



Computer Generated Image

3, Little Field Court
£250,000



Little Field Court, Green Lane, Tavistock
An exclusive development of eleven 2 and 3 bedroom bungalows



newhomes

also specialists in land sales and acquisitions

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www.mansbridgebalment.co.uk



ABOUT LITTLE FIELD COURT

Little Field Court is an exclusive development of eleven quality 2 and 3 bedroom bungalows arranged in a courtyard setting with an electronically gated entry to provide a safe and secure environment.

The site is only ¼ mile from Tavistock Golf Club and Whitchurch Down. The boundary of the Dartmoor National Park is just across the road. With no restrictions on pets you can enjoy all the benefits of such convenient and beautiful location.

The historic Tavistock town centre with its ancient market and independent shops is little more than 1/2 mile away. There is a bus stop for the town centre and Plymouth right outside the site.

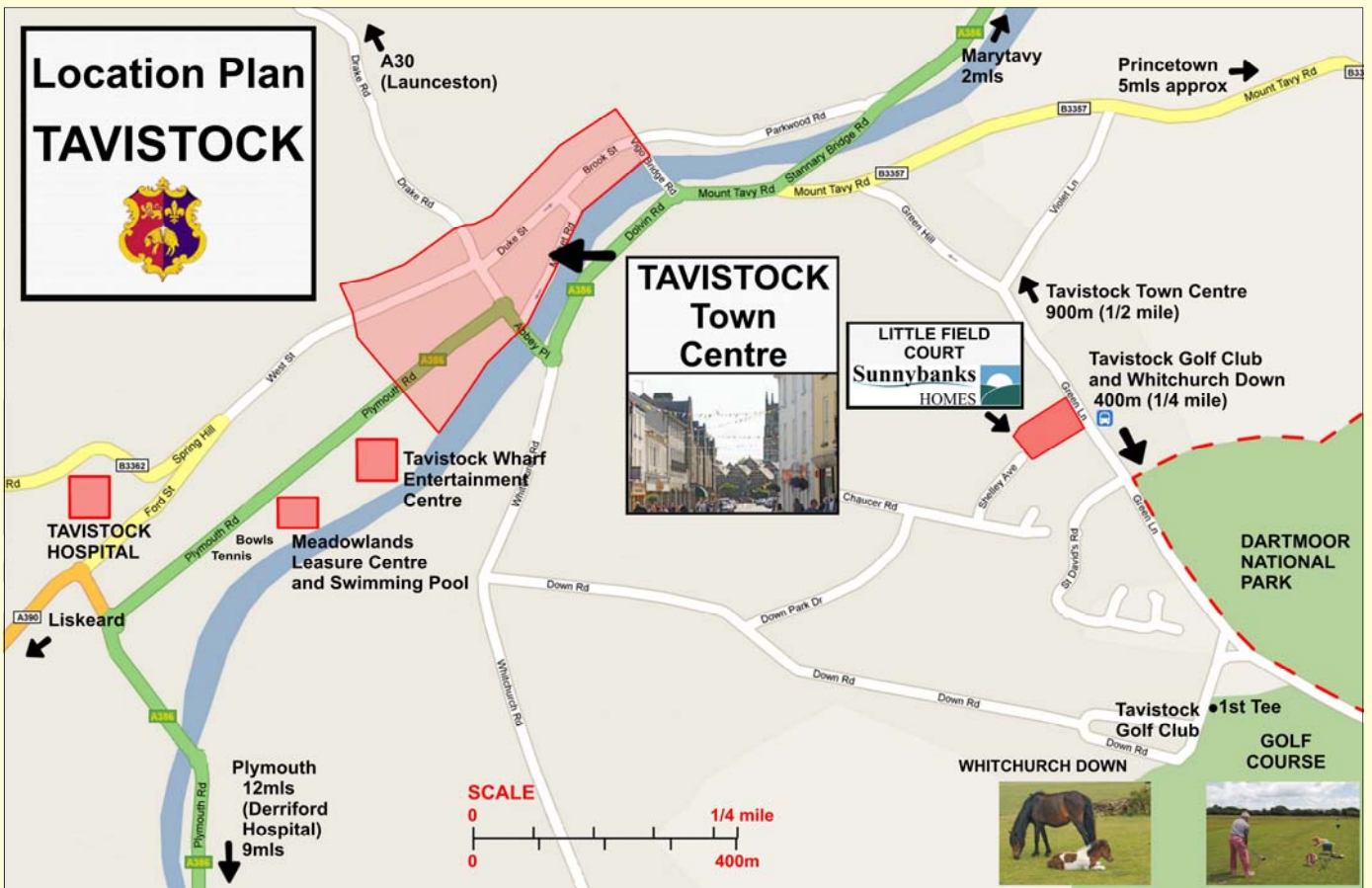
Each property is offered on a freehold basis and is restricted to over 55s only and comes with its own parking space and manageable private garden. Each property is designed for low maintenance and is highly energy efficient to reduce costs to a minimum.

Sunnybanks Homes is an award winning house builder and has been building bungalows in Devon and Cornwall for over 40 years with an outstanding reputation for quality at a reasonable price. Each bungalow in Little Field Court will be constructed to the highest standards with natural stone, natural slate and smooth faced render. The use of uPVC windows, soffits and fascias ensures external maintenance is kept to a minimum.

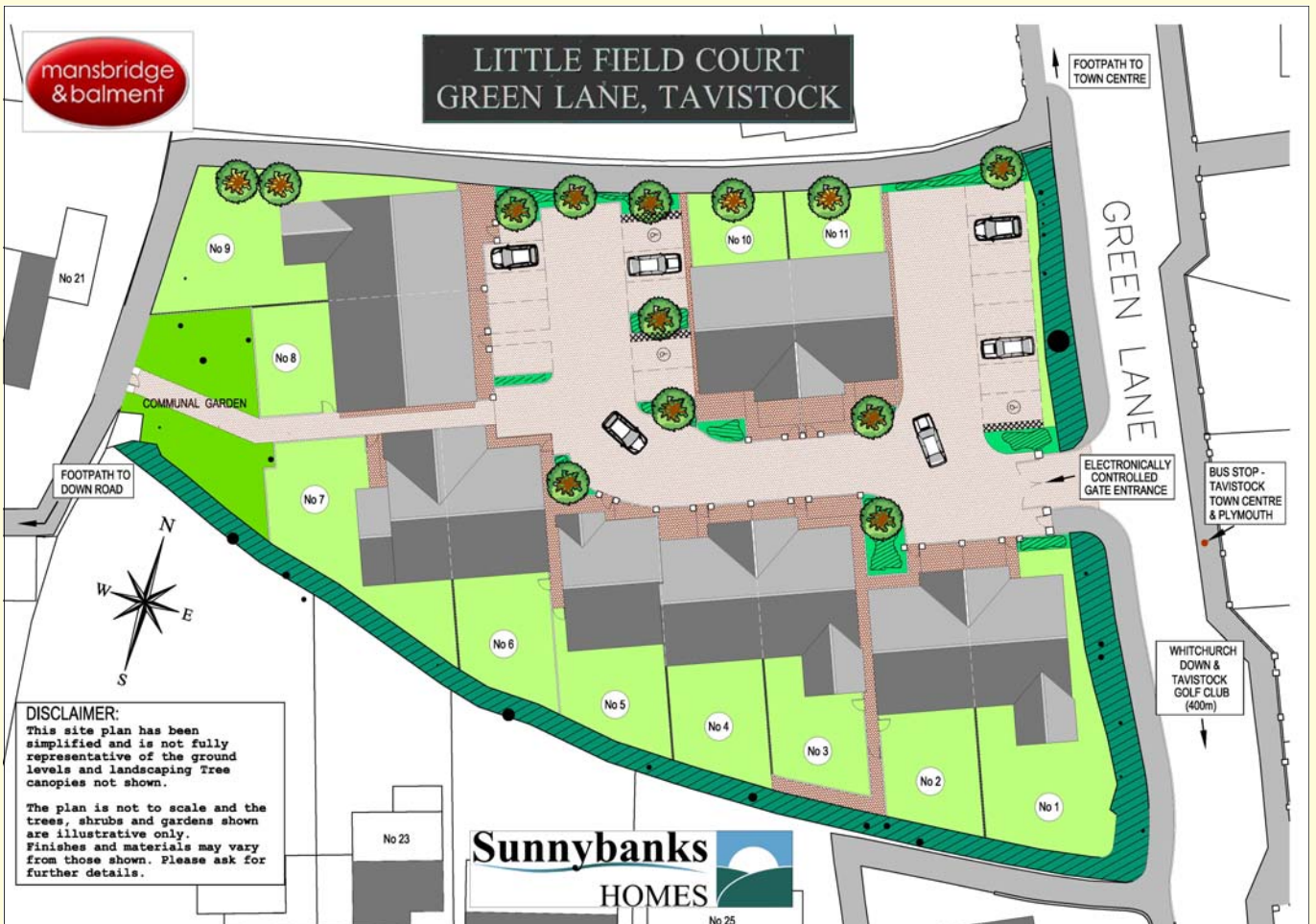
Inside each of the bungalows is an en-suite to the master bedroom with a large shower. Some bungalows have a 'Jack 'n Jill' facility which gives direct access into the bathroom from the second bedroom. 'Wet rooms' may be possible at additional cost. Each kitchen is fully fitted with an eye level oven, integrated fridge, freezer and dishwasher. There are French Doors to most lounges and kitchens leading to a private garden. Quality carpets are fitted throughout. Each property will have wiring for Sky, Sky+, and Freeview (through a communal aerial), BT and Broadband. There will also be an entry system linked to the main gate entrance.

Unlike other retirement accommodation all residents will be in complete control of the site through The Little Field Management Company Limited which will be fully responsible for running the site. There will be no ground rent or exit charges to pay. Each homeowner will pay a reasonable service charge to the Management Company of around £550 per annum to cover, for example the on site lighting, maintenance of the gate entry system and communal aerial, maintenance of the landscaped areas, communal garden and hedgerows.





LOCATION PLAN



SITE PLAN (not to scale)



Computer Generated Image

LITTLE FIELD COURT
GREEN LANE, TAVISTOCK

Nos. 3, 4 & 5, LITTLE FIELD COURT

BUNGALOWS BUILT BY SUNNYBANKS HOMES



Baring Court, Lewdown, Devon



The Meadows, Northlew, Devon

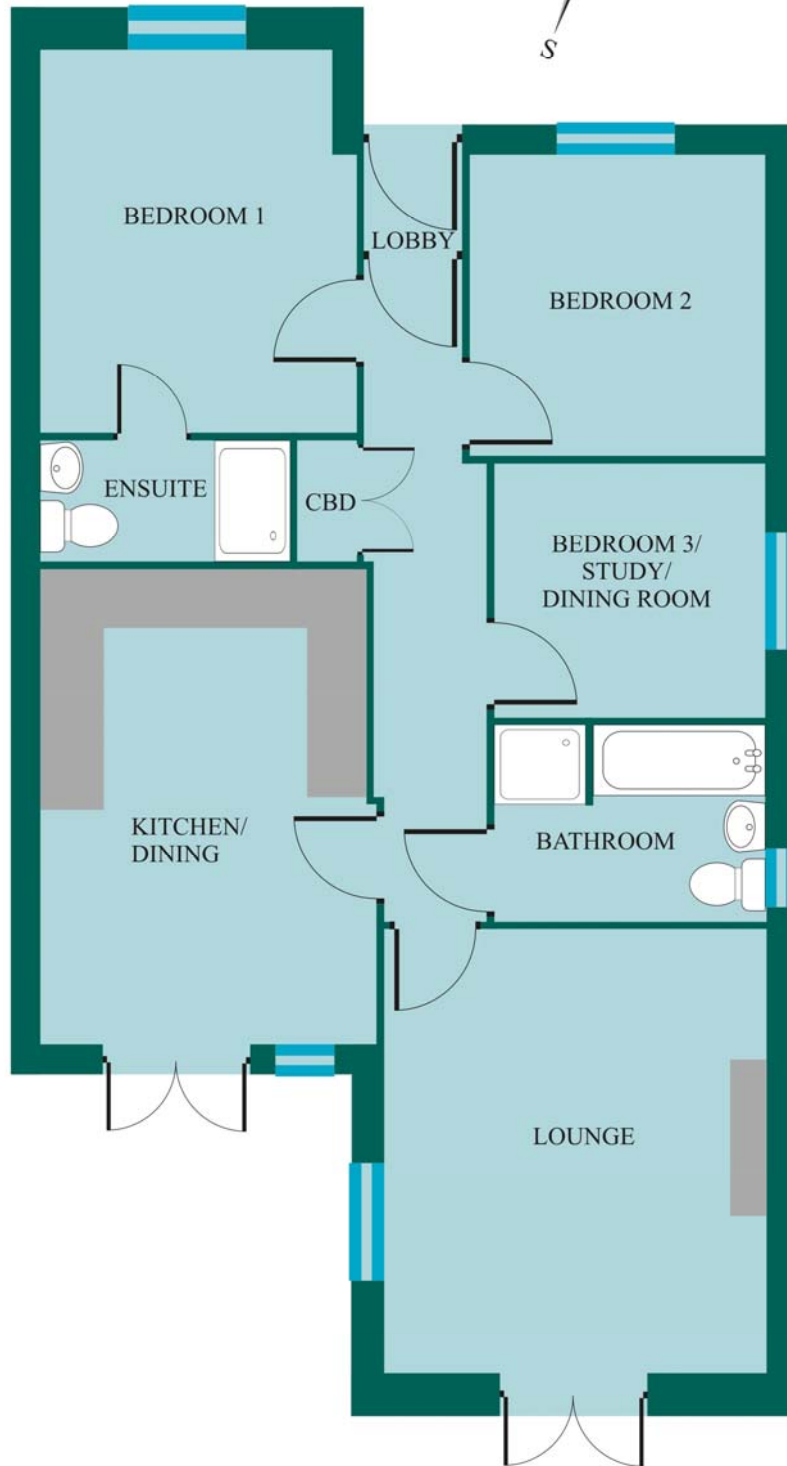


St. Michael's Lodge, Tavistock, Devon



Bosvenna Court, Bodmin, Cornwall

No. 3



DIMENSIONS

Lounge	4500mm x 3850mm (14'9" x 12')
Kitchen/dining	4850mm x 3200mm (15'9" x 10'6")
Master bedroom	3900mm x 3200mm (12'9" x 10'6")
En-suite	
Bedroom 2	3050mm x 3050mm (10' x 10')
Bedroom 3 or study/dining room	2750mm x 2700mm (9' x 8'9")
Bathroom	2675mm x 1950mm (8'9" x 6'3")

FLOOR PLAN DISCLAIMER

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SPECIFICATION

EXTERNAL

Walls	Local natural stone with smooth faced painted render finish using high performance all weather paint.
Roof	Natural slate
Windows	Top quality uPVC windows with Pilkingtons Low 'E' glass.
Gardens	Manageable size. Patio paving outside French doors to lounge and kitchen / dining areas. Rest of rear garden area is turfed (other low maintenance alternatives may be available at extra cost). Front garden areas are paved.
Fencing	Close boarded fencing 1800mm high with
Parking	One owned parking space per property, three of which are disabled spaces. Six visitor spaces.
Gates	Electronically operated gates for vehicle entry. Two lockable pedestrian gates.

Communal garden and landscaping

Small communal garden area under the shade of protected trees. Low maintenance landscaping.

INTERNAL

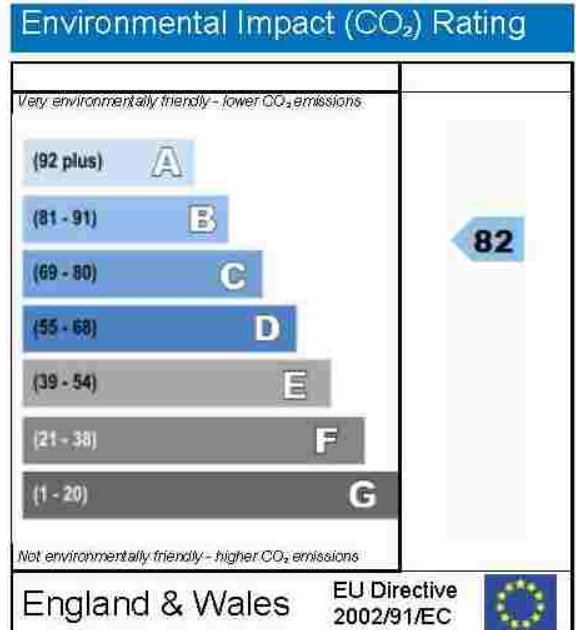
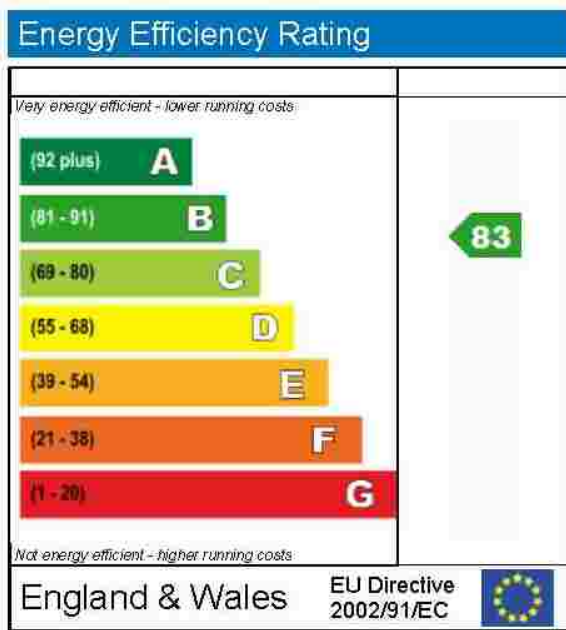
Kitchens	"Chippendale" quality fitted kitchen units. Eye level oven, hob, integrated fridge, freezer and dishwasher. Plumbing for washing machine. Laminate flooring. French door access to garden
Bedrooms	Master bedroom en-suite with a 1200mm shower. Guest bedroom has own 'Jack 'n Jill' access to bathroom on some properties.
Lounge	French doors to garden. Fireplace option.
Bathrooms	Fitted with quality 'Roca' sanitary ware. Bath and separate shower in most properties. Grab rails. Wheelchair accessible.
Walls	Painted 'Barley White' with white architrave and skirtings. Sculptured coving painted white.
Heating	Gas central heating with radiators using highly energy efficient boilers.
Flooring	Fully carpeted. Laminate flooring to kitchen / dining areas
TV and Telephone	Each property is wired for Sky, Sky+ and Freeview. Communal aerial dish. Wired for BT telephone and Broadband.



Low maintenance exterior



Typical Sunnybanks Homes kitchen



Predicted Energy Performance Certificate

ABOUT SUNNYBANKS HOMES

Sunnybanks Homes has built over 1,900 homes in Devon and Cornwall over the last 40 years. The emphasis on quality and style at reasonable prices has been reflected in the awards the company has won, including the 'Best Overall development' for its houses at Tuckers Brook in Modbury. Over the years the company has earned a reputation as a specialist in building bungalows and bespoke houses. As a NHBC registered builder each home comes complete with a 10 year warranty and is built to a high specification. More information can be found on their website

www.sunnybankshomes.co.uk



St. Boniface House, Whitchurch, Tavistock, Devon



Tuckers Brook, Modbury, South Hams

Disclaimer

The computer generated images are for illustrative purposes only. The interior photos may be from other developments and are representative of the style only and may feature items not included in the specification. Please ask for details.

Sunnybanks Homes reserves the right to make any changes to the specification and design. If there are any specification, standard or design issues which are particularly important to you, please let us know and we will confirm the final specification to you in writing before you commit to purchasing one of the properties. These particulars are a guide only and should not be relied upon for any purposes.



NHBC Warranty

Each property comes with a 10 year NHBC warranty and is built to the latest standards offering high energy efficiency and insulation, low carbon emissions and low running costs.

LITTLE FIELD COURT
Sunnybanks
HOMES

TOWN CENTRE
900m (1/2 mile)



Green Lane

Shelley Ave

St David's Rd

Green Lane

Bus Stop

DARTMOOR NATIONAL PARK

Down Rd

Down Rd

Tavistock Golf Club

1st Tee

WHITCHURCH DOWN

GOLF COURSE



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Mansbridge & Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge & Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.