Tavistock







Tavistock

A taste of local life

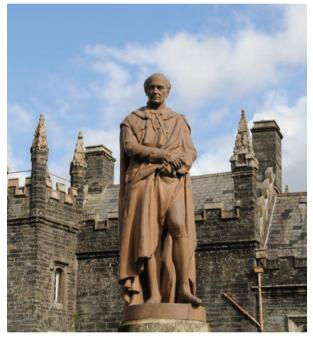
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Welcome to The Tors

This exciting new development is in historic Tavistock, a West Devon stannary town for the tin mining industry and now a lively centre just 15 miles from the port city of Plymouth. Sitting beside the pretty River Tavy and within easy reach of Dartmoor National Park, Tavistock is a popular market town with world heritage status and a rich history.

Today its range of independent shops sits alongside the 900-year-old pannier market. With pubs, restaurants, leisure and sports facilities, as well as schools, health centres and supermarkets, Tavistock offers everything you need.

At The Tors, you'll find a stunning selection of 2, 3, 4 and 5 bedroom homes, all carefully designed to suit the needs of modern living. So if you're looking for a quality new home in a sought-after location, your search ends here.

Getting around

The Tors is just off the A390 Callington Road, just over a mile from the town centre and close to the A386 for Yelverton, six miles away and Plymouth, 15 miles. From Plymouth the A38 takes you west to Cornwall. The M5 at Exeter is 40 miles away via the A386 and A30. For train services to Plymouth and Exeter, Gunnislake Railway Station, is less than five miles away along the A390. For air travel Exeter Airport is 47 miles away and there are ferries from Plymouth.

A trip to the shops

For supermarket shopping choose from a Tesco superstore, a Lidl, or Morrisons, all less than a mile away. There's also a Spar convenience store about half a mile away. In Tavistock you'll find one of the best Farmers' Markets in the South West, plus the historic Pannier Market – home to independent traders and hidden gems. The town is bursting with unique shops and boutiques selling books, clothing, crafts, outdoor equipment, antiques, food and jewellery. Take a trip to Plymouth and explore Drake Circus,

with more than 70 top brands such as M&S, Joules and Jack Wills. The city centre offers a mix of independent and High Street stores and the 150-stall Plymouth Market is packed with fresh fish and food and drink stalls.

Taking time out

Tavistock and the surrounding area is full of things to do from canoeing down the River Tamar, trekking across Dartmoor National Park, or enjoying live music at Tavistock Wharf. There are clubs for golf, football and rugby, and for fitness fans there's a leisure centre and a swim centre. Yelverton Cinema offers the latest films and you can walk or cycle along scenic Drake's Trail. Discover centuries of history linked to Tavistock Abbey with a guided tour by a local historian. At Morwellham Quay you'll find a living museum on the River Tamar and the impressive National Trust Cotehele Tudor House is also close by. In Plymouth the Royal William Yard boasts the largest collection of Grade 1 listed military buildings in Europe.

Education

There are a number of pre-schools within easy reach of The Tors and the Tavistock Community Primary School is less than a mile away. There are two other primary schools in the town, Whitchurch Community Primary and St Rumon's Church of England Infants School. St Rumons is part of the Tavistock Church School's Federation that includes St Peter's Church of England Junior School. For senior pupils Tavistock College is an Academy catering for 11 to 18-year-olds. The independent Mount Kelly is a mixed boarding and day school for pupils aged from 3 to 18-years-old.

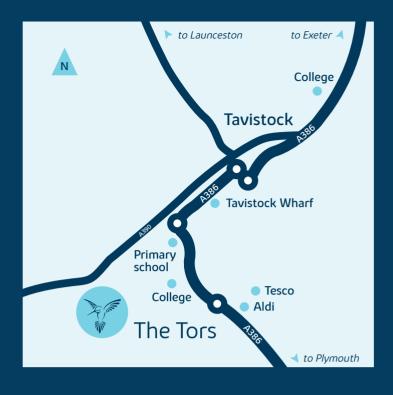
35 Brook Street, Tavistock PL19 OHE

From Exeter

- From Exeter head East on the A30 for 25 miles
- Leave the A30 at the exit signposted Tavistock/Plymouth and head left on the A386
- Follow the A386 for 12 miles until you approach Tavistock and continue straight at the first roundabout
- At the next roundabout turn right, signposted Plymouth/ Town Centre
- At the next roundabout continue straight, following town centre
- Turn right into Duke Street, leading to Brook Street
- The Bovis Homes shop is 150 meters ahead on the right

From Plymouth

- From Plymouth head North on the A386 for 7 miles towards Yelverton
- At the roundabout take the first exit, staying on the A386 towards Tavistock
- Stay on the A386 for 4 miles
- As you approach Tavistock, continue straight at the first three roundabouts, staying on the A386
- At the fourth roundabout turn right, signposted Town Centre
- Continue ½ mile to the next roundabout & turn left, following town centre
- Turn right into Duke Street, leading to Brook Street
- The Bovis Homes shop is 150 meters ahead on the right





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Cover photograph of Tavistock. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales advisor.

Bovis Homes Limited, Countryside Partnerships South West region
Camberwell House, Grenadier Road, Exeter Business Park, Exeter Devon EX1 3QF. Telephone: 0800 9755 946





Tavistock

Development plan

bovishomes.co.uk





Tavistock







This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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Bovis Homes Limited, South West region
Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. Telephone: 01392 344 700

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The Buckthorn





The Buckthorn

2 bedroom home

First floor	metres	feet / inches
Kitchen / dining area	3.90 x 2.03	12' 10" x 6' 8"
Sitting room	4.54 x 4.05	14' 11" x 13' 4"
Bedroom 1	4.64 x 2.96	15' 3" x 9' 9"
Bedroom 2	4.04 x 3.04	13' 3" x 10' 0"

The Buckthorn | XF201A 01 vt OTAV1 |

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 $\ensuremath{\bigcirc}$ Alternative layout to plot 352 only. Please see sales consultant for further details.

fridge freezer space	ffzs	oven	ovn
cupboard	cup'd	hob	h
measuring points	< ≻	washing machine space	ws

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The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

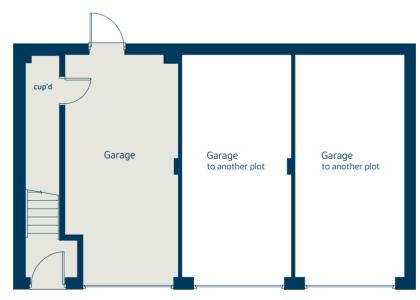
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First floor











The Poplar





The Poplar 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 4.46	15' 6" x 14' 7"
Study	2.57 x 2.13	8' 5" x 6' 11"
First floor		
Sitting room	4.74 x 3.43	15' 6" x 11' 3"
Bedroom 3	4.74 x 2.57	15' 6" x 8' 5"
Second floor		
Bedroom 1	4.74 x 3.46	15' 6" x 11' 4"
Bedroom 2	4.74 x 2.54	15' 6" x 8' 4"

The Poplar | X310 01 OTAV1 |

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* Windows apply to selected plots only. Please see sales consultant for further details.

fridge freezer space	ffzs	oven	ovn
cupboard	cup'd	hob	h
measuring points	< ≻	dishwasher space	ds
		washing machine space	ws

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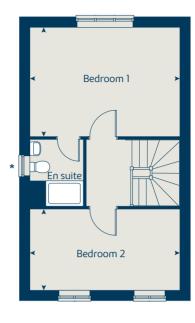
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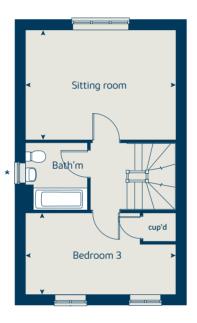
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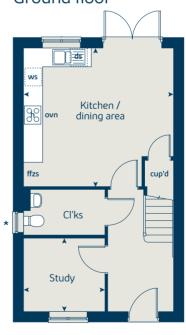
OTAV1 DS02592 / 01.23

Second floor



First floor











The Spruce B





The Spruce B 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

First floor

Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

The Spruce B | X307B (IF) 01 OTAV1 |

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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< ≻	measuring points
WS	washing machine space		

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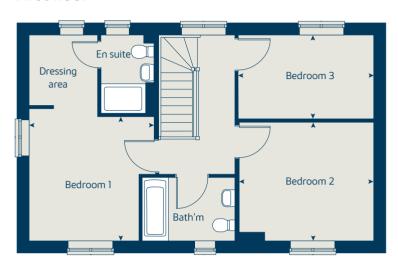
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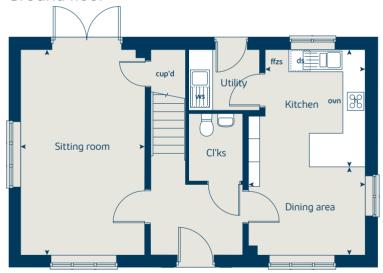
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First floor











The Spruce V1





The Spruce V1 3 bedroom home

Ground floor feet / inches metres Kitchen 3.23 x 2.69 10' 7" x 8' 9" 10' 3" x 7' 6" 3.14 x 2.30 Dining area Sitting room 5.53 x 3.32 18' 1" x 10' 10" First floor Bedroom 1 3.39 x 3.33 11' 1" x 10' 11" Bedroom 2 3.61 x 3.18 11' 10" x 10' 5" 11' 10" x 7' 4" Bedroom 3 3.61 x 2.25

The Spruce | X307V1 (IF) 01 OTAV1 |

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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< ≻	measuring points
ws	washing machine space		

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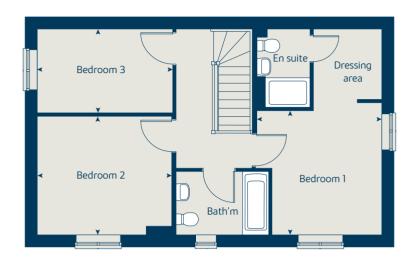
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First floor











The Spruce V2





The Spruce V2

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"
First floor		
Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

The Spruce | X307V2 (IF) 01 OTAV1 |

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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< ≻	measuring points
ws	washing machine space		

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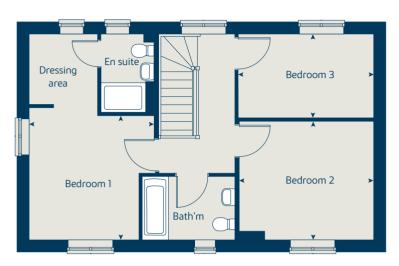
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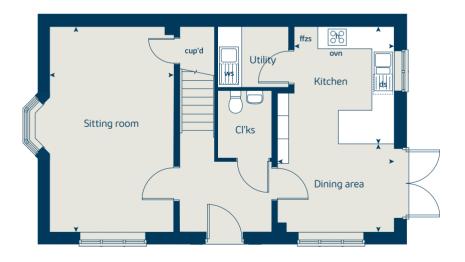
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First floor











The Cypress





The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.33 x 3.40	14' 2" x 11' 1"

First floor

Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.77	10' 9" x 9' 1"
Bedroom 3	3.54 x 2.16	11' 7" x 7' 1"

The Cypress | X308 (IF) 01 OTAV1 |

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* Utility door applies to selected plots only. Please see sales consultant for further details.

fridge freezer space	ffzs	oven	ovn
cupboard	cup'd	hob	h
measuring points	< ≻	dishwasher space	ds
		washing machine space	ws

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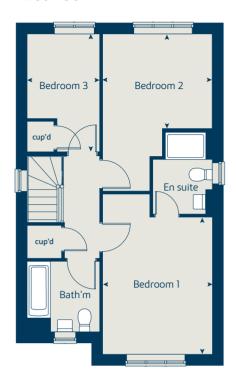
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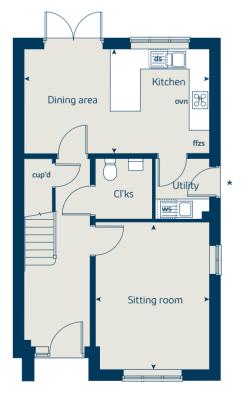
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First floor











The Birch





The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.94 x 3.71	12' 11" x 12' 2"
Family / dining area	5.42 x 3.51	17' 9" x 11' 6"
Sitting room	4.17 x 3.61	13' 8" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

First floor

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.06 x 2.82	10' 0" x 9' 3"
Bedroom 4	2.98 x 2.83	9' 9" x 9' 3"
Bedroom 5	3.00 x 2.83	9' 10" x 9' 3"

The Birch | X518 (IF) 01 OTAV1 |

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larder	ldr	oven	ovn
hot water cylinder	cyl	hob	h
wardrobe	w	dishwasher	dw
cupboard	cup'd	washing machine space	WS
measuring points	∢ ≻	fridge freezer	ffzr

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First floor









The Yew





The Yew 5 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.71 x 3.17	12' 2" x 10' 4"
Family / dining area	4.74 x 3.17	15' 6" x 10' 4"
Sitting room	4.69 x 3.17	15' 4" x 10' 4"
Study	3.17 x 1.76	10' 4" x 5' 9"

First floor

Bedroom 1	4.18 x 3.73	13' 8" x 12' 2"
Bedroom 3	4.20 x 3.23	13' 8" x 10' 7"
Bedroom 5	2.92 x 2.27	9' 6" x 7' 5"

Second floor

Bedroom 2	6.04 x 3.23	19' 9" x 10' 7"
Bedroom 4	3.73 x 3.47	12' 2" x 11' 4"

The Yew | X519 01 OTAV1 |

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larder	ldr	oven	ovn
wardrobe	w	hob	h
cupboard	cup'd	dishwasher	dw
hot water cylinder	cyl	washing machine space	ws
measuring points	< ≻	fridge freezer	ffzr

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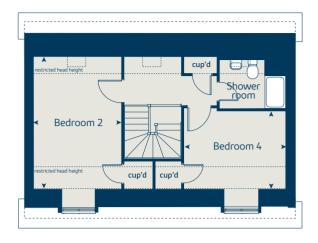
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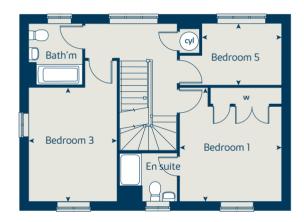
OTAV1 DS02592 / 01.23



Second floor



First floor









The Lime





The Lime

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.24 x 3.93	13' 10" x 12' 10"
Family / dining area	3.77 x 3.58	12' 4" x 11' 8"
Sitting room	5.39 x 3.86	17' 8" x 12' 7"
Dining room	3.86 x 2.78	12' 7" x 9' 1"
Study	3.58 x 2.55	11' 8" x 8' 4"

First floor

Bedroom 1	4.05 x 3.76	13' 3" x 12' 3"
Bedroom 2	4.05 x 3.52	13' 3" x 11' 6"
Bedroom 3	3.26 x 3.24	10' 7" x 10' 6"
Bedroom 4	3.55 x 2.26	11' 7" × 7' 4"
Bedroom 5	2.83 x 2.64	9' 3" x 8' 7"

The Lime | X520 (IF) 01 OTAV1 |

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① Alternative rear door layout applies to plots 269, 365, 366 and 370 only. Please see sales consultant for further details.

hot water cylinder	cyl	oven	ovn
wardrobe	w	hob	h
cupboard	cup'd	dishwasher	dw
measuring points	< ≻	washing machine space	ws
		fridge freezer	ffzr

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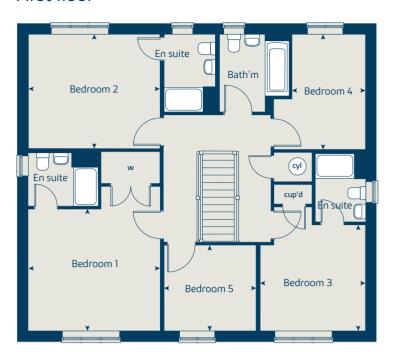
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OTAV1 DS08098 / 11.23



First floor







Tavistock

Specification

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Tavistock

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.

2 bedroom	The Buckthorn	The Holly	3 bedroom	The Hazel	The Cypress	The Spruce	The Poplar	4 bedroom	The Juniper	The Chestnut	The Aspen	The Willow	The Alder	5 bedroom	The Birch	The Yew	The Lime
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Kitchen

													Kitchen
		-	•	•	•	-	•	•	•	•	•	•	Choice of Standard fitted kitchen (doors and worktops)
	•												Choice of Premium fitted kitchen (doors and worktops)
											•	•	Stainless steel sink and drainer (single bowl) with chrome mixer tap
	-	•	•	•	•	•	•	•	•	•			Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap
	-	•						•	•				Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility
							•	•	•	-	•		Hotpoint hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood
		•	•	•		•							Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood
													Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood
-													Bosch (75cm) hob with two built-in single ovens at high level, with glass splashback and stainless steel chimney hood
	•	•	•	•		•	•	•	•	•	•	•	Downlights in white finish
		•	•	•		•	•	•	•	•	•	•	Pre-wired for under-unit lighting option
	•												LED under-unit flexible strip lighting
							•	•	•	•	•	•	Fridge / freezer space
	•	•	•	•	•	•							Integrated (Indesit) 50 / 50 fridge freezer
		•	•	•		•	•	•	•	-	•		Space for integrated dishwasher with plumbing and electrics (inc. removable base unit)
													Integrated (Indesit) dishwasher
	•	•		•				•	•				Space for washing machine with plumbing and electrics in utility
			•		•	•	•			•	•	•	Space for washing machine with plumbing and electrics in kitchen
													Bathrooms and en suite(s)
							•	•	•	•	•	•	Ideal Standard contemporary white Studio Echo sanitary ware suite
			•			•							Ideal Standard contemporary white Concept Air sanitary ware suite with Aqua blade WC technology
				•		•					•	•	Ideal Standard close coupled WC to cloakroom
						•			•		•		Ideal Standard low profile shower tray with glass enclosure
						•		•		•	•		Handheld hair wash attachment
												•	Shower over the bath
	•	•											Walk in shower in en suite to selected bedrooms
													En suite bath to bedroom 1
		•	•	•		•	•	•		-	•	-	Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*
	•												Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*
	•	•	•	•		•	•	•	•	•	•	•	Shaver socket / toothbrush charger to main en suite
	-	•	•	•	•	•	•	•	•	•	•	•	Chrome bezel LED bulkhead to bathroom and en suite(s)
	•	-	•	•	•	•							Chrome towel warmer in bathroom and en suite(s)
						_							







	2 bedroom	The Buckthorn	The Holly	3 bedroom	The Hazel	The Cypress	The Spruce	The Poplar	4 bedroom	The Juniper	The Chestnut	The Aspen	The Willow	The Alder	5 bedroom	The Birch	The Yew	The Lime
Bedrooms																		
Built-in wardrobe(s) to bedroom 1 (with shelf and rail)											•	•	•	•		•	•	•
Doors and Windows				'											L			
Front door with multi-point security locking system and security chain		•	•		•	•	•	•			•	•	•	•		•	•	•
Chrome front door numbers		•	•		•	•	•	•		-	•	•	•	•		•	•	•
PVCu double glazing to windows		•	•		•	•	•	•		-	•	•	•	•		•	•	•
Double glazed PVCu French doors			•		•	•	•	•			•						•	
Powder coated aluminium double glazed bi-fold doors										-	•	•	•	•		•	•	•
Internal doors to be Cottage style pre-primed with Brass Satin finish handles		•	•		•	•	•	•		•	•	•	•	•		•	•	•
Paving outside French / bi-fold door and path to garage personnel door (where applicable)		•						•				•					•	•
General						ı	ı					I	I		l			
White painted walls and smooth white ceilings		•	•		•	•	•	•		•	•	•	•	•		•	•	•
Combined usb / double sockets in kitchen and bedroom 1		•	•			•	•	•					•	•		•	•	•
Multi-media point in living room		•	•		•	•	•	•		•	•	•	•	•		•	•	•
TV point to bedroom 1 and family room (where applicable)		•	•		•	•	•	•		-	•	•	•	•		•	•	•
Master telephone socket (plus to study where shown)		•	•		•	•	•	•		-	•	•	•	•		•	•	•
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)		•	•			-	-	•			•	•	•					
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)														•		•	•	•
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)		•	•		-	•	•	•		•	•	•	•	•		•	•	•
Fitted external tap		•	•		•	•	•	•		-	•	•	•	•		•	•	•
External light fitted to front porch and wiring for external light to rear door		•	•			•	•	•		•	•	•	•	•		•	•	•
Mains Operated Doorbell (push), Satin Chrome finish		•	•		•	•	•	•		-	•	•	•	•		•	•	•
Mains wired smoke detectors with battery back-up		•	•		•	•	•	•		•	•	•	•	•		•	•	•
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor		•	•					•		•		•	•	•		•	-	•
Power and lighting to 'on plot' garage (where applicable)		•	•		•	•	•	•			•	•	•	•		•	•	•
Enclosed fenced rear garden, and garden gate (where applicable).		•	•		•	•	•	•		-	•	•	•	•		•	•	•
Landscaped front gardens		•	-			•	•	•		-	•	•	•	•		•	•	•
Log burner - where flue installed																		•
NHBC Buildmark cover		•	•		•	•	•	•		•	•	•	•	•		•	•	•

Fitted as standard - included in the property

First two years' customer service support from Bovis Homes

^{*} Subject to stage of construction

So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes Select brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.









When you have finished with this leaflet please recycle it.

The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

Produced by the Vistry Group Design Studio

