

ēlan @ the
Gateway
SOUTH MOLTON



A stunning new community of 2, 3 & 4 bedroom homes

ēlan
HOMES

Homes you'll love inside out



Elan Homes building homes you'll love inside out

Elan Homes is an exciting name in home building. We have been building homes that people love to live in for five years across the North and South of England and Wales. We aim to give our customers the home of their dreams, inspired by our passion and enthusiasm for quality building.

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. Offering 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 intimate Elan Homes development is lovingly designed to stand the test of time, so that as it matures and blossoms, it becomes 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.





Creating a community

Elan @ The Gateway, South Molton is more than just a housing development; it is a brand new community created to do true justice to this delightful location.

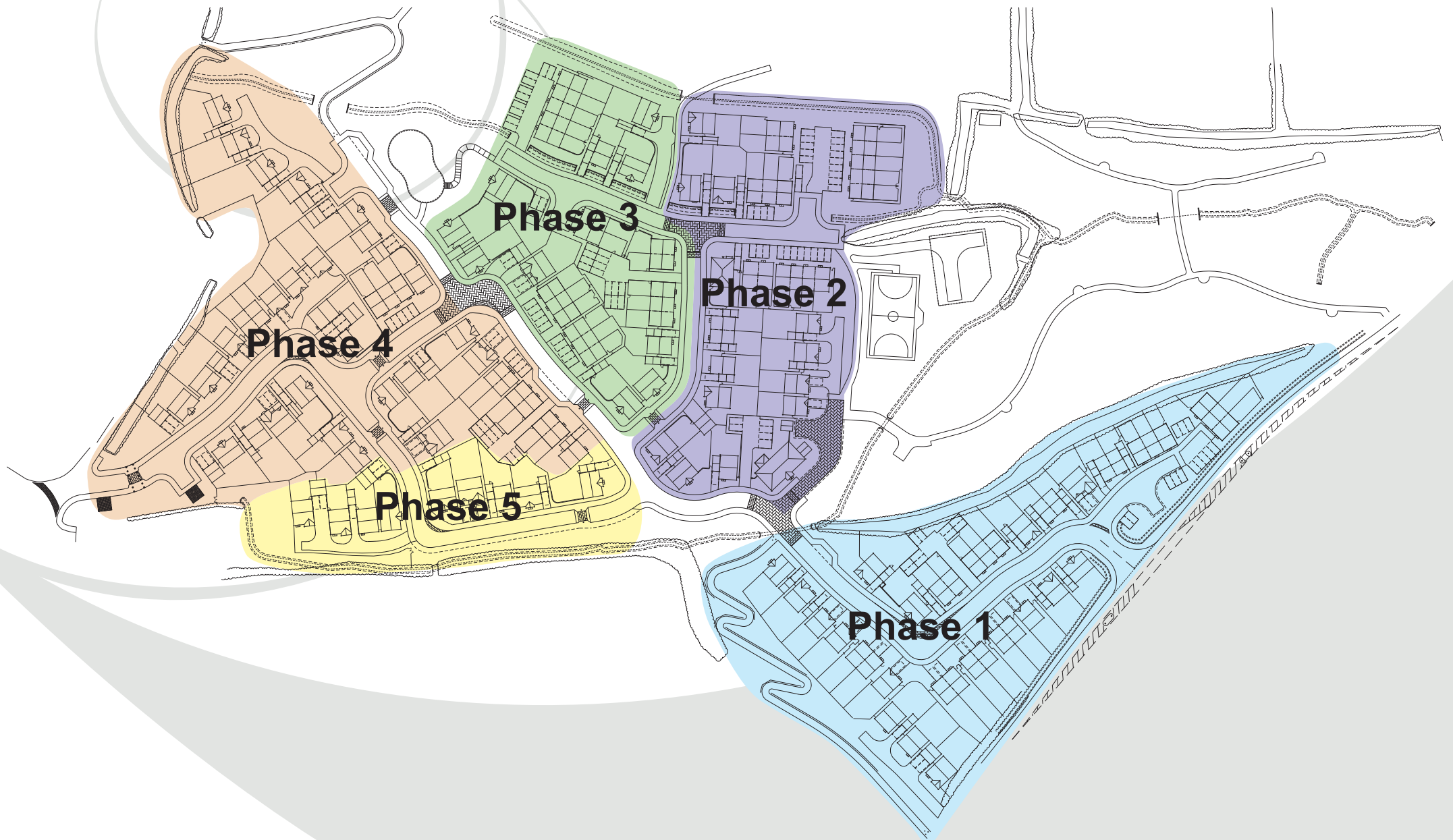
The 20-acre site of 150 homes, has been carefully planned and stunningly landscaped to create an environment that blends seamlessly with the Devon way of life. Alongside the superb selection of high quality, environmentally friendly homes, Elan @ The Gateway boasts a huge range of extras that make it an enviable place to live and an ideal place to raise a family, including:

- Plenty of public open spaces
- Woodland walkways with benches
- Open views across the Devon countryside
- Easy access to the neighbouring community woodland
- Cycle tracks throughout the development
- Waterways packed with wildlife
- Safe children's play areas
- Multi-use games area/sports court

Not only is Elan @ The Gateway a wonderful location in its own right, but it is also within walking distance of the town centre, making it an integral part of the local community and bringing a superb range of shops and schools within easy reach.

We're building a whole new community at Elan @ The Gateway, to help you build a whole new life in the finest surroundings.

Masterplan for Elan @ The Gateway



Everything in one location

Known as the Gateway to Exmoor, and just a few miles from Devon's stunning north coast beaches, South Molton is a highly popular place for holiday makers looking to enjoy a traditional way of life, backed by a whole host of modern facilities and attractions. With Elan @ The Gateway, you can enjoy this sought after lifestyle all year round, in a truly delightful development of high quality 2, 3 and 4 bedroom homes close to one of England's most picturesque towns.

GOING OUT

South Molton has an impressive selection of traditional inns and gastro pubs to choose from including the Stags Head, The Sportsmans and The Bell, as well as quality local hotels such as the High Bullen, the George and Stumbles. The George also hosts a regular Film Society, with classic and current films shown on the big screen from September to April.

Further afield, Barnstable, just 12 miles away, has a wide range of eating and entertainment facilities, including a ten-pin bowling alley, cinema and theatres such as the Queens Theatre and the Atlantic Coast Theatre.



SOMETHING DIFFERENT

Being a popular holiday destination means that South Molton has lots of interesting and unusual things to do, from a working honey farm to a hands-on chocolate factory experience. Take a ride back in time on the steam trains of the Lynton and Barnstaple Railway, put your foot down for racing fun at the Barnstaple kart circuit, or take a walk on the wild side at Exmoor Zoological Park.

SHOPPING

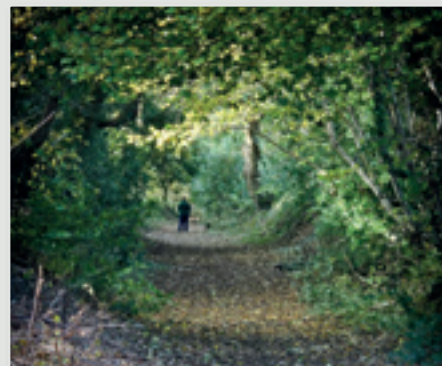
South Molton retains a delightfully traditional approach to shopping, with a range of classic shops clustered around the town square. Thursday is market day, with a huge choice of stalls, and there is a Pannier Market every Saturday. The local farmers market, held every 4th Sunday is a must for the best in local produce brought in fresh from the farm.

For a more comprehensive selection of shops, Exeter and Taunton are both within an hour's drive.

TRANSPORT

Elan @ The Gateway lies just off the main A361 North Devon Link Road, which connects Barnstaple (12 miles) to the M5 (24 miles). Taunton and Exeter are both around 42 miles away, with Plymouth around 85 miles via the M5.

There are regular buses to Barnstaple, and Barnstaple Station has trains to Exeter in just over an hour, where you can link to London in around 2hrs 25mins. Exeter is also home to the closest airport.



SPORT & LEISURE

South Molton boasts its own swimming pool, and there is an excellent 18 hole par 3 golf course at Crumleigh. High Bullen Hotel also has a challenging course, and two of the finest courses in the country, at Royal North Devon and Saunton, are both within easy reach.

For leisure, South Molton has something for everyone, from the endless beaches stretching from Barnstaple to the surf coast of Cornwall, to the wealth of outdoor activities available in nearby Exmoor National Park, including horse riding, mountain biking, hiking and climbing. If you prefer to take life a little slower, the RHS garden at Rosemoor is perfect for a leisurely stroll amongst the stunning floral displays.

Elan@The Gateway, South Molton

-  **The Brampton**
4 bedroom detached home
-  **The Belvoir**
4 bedroom detached home
-  **The Berkshire**
4 bedroom detached home
-  **The Buckingham**
4 bedroom detached home
-  **The Stamford**
4 bedroom detached home
-  **The Sheldon**
4 bedroom detached home
-  **The Fenwick**
3 bedroom detached home
-  **The Whitley**
3 bedroom semi-detached home
-  **The Thorpe**
2 bedroom mews home
-  **The Beeston**
2 bedroom semi-detached home
-  **Affordable Housing**



The Brampton

4 bedroom detached home



Homes you'll love inside out

The Brampton

4 bedroom detached home



GROUND FLOOR

	Metres	Feet/inches
Lounge	5.50m* x 3.43m*	18'0"* x 11'3"*
Dining	3.65m x 3.18m	12'0" x 10'5"
Kitchen/Breakfast	3.81m* x 3.52m*	12'6"* x 11'7"*
Cloakroom	1.92m* x 1.01m*	6'4"* x 3'4"*

FIRST FLOOR

	Metres	Feet/inches
Master-Bedroom	5.20m* x 4.30m*	17'1"* x 14'1"*
En-suite	2.13m* x 1.83m*	7'0"* x 6'0"*
Bedroom 2	3.74m* x 2.74m*	12'3"* x 9'0"*
Bedroom 3	3.50m x 3.02m	11'6" x 9'11"
Bedroom 4	3.06m* x 2.78m*	10'0"* x 9'1"*
Bathroom	2.46m* x 2.20m*	8'1"* x 7'3"*

Total area 1292sq ft

*Indicates maximum dimension.

This bay fronted four bedroom detached home offers well-planned accommodation over two floors.

The ground floor consists of a kitchen/breakfast room, a separate lounge/dining room with French doors offering access to the garden and a downstairs cloakroom. The first floor has three double bedrooms, one with an en-suite, plus a flexible single bedroom. A family bathroom serves the remaining bedrooms.



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The Belvoir

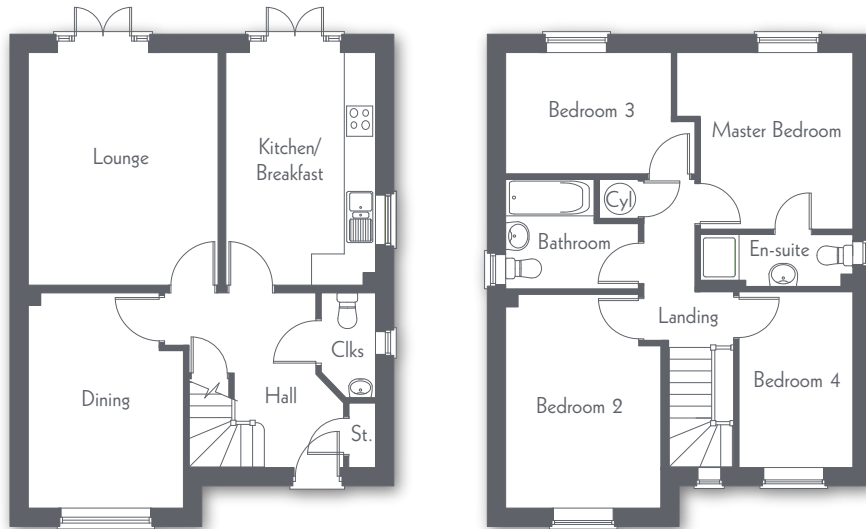
4 bedroom detached home



Homes you'll love inside out

The Belvoir

4 bedroom detached home



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.47m* x 3.67m*	14'8" x 12'1"*
Kitchen/Breakfast	4.47m* x 2.90m*	14'8" x 9'6"*
Dining	4.14m* x 2.98m*	13'7" x 9'9"*
Cloakroom	2.02m* x 1.04m*	6'7" x 3'5"*

FIRST FLOOR

	Metres	Feet/inches
Master-Bedroom	3.39m* x 3.38m*	11'2" x 11'1"*
En-suite	2.93m* x 1.00m*	9'8" x 3'3"*
Bedroom 2	4.12m* x 2.98m*	13'6" x 9'9"*
Bedroom 3	3.19m x 2.33m*	10'6" x 7'8"*
Bedroom 4	3.38m x 2.23m	11'1" x 7'4"
Bathroom	2.56m* x 2.10m*	8'5" x 6'11"*

Total area 1214sq ft

*Indicates maximum dimension.

This charming four bedroom detached home offers well planned accommodation throughout.

The ground floor boasts a dining room to the front, a separate lounge with French doors leading into the garden, a spacious kitchen/breakfast room also with French doors and a handy cloakroom. Moving upstairs you'll find a master bedroom with stylish en-suite, three further bedrooms and a family bathroom.



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The Berkshire

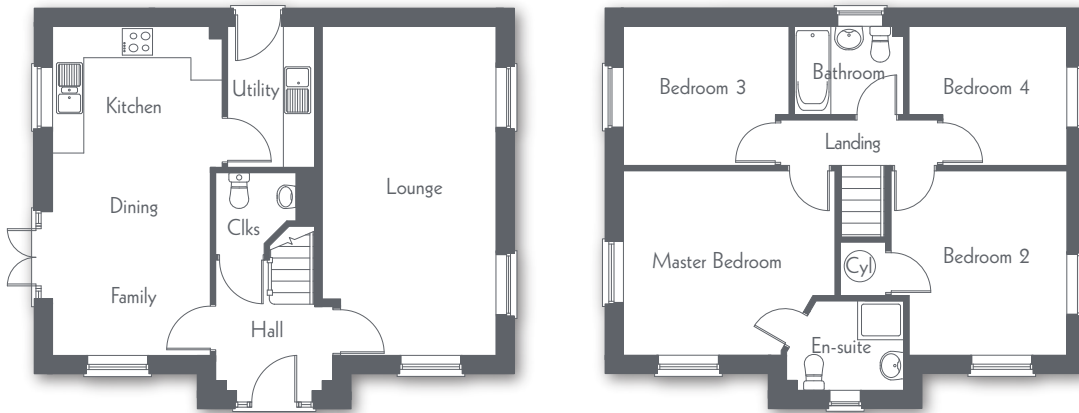
4 bedroom detached home



Homes you'll love inside out

The Berkshire

4 bedroom detached home



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
Master-Bedroom	4.01m* x 3.54m*	13'2"* x 11'8"*
En-suite	2.25m* x 1.72m*	7'5"* 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	3.03m* x 2.68m*	9'11"* x 8'9"*
Bathroom	2.10m* x 1.70m*	6'11"* x 5'7"*

Total area 1212sq ft

*Indicates maximum dimension.

This impressive four bedroom home is ideal for a growing family.

The ground floor consists of a large lounge, an open plan kitchen/dining/family room with French doors leading to the garden, a separate utility room and a cloakroom. Upstairs is the master bedroom with stylish en-suite, three additional bedrooms and the family bathroom.



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The Buckingham

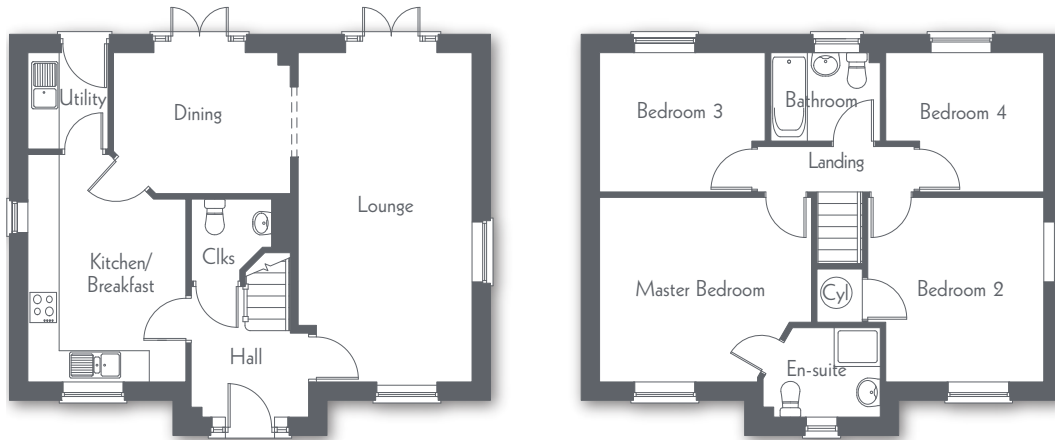
4 bedroom detached home



Homes you'll love inside out

The Buckingham

4 bedroom detached home



GROUND FLOOR

	Metres	Feet/inches
Lounge	6.32m* x 3.36m*	20'9"* x 11'0"*
Kitchen/Breakfast	4.33m* x 3.03m*	14'3"* x 9'11"*
Utility	1.89m x 1.54m	6'2" x 5'1"
Dining	3.39m* x 2.71m*	11'2"* x 8'11"*
Cloakroom	1.58m* x 1.54m*	5'2"* x 5'1"*

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.01m* x 3.54m*	13'2"* x 11'8"*
En-suite	2.25m* x 1.72m*	7'5"* 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	3.03m* x 2.68m*	9'11"* x 8'9"*
Bathroom	2.10m* x 1.70m*	6'11"* x 5'7"*

Total area 1212sq ft

*Indicates maximum dimension.

This well-designed four bedroom home cleverly makes the most of every centimetre of space.

The ground floor consists of a kitchen/breakfast area with a utility room, a separate dining room leading through to the lounge both with French doors leading out to the garden, plus a handy cloakroom. Upstairs boasts a master bedroom with en-suite, three further bedrooms and completing this floor is the family bathroom.



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The Stamford

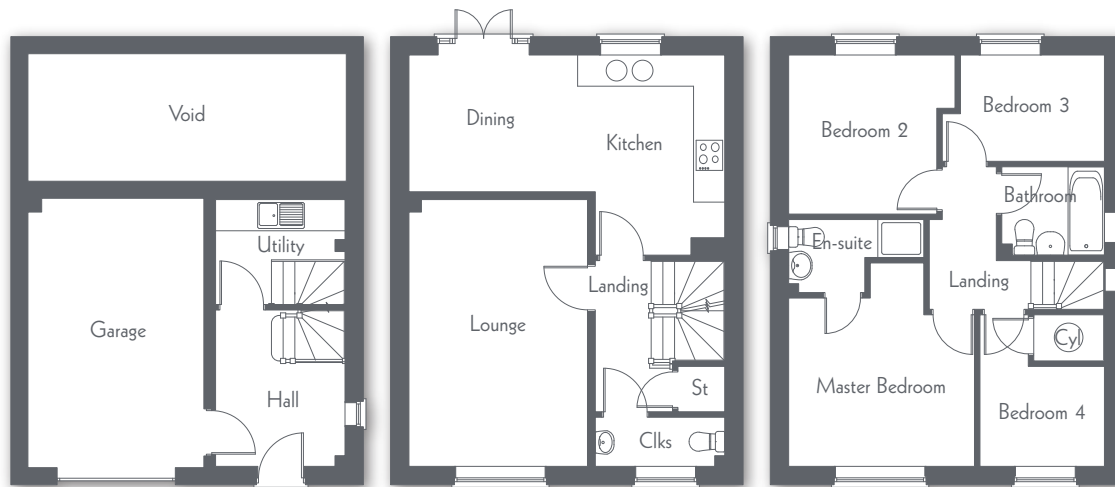
4 bedroom detached home



Homes you'll love inside out

The Stamford

4 bedroom detached home



LOWER GROUND FLOOR

	Metres	Feet/inches
Utility	2.49m* x 2.02m*	8'2"* x 6'7"*

GROUND FLOOR

	Metres	Feet/inches
Lounge	5.13m* x 3.44m*	16'10"* x 11'3"*
Kitchen/Dining	6.08m* x 3.85m*	19'11"* x 12'8"*
Cloakroom	2.49m* x 0.95m*	8'2"* x 3'1"*

FIRST FLOOR

	Metres	Feet/inches
Master-Bedroom	3.91m* x 3.58m*	12'10"* x 11'9"*
En-suite	2.63m* x 1.40m*	8'7"* x 4'7"*
Bedroom 2	3.20m* x 3.06m*	10'6"* x 10'0"*
Bedroom 3	3.12m* x 2.04m*	10'3"* x 6'9"*
Bedroom 4	2.40m* x 1.92m	7'10"* x 6'4"
Bathroom	1.98m* x 1.70m*	6'6"* x 5'7"*

Total area 1191sq ft

*Indicates maximum dimension.

A stunning four bedroom home offering well planned accommodation over three floors.

The lower ground floor consists of a handy utility room and the garage. The ground floor boasts an open plan kitchen/dining room to the rear of the home, a separate lounge and a cloakroom. Upstairs is the master bedroom with en-suite, three further bedrooms and a family bathroom.



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Homes you'll love inside out

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The Sheldon

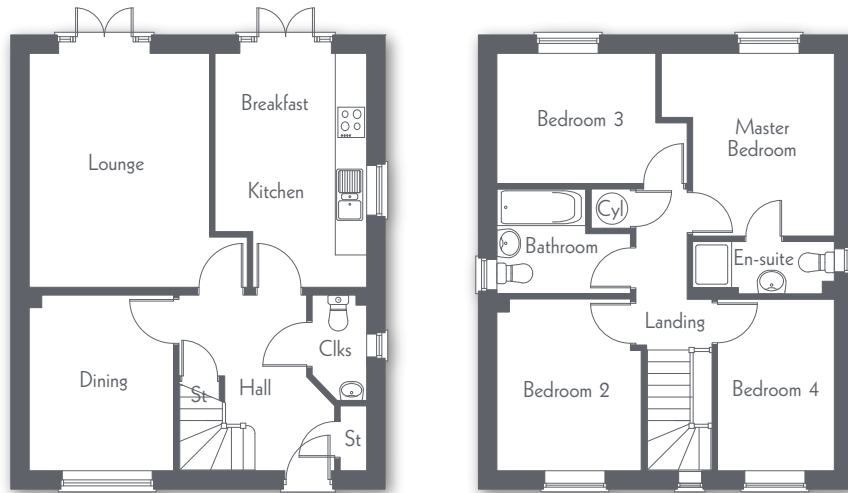
4 bedroom detached home



Homes you'll love inside out

The Sheldon

4 bedroom detached home



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.47m* x 3.45m*	14'8"* x 11'4"*
Kitchen/Breakfast	4.47m* x 2.90m*	14'8"* x 9'6"*
Dining	3.36m* x 2.76m*	11'0"* x 9'1"*
Cloakroom	2.02m* x 1.04m*	6'7"* x 3'5"*

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.49m* x 3.31m*	11'6"* x 10'10"*
En-suite	2.71m* x 1.00m*	8'11"* x 3'3"*
Bedroom 2	3.28m* x 2.76m*	10'9"* x 9'1"*
Bedroom 3	3.04m* x 2.49m*	10'0"* x 8'2"*
Bedroom 4	3.28m x 2.23m	10'9" x 7'4"
Bathroom	2.56m* x 2.00m*	8'5"* x 6'7"*

Total area 1125sq ft

*Indicates maximum dimension.

This attractive four bedroom home offers light and airy family accommodation over two floors.

The ground floor consists of a spacious lounge and kitchen/ breakfast room both with French doors leading out to the garden, a separate dining room and a cloakroom. Upstairs boasts a master bedroom complete with en-suite, two further bedrooms and a fourth bedroom which could double up as a study. A family bathroom completes the home.



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The Fenwick

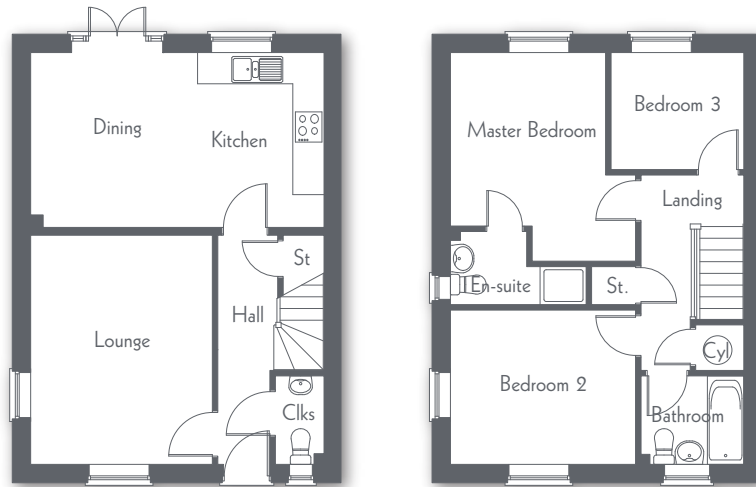
3 bedroom detached home



Homes you'll love inside out

The Fenwick

3 bedroom detached home



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
Master-Bedroom	4.01m* x 2.98m*	13'2"* x 9'9"*
En-suite	2.61m* x 1.41m*	8'7"* x 4'7"*
Bedroom 2	3.56m x 2.96m	11'8" x 9'9"
Bedroom 3	2.55m x 2.25m	8'4" x 7'5"
Bathroom	1.98m* x 1.70m*	6'6"* x 5'7"*

Total area 975sq ft

*Indicates maximum dimension.

This stylish three bedroom home offers excellent accommodation over two floors.

The ground floor consists of a spacious lounge to the front of the house, an open plan kitchen/dining room with French doors leading to the garden plus a handy cloakroom. Upstairs is the master bedroom with an en-suite, a further double bedroom plus a flexible third bedroom, the family bathroom completes the home.



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The Whitley

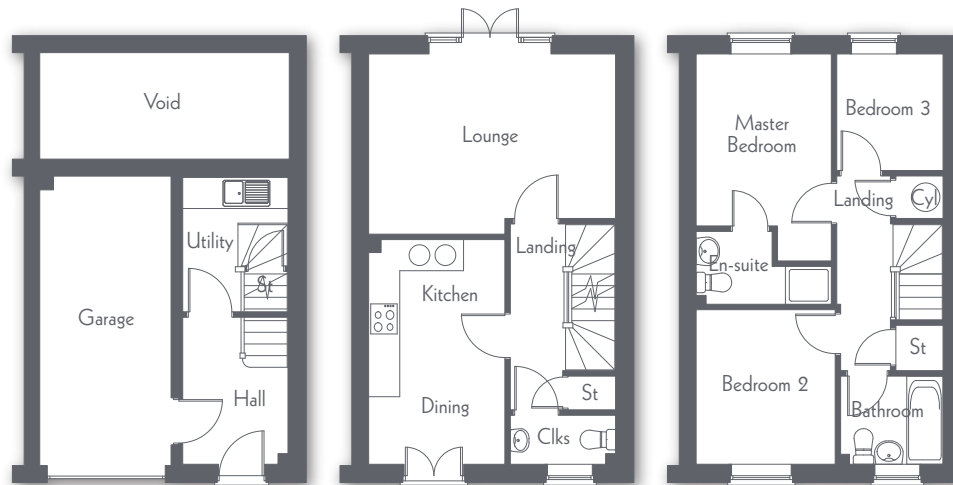
3 bedroom semi-detached home



Homes you'll love inside out

The Whitley

3 bedroom semi-detached home



LOWER GROUND FLOOR

	Metres	Feet/inches
Utility	2.58m x 2.03m*	8'6" x 6'8"*

GROUND FLOOR

	Metres	Feet/inches
Lounge	4.76m* x 3.47m*	15'7" x 11'5"*
Kitchen/Dining	4.33m* x 2.63m*	14'3" x 8'7"*
Cloakroom	2.04m x 0.95m*	6'8" x 3'1"*

FIRST FLOOR

	Metres	Feet/inches
Master-Bedroom	3.99m* x 2.61m*	13'1" x 8'7"*
En-suite	2.61m* x 1.41m*	8'7" x 4'7"*
Bedroom 2	2.98m x 2.68m	9'9" x 8'10"
Bedroom 3	2.25m x 2.05m	7'5" x 6'9"
Bathroom	1.98m* x 1.70m*	6'6" x 5'7"*

Total area 949sq ft

*Indicates maximum dimension.

This attractive three bedroom home is ideal for a young family.

The lower ground floor offers a handy utility room. Upstairs, on the ground floor is a kitchen/dining room, a cloakroom and a spacious lounge with French doors. On the top floor is the master bedroom with en-suite and two further bedrooms which are served by a family bathroom.



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Homes you'll love inside out

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The Thorpe

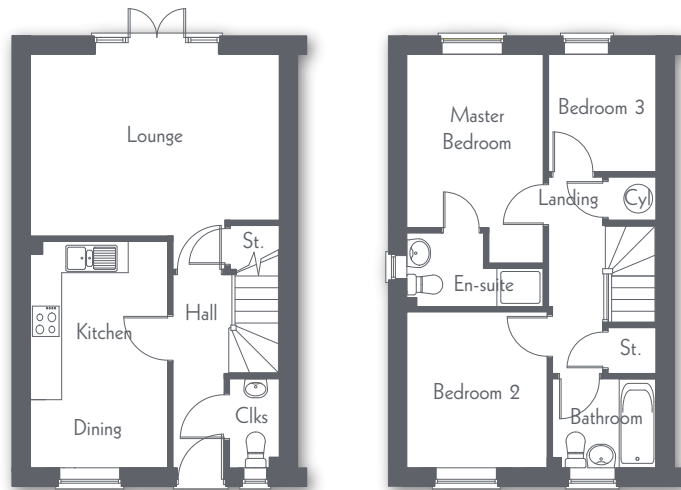
3 bedroom mews home



Homes you'll love inside out

The Thorpe

3 bedroom mews home



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.76m* x 3.47m*	15'7"* x 11'5"*
Kitchen/Dining	4.33m* x 2.63m*	14'3"* x 8'7"*
Cloakroom	1.70m* x 0.98m*	5'7"* x 3'2"*

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.99m* x 2.61m*	13'1"* x 8'7"*
En-suite	2.61m* x 1.41m*	8'7"* x 4'7"*
Bedroom 2	2.98m x 2.68m	9'9" x 8'10"
Bedroom 3	2.25m x 2.05m	7'5" x 6'9"
Bathroom	1.98m* x 1.70m*	6'6"* x 5'7"*

Total area 825sq ft

*Indicates maximum dimension.

This smart three bedroom home offers excellent accommodation over two floors.

The ground floor consists of a large lounge with French doors leading out to the garden, a kitchen/dining area at the front of the house plus a downstairs cloakroom. On the first floor you'll find the master bedroom complete with en-suite facilities. Completing the first floor is a family bathroom, double bedroom plus a flexible third bedroom.



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The Beeston

2 bedroom mid mews/semi-detached home



Homes you'll love inside out

The Beeston

2 bedroom mid news/semi-detached home



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.11m x 3.99m	13'6" x 13'1"
Kitchen/Dining	3.99m* x 3.70m*	13'1"* x 12'1"*
Cloakroom	1.60m x 1.01m	5'3" x 3'4"

FIRST FLOOR

	Metres	Feet/inches
Master-Bedroom	3.99m x 2.58m	13'1" x 8'6"
Bedroom 2	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.

This smart two bedroom home offers well planned accommodation.

The ground floor consists of a spacious lounge, a contemporary kitchen/dining area with French doors leading out to the garden and a downstairs cloakroom. The first floor houses two bedrooms and a family bathroom.



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Specification



Kitchen

Choice of fitted kitchen units & doors*

Choice of featured profile worktops with matching upstands*

Built-under stainless steel single oven, 4 burner gas hob and chimney hood

Stainless steel splashback is provided to the area behind the hob

Stainless steel sink with chrome monobloc mixer tap

Recessed down lighters fitted to the kitchen area

Bathroom, En-suite & Cloakroom

Contemporary Ideal Standard sanitary ware in white with stylish chrome fittings

Choice of contemporary wall tiles*

Thermostatic shower to en-suite with tiling to shower cubical only

Thermostatic shower above bath ^

Shaver socket to the en-suite (where applicable)

Recessed down lighters fitted to the bathroom and en-suite

Decorative and Internal Finish

Smooth emulsion finish to walls in magnolia and to ceilings in white

Internal 6 panels doors finished in brilliant white and featuring chrome door furniture

Woodwork and skirting finished in brilliant white gloss

Electrical Installation

Home office area in bedroom with BT and TV point (where applicable)

Mains operated door bell and chime

BT point fitted to the lounge or hallway (where applicable)

TV point fitted to the lounge

TV point fitted to the family room and master bedroom

TV point to bedroom 2

Pendant light fittings to all the other rooms, which are supplied with energy efficient light bulbs (where applicable)

Mains operated smoke detectors with battery backup fitted throughout the home

External lighting front and back

Photovoltaic cells to roof which generates electricity from the sun (where applicable)

External Finish

Landscaped front gardens and rear gardens enclosed by 1.8m high fencing

Shed, washing line, water butt, composting bin and cycle storage (where applicable)

Energy Efficiency, Heating and Insulation

Gas fired central heating system with thermostatically controlled radiators

Mains pressured hot water system with electronic programmer

White PVCu double glazed windows

Cavity wall and loft insulation installed to beyond NHBC standards

Built to Code for Sustainable Homes Level 3

NHBC & Customer Care

Homes are independently surveyed at various key stages of construction by the National House Building Council and their Inspectors who will issue their 10 year Warranty Certificate upon structural completion of the property

Peace of mind with the dedicated 24-hour Customer Care from Elan Homes which is provided for the first 2 years

*Subject to build stage

^Where shown on drawing

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Our promise to you

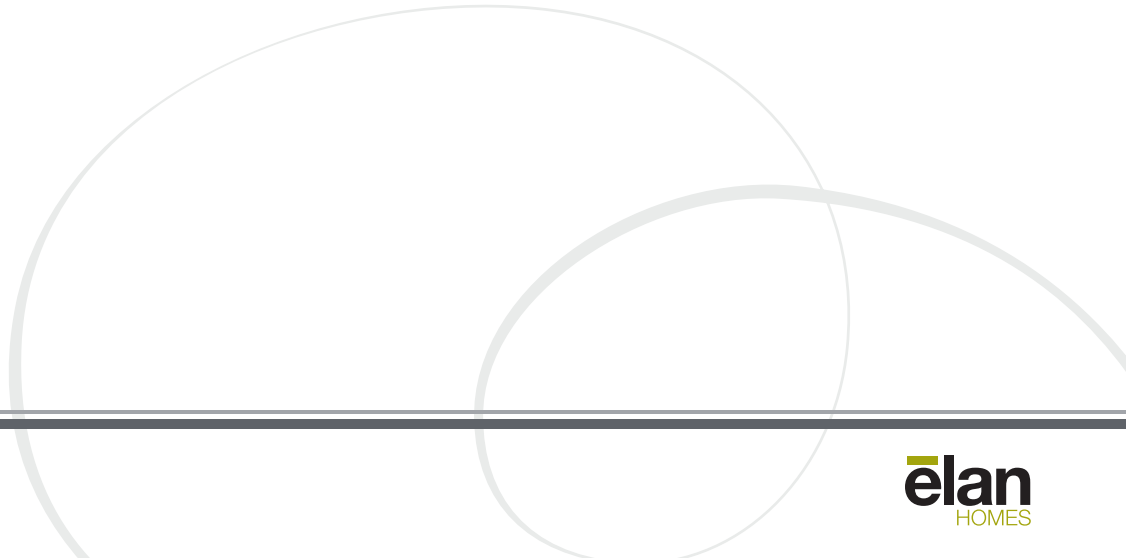
The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Charter sets out our commitment to you so you can have complete confidence in purchasing an Elan home.



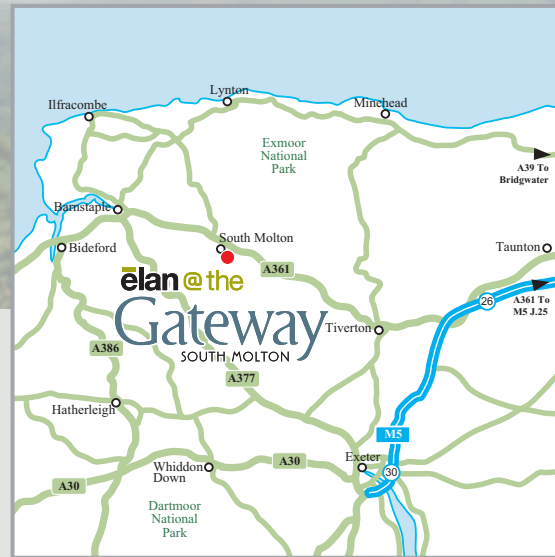
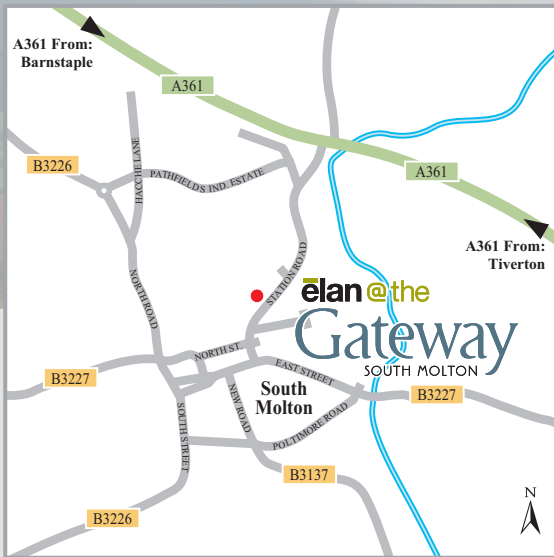
1. **We will provide** you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service, an estimate of the costs and how to cancel a reservation should you no longer wish to buy.
2. **We will tell** you how we protect your deposit 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 Developers warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. **We will provide** you with customer service via our Customer Care Team, their contact details and our out of hour's 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.





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SOUTH MOLTON



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THE PROPERTY MISDESCRIPTIONS ACT 1991. Elan Homes' Policy is continuous product and specification development, the information contained in the brochure is subject to change without notice. Every effort has been made to preserve the accuracy of this leaflet, you are recommended to 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 but 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, please ask Sales Executive for further information, January 2014 (32386).

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HOMES

Homes you'll love inside out