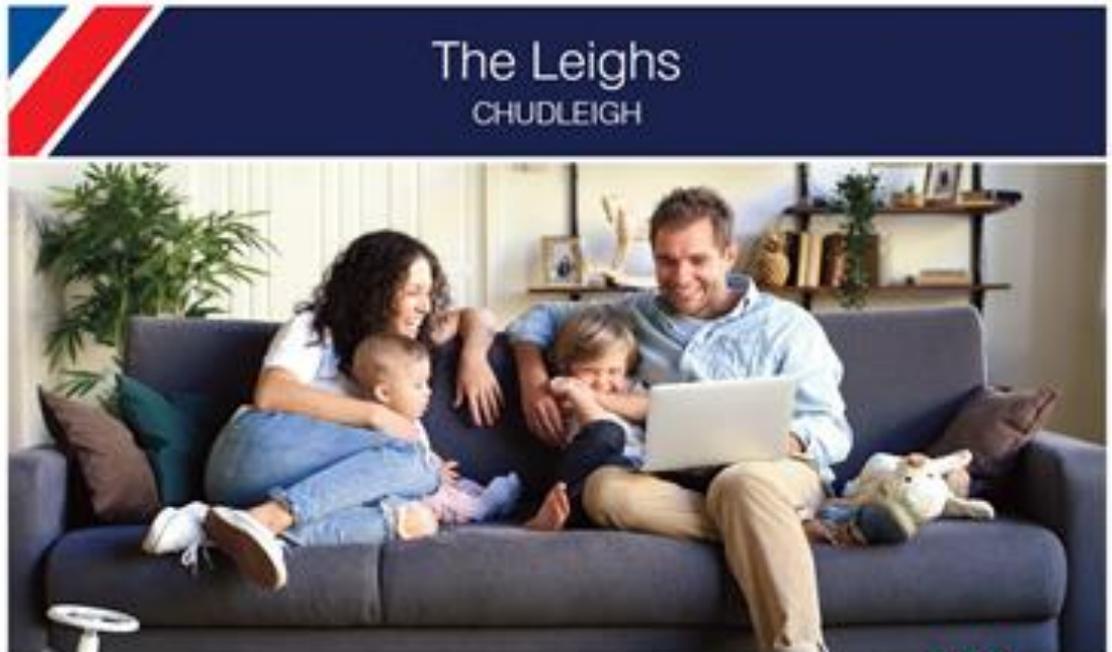
Full Height to Shower Cubicle

Full Height Tiling around Bath if Shower over

Tiled Windowsills, where applicable

### En-Suites

Full Height Tiling to Shower Cubicle and Half Height to all Other Walls  
Tiled Windowsills where applicable



## Heating System

Gas Central Heating to all Properties



## Internal Features

Staircase White, Oak Handrail

Switches and Sockets White to all Rooms except Kitchen

Wainhome Cream Painted Walls

BT & TV points Lounge and Bedroom 1

Data Point Bedroom 1

Vertical Grooved Internal Doors, White Gloss

Smoke Detectors

Pencil Round Skirting Boards and Architraves

Flat Finish Ceilings to all Rooms in White Matt

## External Features

UPVC Fascia and Soffit Boards

PVCu Double Glazed to all Windows (except Garage) to suit external elevations

French Doors and Paved Patio where applicable



Hedgehog Highways are being created between the boundaries of the gardens at The Leighs in Chudleigh

GRP Front/Rear Doors  
Electric Front Doorbell  
1.8m Palisade Fencing  
External Lights to be fitted Front and Rear Elevations, Energy Efficient Fittings  
Paving Slab Paths to serve Front and Side Entrances as per the External Working Drawings  
UPVC rainwater goods

## Guarantees

NHBC Ten Year Cover

Nestled between Exeter and Newton Abbot, Chudleigh offers residents a typically idyllic Devon way of life and the small town retains an unspoiled charm which includes a range of independent shops along the High Street. Within easy reach of its larger neighbours, Chudleigh has plenty of its own amenities with several shops and businesses, a library, medical centre, and swimming pool. There are a handful of schools in the town, with further schools and colleges found in Newton Abbot and Exeter, which are both just a 15-minute drive away. Ideal for commuting, The Leighs is situated within easy reach of the A38 and M5; Exeter Cathedral City and Newton Abbot are all close, Plymouth just 40 minutes away and, further afield, rail links from Exeter connect with Bristol and London Waterloo, North Devon and Cornwall. Exeter international airport is within a 20-minute drive. Chudleigh is very close to the edge of Dartmoor and in the Teign Valley. The entire area is a walker's paradise with glorious views to be admired. If you're feeling a little more energetic then you could make the short journey to Dartmoor National Park to try your hand at rock climbing, kayaking on the nearby River Teign, mountain biking or trekking around the area. Chudleigh is also within easy reach of the stunning South Devon coastline with the numerous activities this has to offer.

**Notice** Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation. It is essential to view the working drawings with our Sales Executive for plot specific detail. Enquire for further information. Wainhomes Policy is continuous product and specification development. Every effort has been made to ensure the accuracy of the information provided in this leaflet at the date of publication, but it may be subject to change without notice. Please consult with the Wain Homes Sales Executive to obtain the current specification. You should take appropriate steps to verify any information upon which you wish to rely. The sizes indicated are not intended to be used for carpet sizes, appliance spaces or items of furniture. Elevational treatments may vary to those shown. These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. (August 2020)

References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor. **Data Protection** Personal information provided by customers wishing to receive information and/or services from the estate agent and The Experts in Property group (of which it is a member) is for the purpose of providing services associated with the business of an estate agent and specifically excludes mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

