

Morva Reach

Longrock



Linden
HOMES



A taste of local life

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

[lindenhomes.co.uk](https://www.lindenhomes.co.uk)

Linden
HOMES



Welcome to Morva Reach

This exciting new development is in the village of Longrock in Cornwall is within easy reach of both Penzance and Marazion.

At Morva Reach you can choose from a selection of 2, 3, and 4 bedroom homes, all designed to suit the needs of today's modern lifestyles. So if you're looking for a quality new home in a quaint village location, with great links to the rest of the South West, your search ends here!

Getting around

Morva Reach is ideally located just off the A30 offering great commuter road links. Benefitting from being just over 2 miles from neighbouring Penzance and 3 miles from Marazion, Morva reach is ideally located and served by with local bus services. For rail commuters, trains from Penzance offer regular services to Plymouth, Exeter, Bristol and London Paddington.

A trip to the shops

Morva Reach has a range of local amenities on its doorstep offering all the essentials, just a couple minutes' drive away. Within Longrock village you will find a local store with post office, a handy Home department store as well as an array of enterprises at Longrock Industrial Estate.

For serious supermarket shopping there's a Morrisons and Sainsbury's down the road in Penzance, along with a wide selection of high street stores, coffee shops and takeaways.

Taking time out

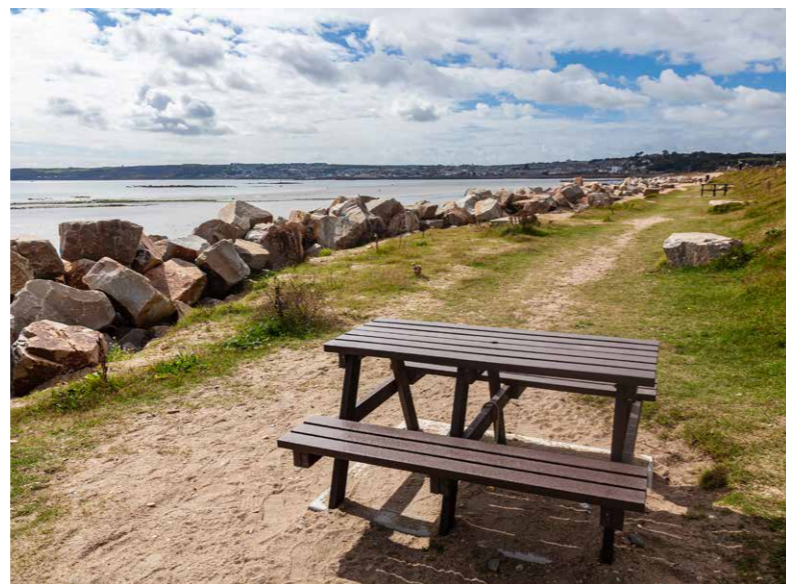
Looking to unwind, Morva Reach is ideally located for relaxing Beach walks along the South West Coast path linking Longrock to neighbouring towns and villages.

For those looking for an adventure you will find plenty of options to get your adrenaline pumping from Kitesurfing and paddleboarding located on Longrock Beach or for those brave enough to opt for a swim in the open air Jubilee Pool in Penzance.

Morva Reach also benefits from a wide range of local restaurants in nearby Penzance, from seafood to steak there really is something for everyone.

Education

Morva Reach benefits from a range of schooling options for children of all ages. In neighbouring towns of Penzance and Marazion you will find both Primary and Secondary schooling options with good Ofsted ratings. Gulval School is just 2 miles from Morva Reach and caters for pupils aged 2 to 11 years. For senior pupils Humphry Davy school caters for 11 to 16 year olds.



Scan me
for directions



Morva Reach

Longrock,
Cornwall TR20 8LD

From Penzance

- Take Bread St to Market Jew Street
- Drive from Eastern Grn to Longrock
- At the roundabout, take the 1st exit

From Hayle

- Head south on Penpol Terrace / B3301 towards S W Coast Path
- At the roundabout, take the 2nd exit onto Carnsew Road / B3301
- Continue to follow B3301
- At St Erth Roundabout, take the 2nd exit onto A30
- At Newtown Roundabout, take the 3rd exit

Cover photograph of St Michael's Mount, Cornwall. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry Cornwall South West region

Camberwell House, Grenadier Road, Exeter, Devon EX1 3QF. Telephone: 01392 880 380.

Produced by the Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS09772 / 04.24

Linden
HOMES



Development plan

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

lindenhomes.co.uk

Linden
HOMES

Morva Reach Longrock



- 4 bedroom home**
- The Aldridge
 - The Goodridge
 - The Mylne
 - The Leverton
-
- 3 bedroom home**
- The Emmett
 - The Eveleigh
 - The Mountford
 - The Becket
-
- 2 bedroom home**
- The Harcourt
 - The Hardwick
 - The Ashbee
-
- Pre-sold homes**
- 1 bedroom apartments
 - 2 bedroom homes
 - 3 bedroom homes
 - 4 bedroom homes
-
- Sanctuary homes**
- 2 bedroom homes
 - 3 bedroom homes
 - 4 bedroom homes
-
- v** visitor space **ss** substation
bs bin store **gg** gas governor
ps pumping station **bcp** bin collection point



Recreation Ground



The Harcourt

2 bedroom home

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

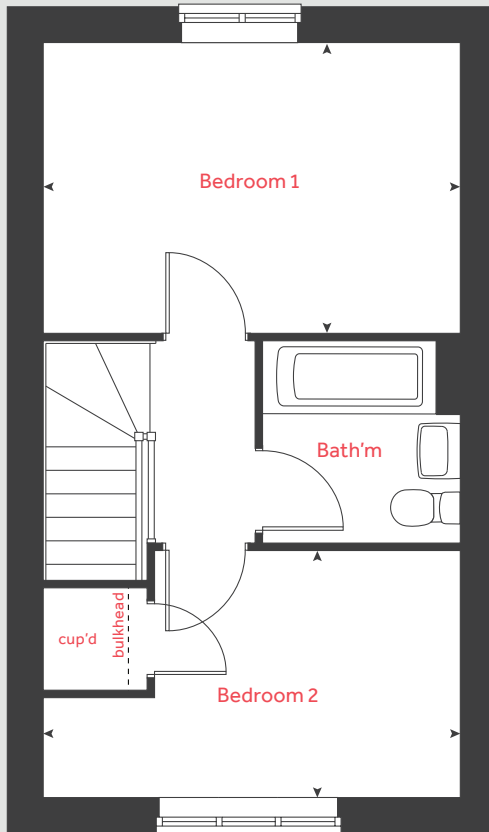
lindenhomes.co.uk

Linden
HOMES

The Harcourt

2 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.56 x 2.01	15' 0" x 6' 7"
Living room	4.08 x 2.74	13' 5" x 9' 1"

First floor	metres	feet / inches
Bedroom 1	4.08 x 2.83	13' 5" x 9' 4"
Bedroom 2	4.08 x 2.40	13' 5" x 7' 11"

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

The Harcourt | Part L Morva Reach |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

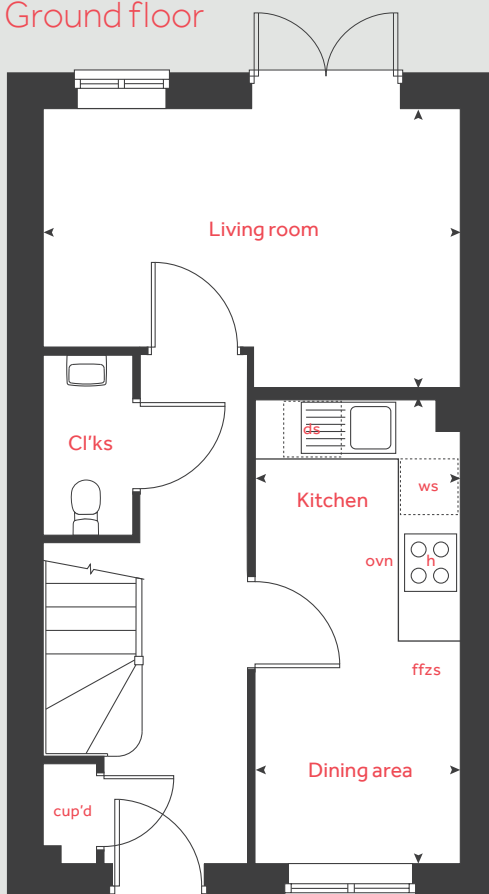
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS07723 / 12.23

Ground floor



Linden
HOMES



The Hardwick

2 bedroom home

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

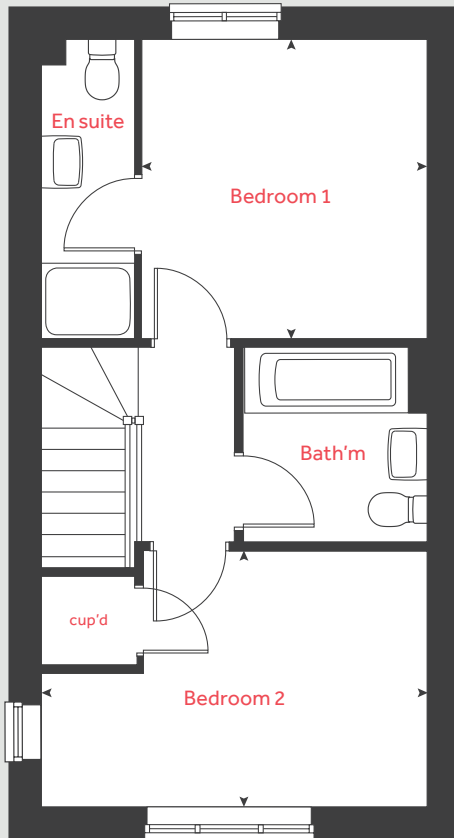
lindenhomes.co.uk

Linden
HOMES

The Hardwick

2 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.08 x 3.14	13' 5" x 10' 4"
Living room	4.08 x 3.70	13' 5" x 12' 2"

First floor	metres	feet / inches
Bedroom 1	3.15 x 2.99	10' 4" x 9' 10"
Bedroom 2	4.08 x 2.68	13' 5" x 8' 10"

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

The Hardwick | Part L vt Morva Reach |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

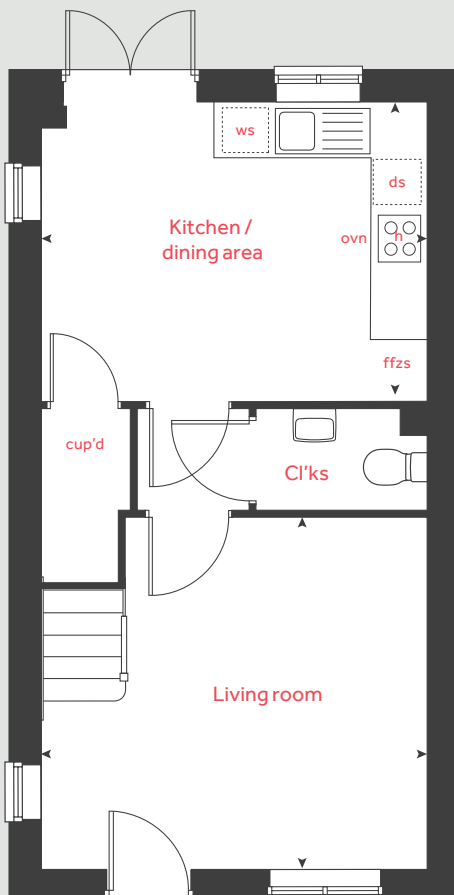
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS07723 / 12.23

Ground floor



Linden
HOMES



The Ashbee

2 bedroom home

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

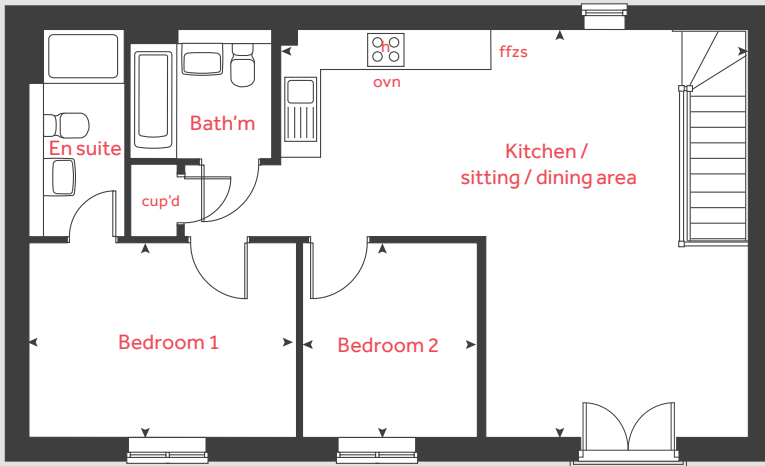
[lindenhomes.co.uk](https://www.lindenhomes.co.uk)

Linden
HOMES

The Ashbee

2 bedroom home

First floor



First floor	metres	feet / inches
Kitchen / sitting / dining area	6.82 x 6.04	22' 3" x 19' 8"
Bedroom 1	3.98 x 2.88	13' 0" x 9' 4"
Bedroom 2	2.88 x 2.61	9' 4" x 8' 5"

h	hob	cup'd	cupboard
ovn	oven	◀ ▶	measuring points
ffzs	fridge freezer space		

The Ashbee | Part L vt Morva Reach |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

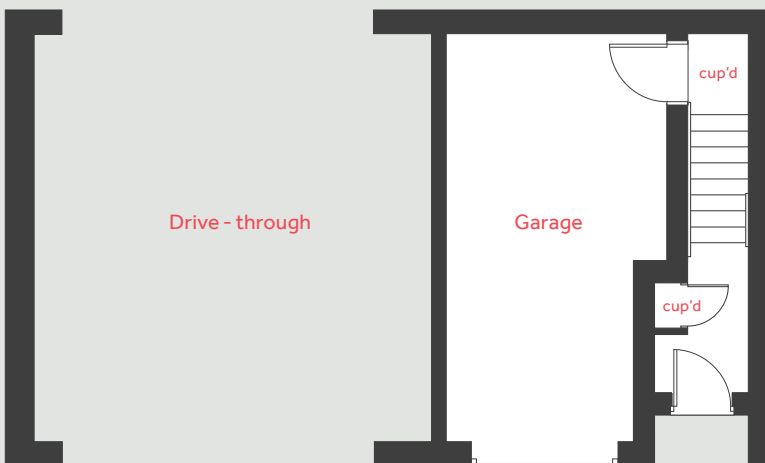
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS07723 / 12.23

Ground floor



Linden
HOMES



The Emmett

3 bedroom home

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

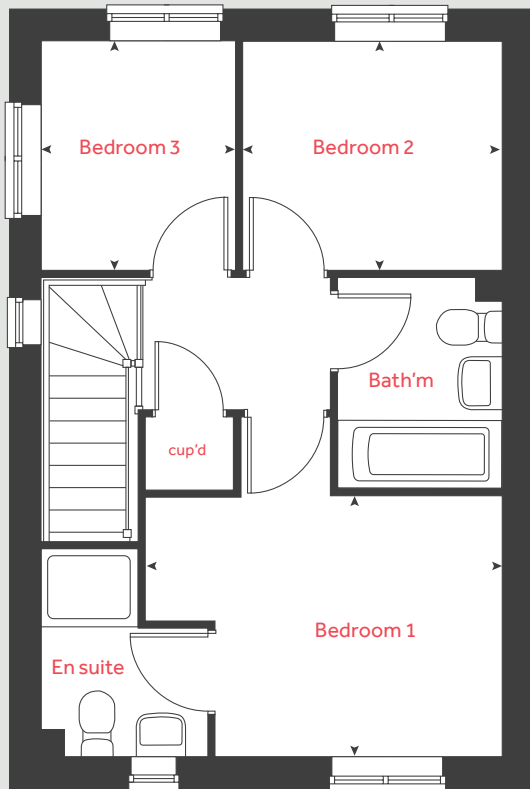
lindenhomes.co.uk

Linden
HOMES

The Emmett

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining room	4.75 x 2.96	15' 7" x 9' 9"
Living room	4.31 x 3.77	14' 1" x 12' 4"

First floor

Bedroom 1	3.67 x 2.68	12' 0" x 8' 9"
Bedroom 2	2.67 x 2.36	8' 9" x 7' 9"
Bedroom 3	2.36 x 1.99	7' 9" x 6' 7"

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

The Emmett | Part L vt Morva Reach |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

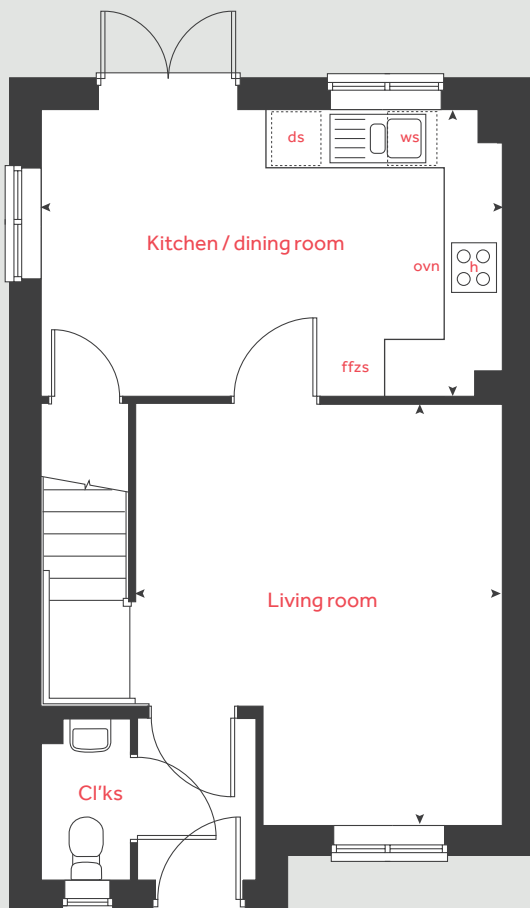
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS07723 / 12.23

Ground floor



Linden

HOMES



The Eveleigh

3 bedroom home

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

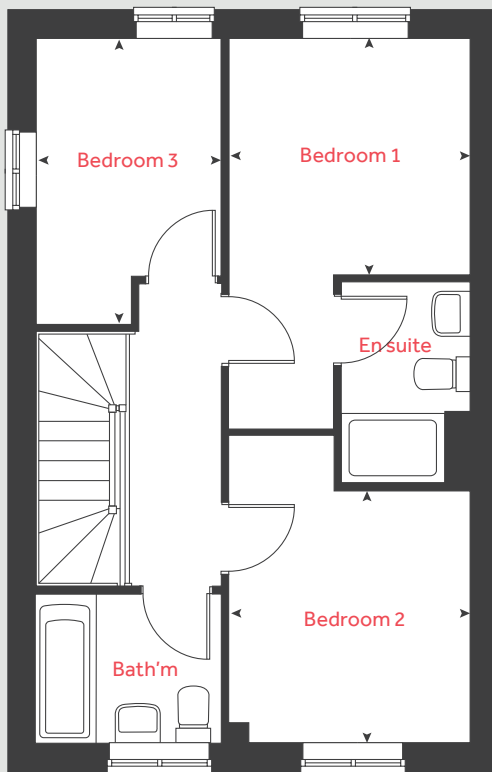
lindenhomes.co.uk

Linden
HOMES

The Eveleigh

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 6" x 9' 2"
Living room	4.98 x 3.16	16' 3" x 10' 3"

First floor

Bedroom 1	2.77 x 2.71	9' 1" x 8' 11"
Bedroom 2	2.89 x 2.77	9' 6" x 9' 1"
Bedroom 3	3.19 x 2.12	10' 6" x 7' 0"

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

The Eveleigh | Part L Morva Reach |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

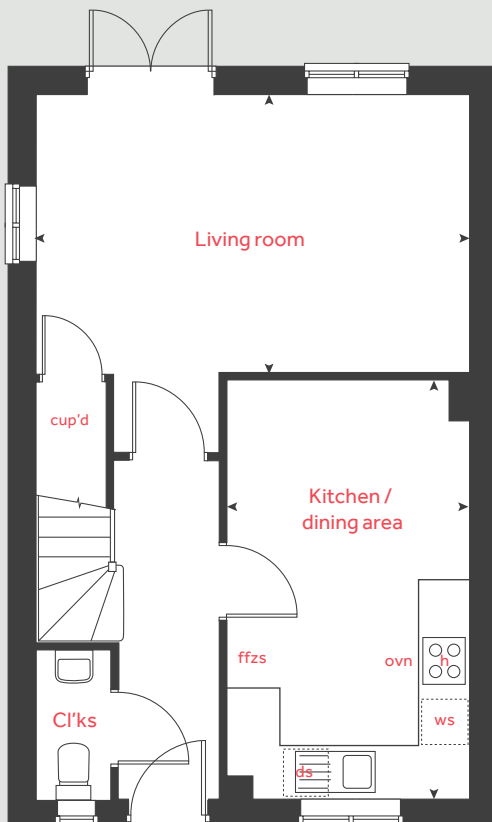
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS07723 / 12.23

Ground floor



Linden
HOMES



The Mountford

3 bedroom home

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

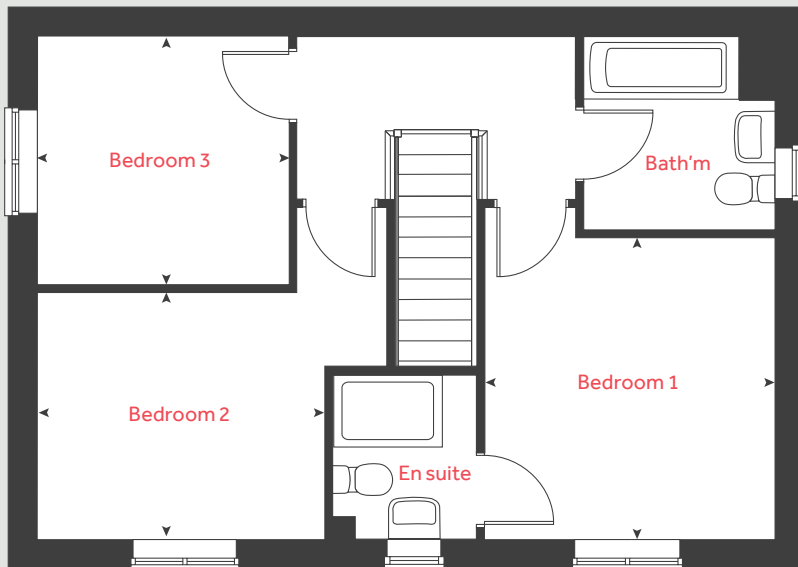
[lindenhomes.co.uk](https://www.lindenhomes.co.uk)

Linden
HOMES

The Mountford

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.67	18' 4" x 8' 8"
Living room	5.59 x 3.14	18' 4" x 10' 3"

First floor

Bedroom 1	3.35 x 3.17	11' 0" x 10' 4"
Bedroom 2	3.14 x 2.74	10' 3" x 9' 0"
Bedroom 3	2.76 x 2.76	9' 1" x 9' 1"

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

The Mountford | Part L Morva Reach |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

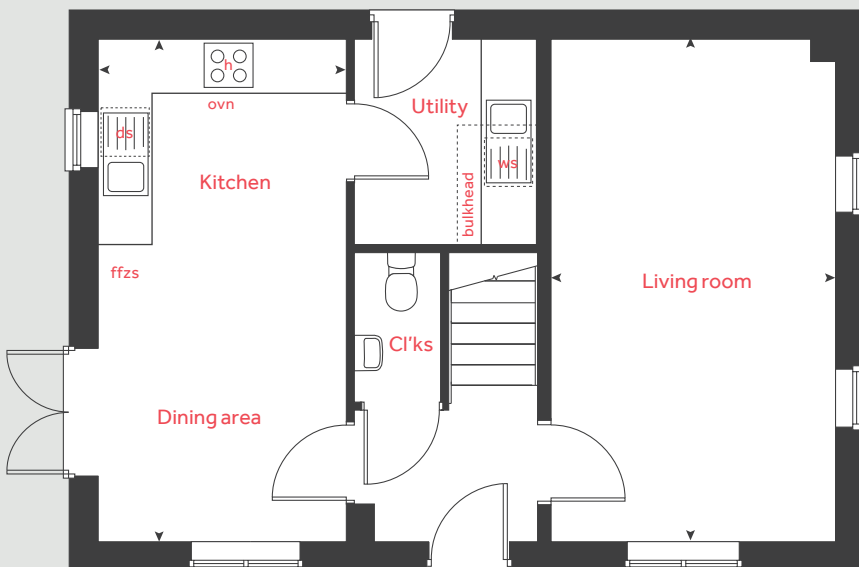
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS07723 / 12.23

Ground floor



Linden
HOMES



The Becket

3 bedroom home

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

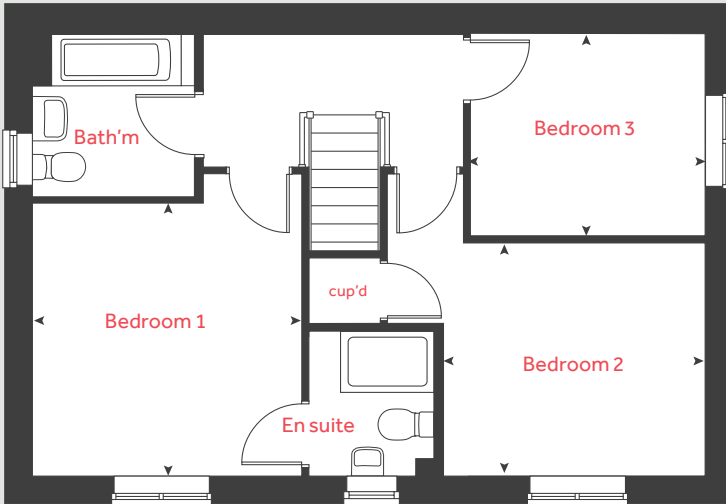
lindenhomes.co.uk

Linden
HOMES

The Becket

3 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.59 x 2.90	18' 4" x 9' 6"
Living room	5.59 x 3.36	18' 4" x 11' 0"

First floor

Bedroom 1	3.43 x 3.39	11' 3" x 11' 2"
Bedroom 2	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 3	2.99 x 2.56	9' 10" x 8' 5"

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

The Becket | Part L vt Morva Reach |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or - 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

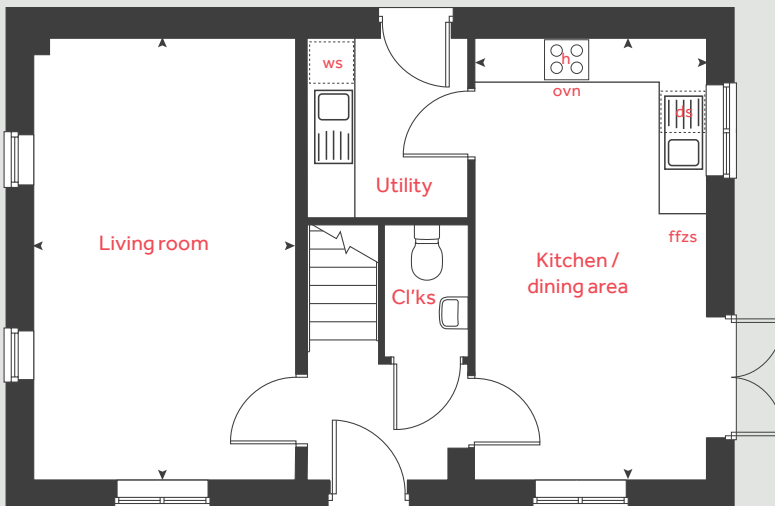
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS07723 / 12.23

Ground floor



Linden
HOMES



The Aldridge

4 bedroom home

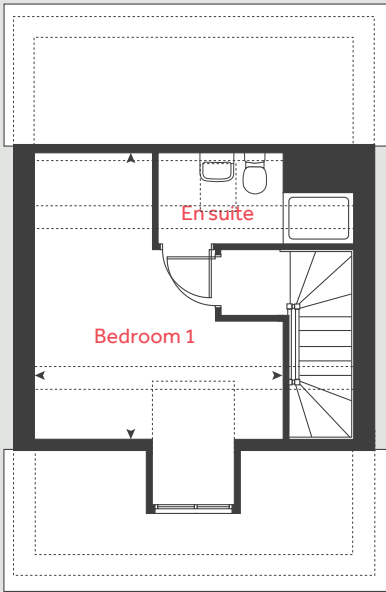
Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

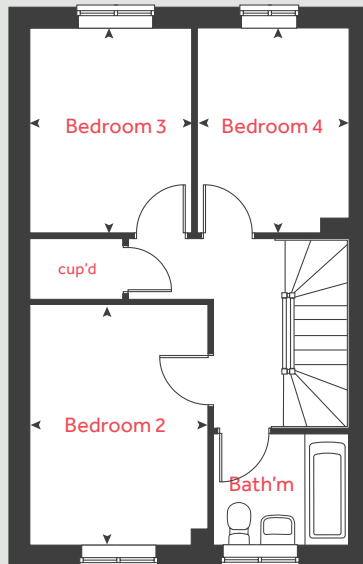
[lindenhomes.co.uk](https://www.lindenhomes.co.uk)

Linden
HOMES

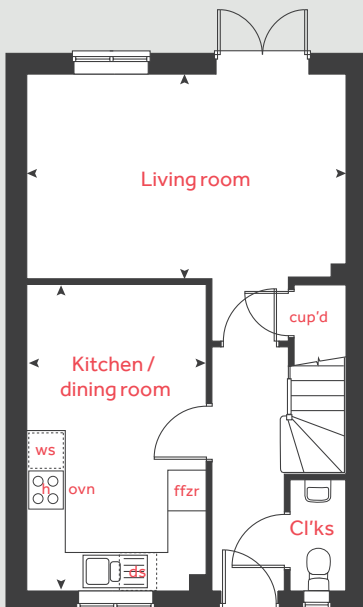
Second floor



First floor



Ground floor



The Aldridge

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.78 x 2.80	15' 8" x 9' 2"
Living room	4.98 x 3.16	16' 4" x 10' 3"

First floor	metres	feet / inches
Bedroom 2	3.74 x 2.77	12' 3" x 9' 1"
Bedroom 3	3.19 x 2.52	10' 6" x 8' 5"
Bedroom 4	3.19 x 2.36	10' 6" x 7' 9"

Second floor	metres	feet / inches
Bedroom 1	4.41 x 3.88	14' 4" x 12' 9"

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

The Aldridge | Morva Reach |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS07723 / 12.23

Linden
HOMES



The Mylne

4 bedroom home

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

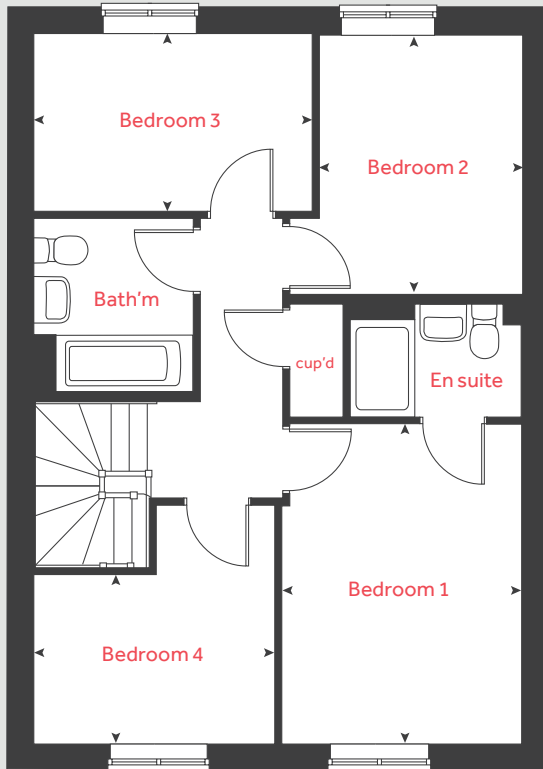
[lindenhomes.co.uk](https://www.lindenhomes.co.uk)

Linden
HOMES

The Mylne

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen / dining / family area	6.04 x 3.75	19' 8" x 12' 2"
Living room	4.87 x 3.43	15' 9" x 11' 2"

First floor	metres	feet / inches
Bedroom 1	3.93 x 2.59	12' 8" x 8' 4"
Bedroom 2	3.22 x 2.52	10' 8" x 8' 2"
Bedroom 3	3.43 x 2.18	11' 2" x 7' 1"
Bedroom 4	3.00 x 2.12	9' 8" x 7' 0"

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

The Mylne | Morva Reach |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

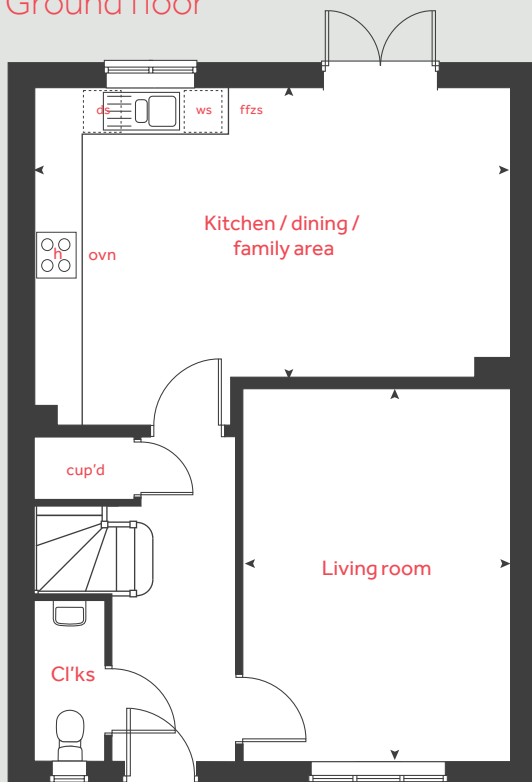
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS07723 / 12.23

Ground floor



Linden

HOMES



The Leverton

4 bedroom home

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

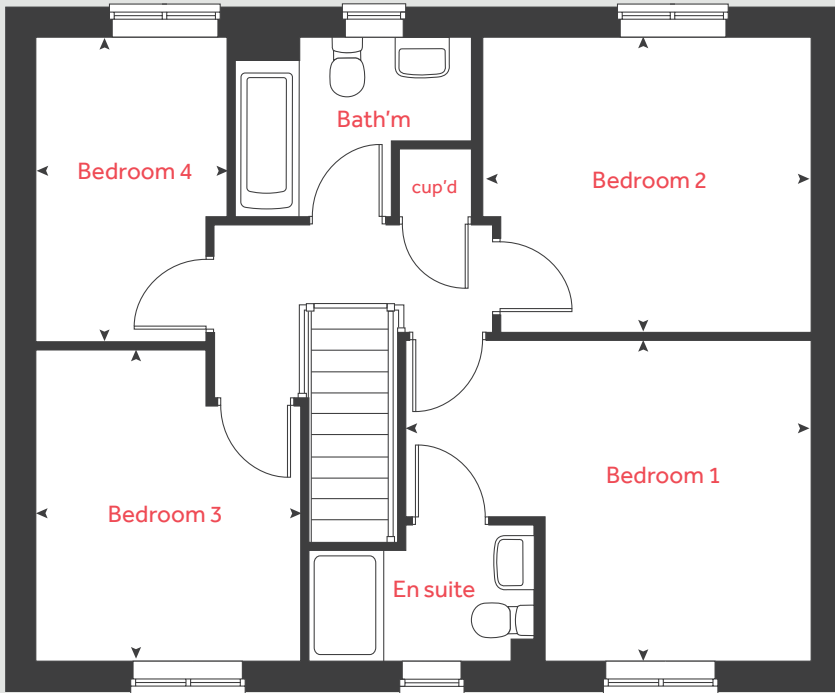
lindenhomes.co.uk

Linden
HOMES

The Leverton

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	2.95 x 2.79	9' 6" x 9' 2"
Living room	4.81 x 3.42	15' 9" x 11' 2"
Dining area	3.91 x 2.84	12' 10" x 9' 2"
Study	3.42 x 1.82	11' 2" x 5' 11"

First floor

Bedroom 1	4.40 x 3.47	14' 5" x 11' 5"
Bedroom 2	3.58 x 3.15	11' 9" x 10' 4"
Bedroom 3	3.37 x 2.87	11' 1" x 9' 5"
Bedroom 4	3.26 x 2.07	10' 8" x 6' 10"

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

The Leverton | Morva Reach |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

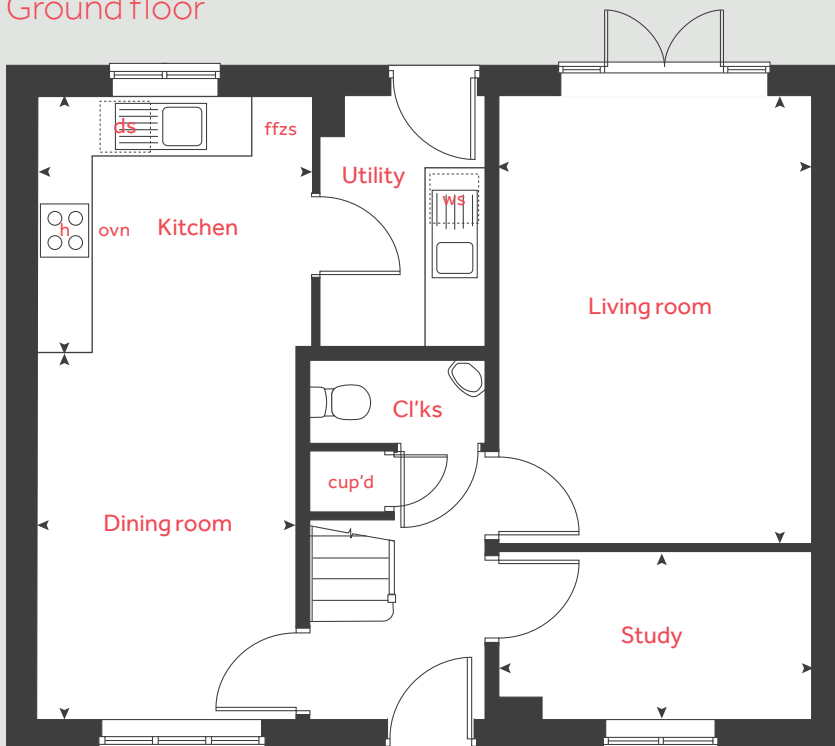
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS07723 / 12.23

Ground floor



Linden

HOMES



The Goodridge

4 bedroom home

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

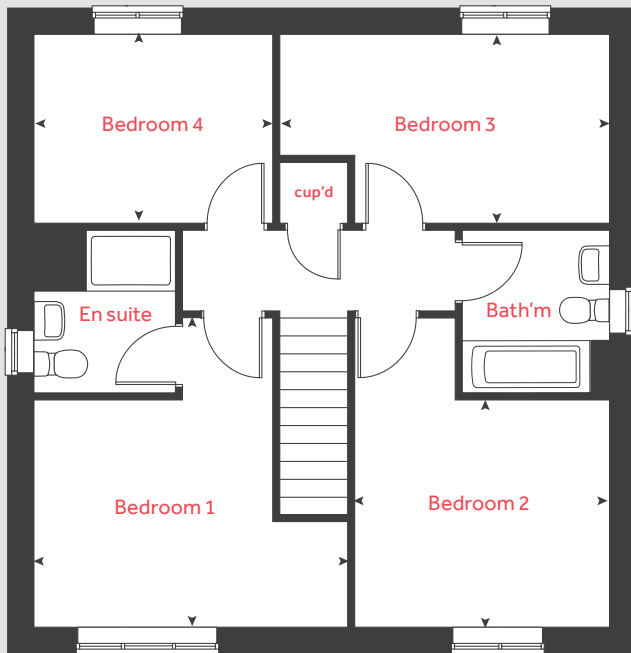
lindenhomes.co.uk

Linden
HOMES

The Goodridge

4 bedroom home

First floor



Ground floor	metres	feet / inches
Kitchen	5.73 x 2.97	18' 10" x 9' 9"
Living room	4.75 x 3.40	15' 7" x 11' 4"

First floor

Bedroom 1	4.10 x 4.10	13' 4" x 13' 4"
Bedroom 2	3.43 x 2.99	11' 4" x 9' 10"
Bedroom 3	4.36 x 2.51	14' 3" x 8' 3"
Bedroom 4	3.17 x 2.51	10' 5" x 8' 3"

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

The Goodridge | Morva Reach |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

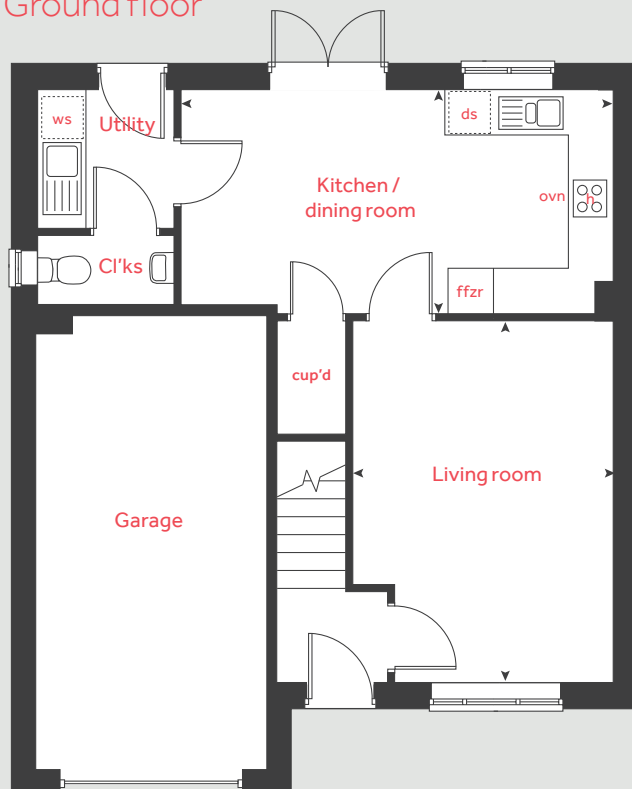
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Vistry Group Design Studio.

When you have finished with this leaflet please recycle it.

DS07723 / 12.23

Ground floor



Linden

HOMES



Specification

Morva Reach

Longrock, Cornwall TR20 8LD | **01736 510038**

lindenhomes.co.uk

Linden
HOMES

Morva Reach

Longrock

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



Kitchen

- 2 bedroom**
The Harcourt
The Hardwick
The Ashbee
- 3 bedroom**
The Emmett
The Eveleigh
The Mountford
The Becket
- 4 bedroom**
The Aldridge
The Mlyne
The Leverton
The Goodridge

Symphony Konzept range kitchen with laminate worktop	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stainless steel sink and drainer (single bowl) with chrome mixer tap	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
White pendant light holder	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fridge / freezer space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Space for integrated dishwasher with plumbing and electrics	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Space for washing machine with plumbing and electrics in kitchen	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Space for washing machine with plumbing and electrics in utility						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ideal Standard close coupled WC to cloakroom	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ideal Standard low profile shower tray with glass enclosure in en suite		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Handheld hair wash attachment in bathroom		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Shower over the bath	<input checked="" type="checkbox"/>										
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
White batten light holder	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Doors and Windows

Front door with multi-point security locking system and security chain	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
--	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------	-------------------------------------

- 2 bedroom**
The Harcourt
The Hardwick
The Ashbee
- 3 bedroom**
The Emmett
The Eveleigh
The Mountford
The Becket
- 4 bedroom**
The Aldridge
The Mlyne
The Leverton
The Goodridge

PVCu double glazing to windows	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Double glazed PVCu French doors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

General

White painted walls and smooth white ceilings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
TV point to lounge and family room (where applicable)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Master telephone socket to lounge and study where applicable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Contemporary lantern to the front and rear door	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mains wired smoke detectors with battery back-up	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
PV panels	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
EV charging points	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Power and lighting to garage (where in curtilage of the plot)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Enclosed fenced rear garden, and garden gate (where applicable)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
NHBC Buildmark cover	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
First two years' customer service support from Linden Homes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Fitted as standard - included in the property
* Subject to stage of construction

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

Vistry Cornwall South West region

Camberwell House, Grenadier Road, Exeter, Devon EX1 3QF. Telephone: 01392 880 380

Produced by the Vistry Group Design Studio. When you have finished with this leaflet please recycle it.

DS09772 / 04.24

lindenhomes.co.uk

Linden
HOMES