



STAGS



**ABBEYFORD
VALE**

A Selection of 3 & 4 Bedroom Homes.

OKEHAMPTON | DEVON

OKEHAMPTON



Abbeyford Vale, is an attractive new build development, in the process of construction, situated towards the north eastern edge of the popular Dartmoor town of Okehampton. The town centre, which is approximately 1 mile distant, offers an extensive range of national and independently owned shops and services. Whilst there are a number of excellent café's, restaurants and public houses to enjoy.

There are three supermarkets (including a Waitrose) together with a modern cinema and Leisure Centre, located in the award-winning setting of Simmons Park. There is schooling from infant to sixth form level and an excellent range of sports clubs and facilities.

From Okehampton there is direct access to the A30 dual carriageway providing a link west in Cornwall and east to the city of Exeter with its M5 motorway, mainline rail and international air connections. Okehampton Victorian train station can be accessed at the top of Station Road (Dartmoor Line), linking the town to Exeter and beyond. A further Interchange station on the eastern edge of the town, is in the process of construction, which will be within easy walking distance once completed.

On the southern edge of the town, is the stunning Dartmoor National Park, offering observers and walkers, hundreds of square miles of superb un-spoilt scenery to enjoy. Okehampton Golf Course and 'The Granite Way' cycle trail is also nearby, offering off road cycling for a number of miles, with its attractive scenery and passing over the spectacular Meldon Viaduct and beyond to the Dartmoor village of Lydford.



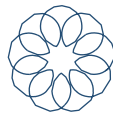
ADPAD

Building a Better Future.

ADPAD is a privately owned development company whose directors have spent their whole careers in residential property development.

ADPAD specialise in delivering small to medium sized residential developments across the South West of England with focus on producing properties in well considered surroundings. Their wealth of experience combined with a drive for success makes them passionate about delivering New Homes that customers will enjoy and be proud of.

All homes offered at Abbeyford Vale will have the benefit of a 10 Year ICW Warranty.



**ABBAYFORD
VALE**

A place to call home.

Abbeyford Vale offers a wide range of 2, 3 and 4 bedroom homes carefully designed to reflect local architecture and compliment the surrounding landscapes. Situated overlooking open countryside on the edge of Okehampton, Abbeyford Vale is at the heart of rural Devon yet only 25 miles from Exeter, making it the perfect place for commuters.

Your new home has been individually created by an experienced team of dedicated specialists backed up by the reassurance from guarantees of the well renowned development team of ADPAD Ltd.

DEVELOPMENT LAYOUT



EX20 1XJ

This site plan should be used for guidance only and should not be relied upon as a representation of fact. It is intended for information purposes only and is not to scale.

SPECIFICATION

KITCHEN

- Fitted kitchen with choices of units and worktops for early reservations
- Soft close door mechanisms
- Inset one and half bowl sink with chrome monobloc mixer tap
- Built in electric oven
- Built in gas or electric hob with hood over (choice subject to stage of construction)
- Integrated dishwasher
- Integrated fridge freezer

BATHROOM

- Acrylic bath with chrome plated mixer tap and shower over
- White basin and pedestal with chrome plated mixer tap
- White close coupled WC
- Chrome heated towel rail
- Shaver point
- Ceramic wall tiling (choice subject to stage of construction)

EN SUITE SHOWER ROOM

- White basin and pedestal with chrome plated mixer tap
- White close coupled WC
- Chrome heated towel rail
- Shaver point
- Ceramic wall tiling (choice subject to stage of construction)

ELECTRICAL

- Main BT socket in hall or lounge area
- TV point in lounge and bedroom 1
- LED Downlighters to bathroom and ensuite with pendant lighting to remaining areas
- Extractor fans in bathroom and ensuites
- Electric doorbell push and chime
- External lights to front entrance and patio doors

HEATING

- Digital energy efficient combination gas boiler
- Gas central heating
- Radiators with thermostatic controls

INTERIOR FINISHES

- Choice of tiles to bathrooms for early reservations
- Walls and smooth ceilings finished in classic off white emulsion or similar
- Internal woodwork and moulded panel doors in white satin or gloss finish

EXTERNAL FINISHES

- Composite security front doors
- White uPVC double glazed windows and doors
- Outside tap
- Front gardens turfed with landscape planting to selected communal areas
- Paving to paths and patio areas
- Finished garden contours will reflect the topography of the individual property. Any garden retaining structure will be at the discretion of the company and constructed from materials selected by the company
- Timber fencing to rear/side boundaries
- UPVC fascia and soffits

GENERAL

- 10 Year ICW Warranty.





How to find us

From the A30 main exit for Okehampton follow the main B3260 into Okehampton. After approx. 1.6 miles turn right at the traffic lights onto Barton Road (B3215 Crediton Road) Continue on this road for 0.7 of a mile and look out for the Abbeyford Vale development on the left hand side just before leaving the town.

What3words - ///generally.await.ended

SAT NAV - EX20 1XJ

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VALE

A development by

ADPAD

