

Kings Gate Kingsteignton

Development layout Phase 3



- The Avebury
2 bedroom home
Homes 221 & 222
- The Benham
3 bedroom home
Homes 201 & 202
- The Portland
4 bedroom home
Homes 206, 207, 210 & 211
- The Ribsden 2
4 bedroom home
Homes 153, 157, 158, 159 & 160
- The Witley
3 bedroom home
Homes 139, 213 & 214
- The Houghton
3 bedroom home
Homes 203 & 204
- The Appelby
4 bedroom home
Home 205
- The Carlton
4 bedroom home
Home 145, 146, 147, 148, 149,
150, 151, 152, 154, 155 & 156
- The Grovedale
3 bedroom home
Homes 140, 141, 142 & 143
- The Lancaster
3 bedroom home
Home 212
- The Richmond
4 bedroom home
Homes 208 & 209
- The Walmer 2
4 bedroom home
Home 144

★ Registered Provider Homes

Kings Gate (Phase 3)
off Teignmouth Road, Kingsteignton TQ12 3BA
2, 3 & 4 bedroom houses

0843 634 9603

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details. August 2018.

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Kitchens

	2 bedroom homes	3 bedroom homes	4 bedroom homes
Choice of contemporary styled kitchens*	•	•	•
Inset stainless steel 1.5 bowl sink and drainer	•	•	•
Chrome mixer taps	•	•	•
Stainless steel built under single oven	•	•	
Built in double oven			•
Gas stainless steel hob	•	•	•
Stainless steel chimney extractor canopy	•	•	•
Fully integrated fridge freezer		•	•
Fully integrated dishwasher			•
Soft close drawers and doors	•	•	•

Bathrooms & ensuites

Contemporary white sanitaryware	•	•	•
Choice of ceramic wall tiles*	•	•	•
Shaver point	•	•	•
Low voltage extractor fan	•	•	•
Steel bath with matching panel	•	•	•
Enclosed shower cubicle with shower and glazed screen to ensuite		•	•
Full height tiling to shower enclosure		•	•
White towel warmer			•
Over-bath shower with screen	•		

Electrical & lighting

White electrical fittings throughout	•	•	•
Brushed stainless steel electrical fittings to kitchen/dining and living room			•
TV points to living room and master bedroom	•	•	•
BT points to hall, living room and study or smallest bedroom	•	•	•

Interior finishes

Oak effect internal doors	•	•	•
Satin chrome style levers with matching hinges	•	•	•
Smooth white ceilings	•	•	•
White wood staircase with solid oak handrail	•	•	•

Peace of mind

Mains smoke detector with battery back-up to hall and landings	
10 year NHBC warranty. Each home will be independently surveyed during construction by the National House Building Council, who will issue their 10 year warranty certificate on completion of the home.	

Personal Optional Extras

When it comes to choice, Linden Homes' philosophy is clear, you can never have too much. We also appreciate that making the choices for your new home is an important decision and one that should be made over time and in comfort.	
Optional extras include: Additional ceramic tiling* Additional power point/TV/BT sockets* Integrated or freestanding appliances* Fitted wardrobes*.	

Linden Homes subscribes to the Consumer Code of Conduct. Please refer to the Sales Executive for details.

Specification may be amended at any time without notice.

Please check specific plot details with the Sales Executive prior to commitment, particularly on items which are more important to you.

*Choice where stage of construction permits.

Please refer to www.consumercodeforhomebuilders.com or ask your Sales Executive for further information.

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The Avebury
2 bedroom home



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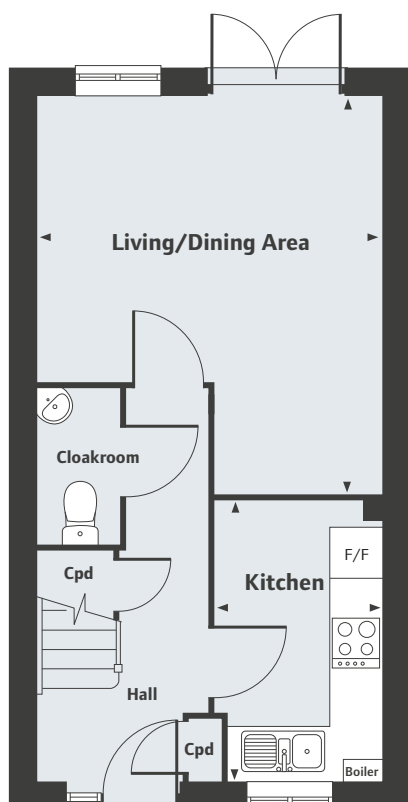

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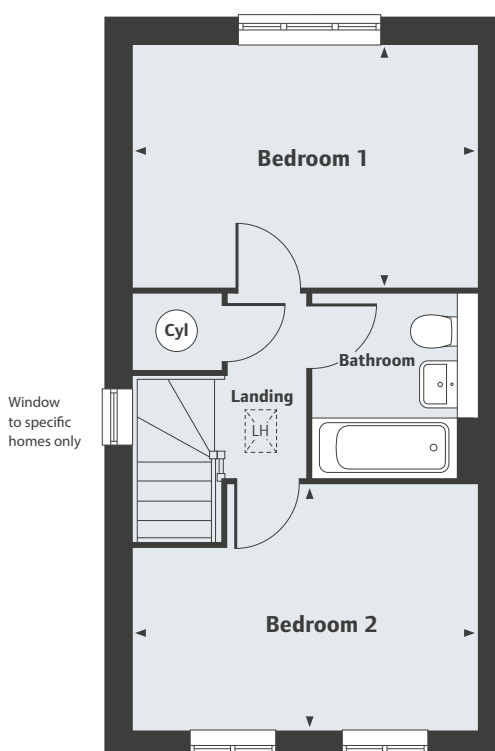
The Avebury

2 bedroom home



Ground Floor

Living/Dining Area	15'4" x 13'3"
Kitchen	10'10" x 6'5"



First Floor

Bedroom 1	13'3" x 9'4"
Bedroom 2	13'3" x 9'6"

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The Witley
3 bedroom home



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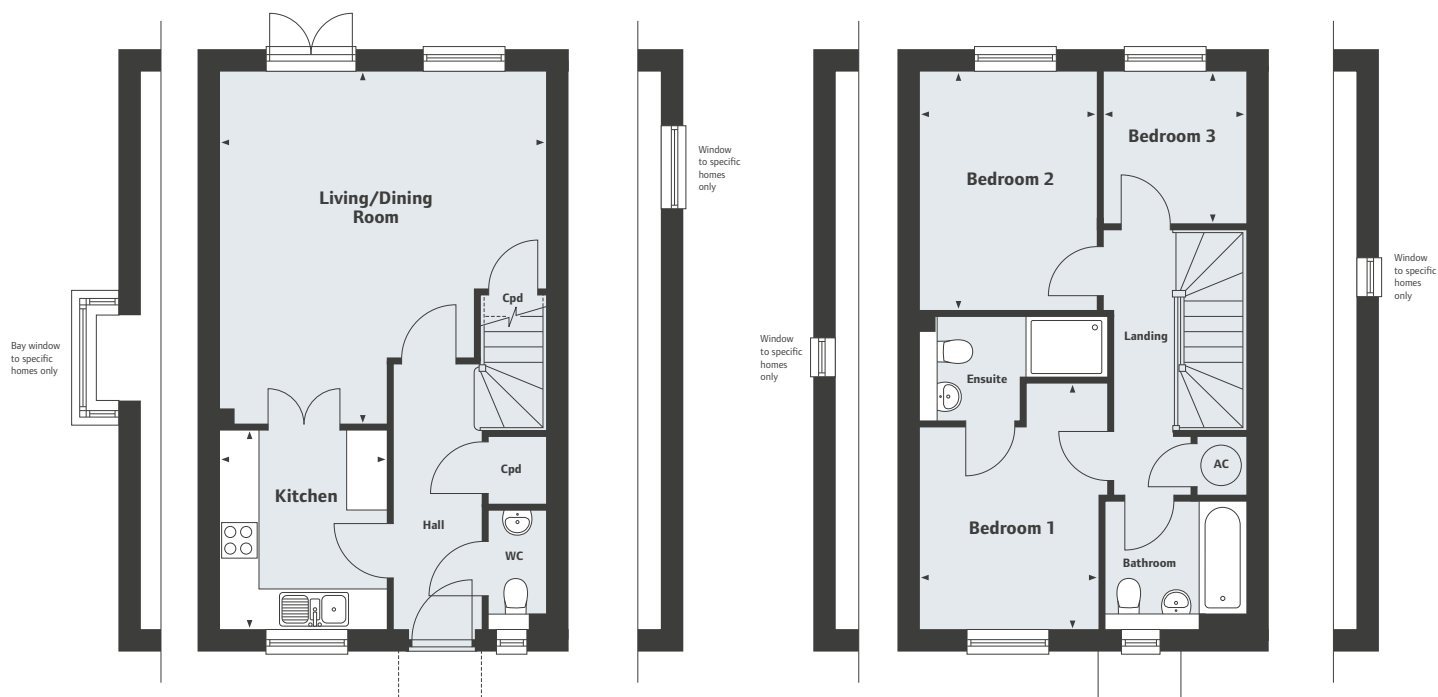

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The Witley

3 bedroom home



Ground Floor

Living/Dining Room

5.35m x 4.89m 17'7" x 16'1"

Kitchen

2.98m x 2.50m 9'9" x 8'3"

First Floor

Bedroom 1

3.73m x 2.68m 12'3" x 8'10"

Bedroom 2

3.62m x 2.64m 11'11" x 8'8"

Bedroom 3

2.30m x 2.14m 7'6" x 7'0"

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The Grovedale
3 bedroom home



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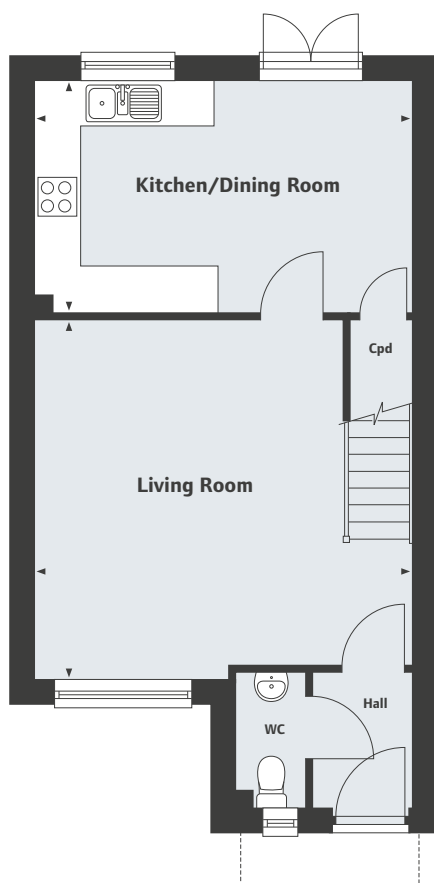

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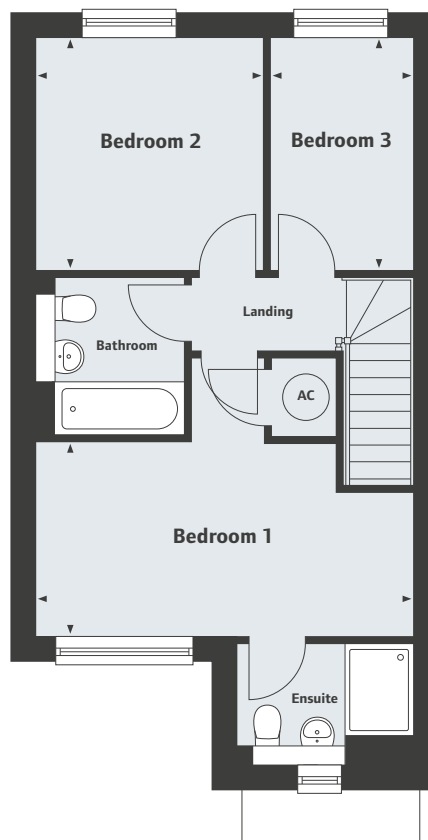
The Grovedale

3 bedroom home



Ground Floor

Living Room	16'3" x 15'7"
4.95m x 4.76m	
Kitchen/Dining Room	16'3" x 10'1"
4.95m x 3.09m	



First Floor

Bedroom 1	16'3" x 8'5"
4.95m x 2.57m	
Bedroom 2	10'1" x 9'9"
3.09m x 2.98m	
Bedroom 3	10'1" x 6'2"
3.09m x 1.87m	

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The Benham
3 bedroom home



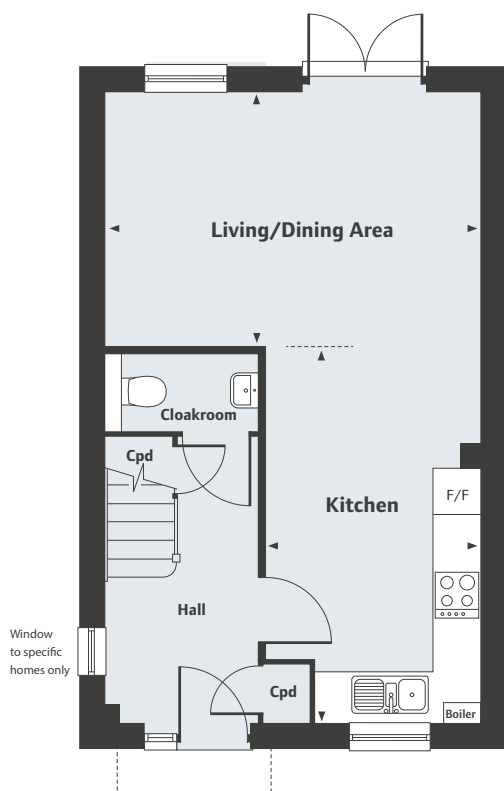
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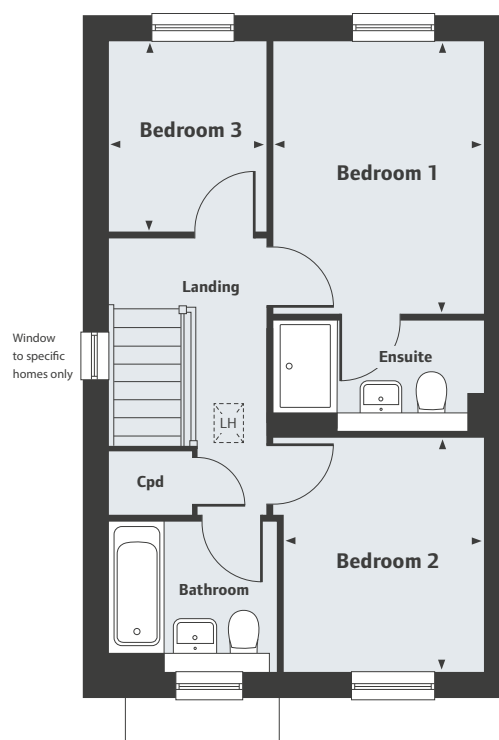
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The Benham
3 bedroom home



Ground Floor

Living/Dining Area	
4.82m x 3.23m	15'10" x 10'8"
Kitchen	
4.82m x 2.75m	15'10" x 9'1"



First Floor

Bedroom 1	
3.47m x 2.72m	11'5" x 8'11"
Bedroom 2	
2.99m x 2.58m	9'10" x 8'6"
Bedroom 3	
2.41m x 2.00m	7'11" x 6'7"

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The Houghton
3 bedroom home



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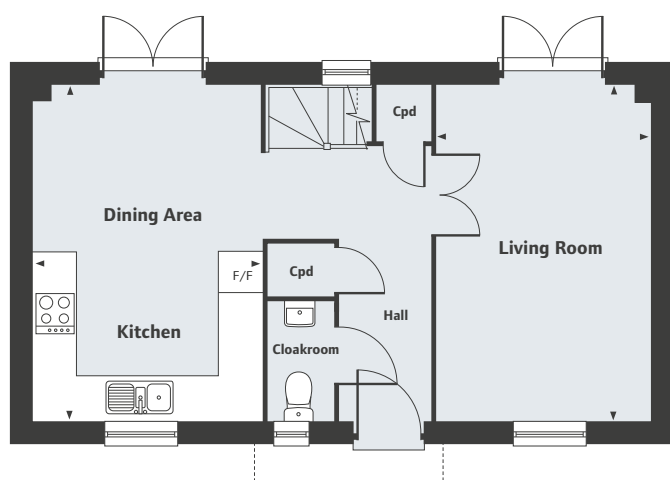

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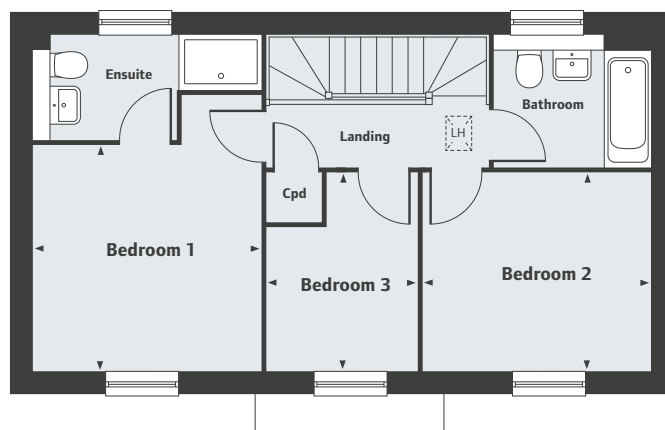
The Houghton

3 bedroom home



Ground Floor

Living Room	16'2" x 10'4"
Kitchen/Dining Area	16'2" x 10'10"



First Floor

Bedroom 1	10'10" x 10'10"
Bedroom 2	11'0" x 9'6"
Bedroom 3	9'6" x 7'2"

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The Lancaster
3 bedroom home



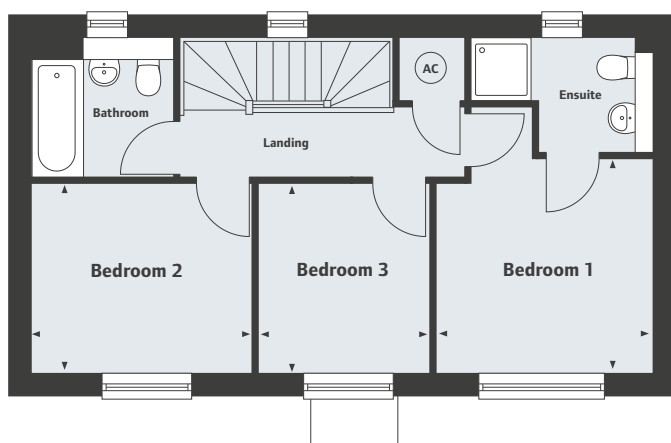
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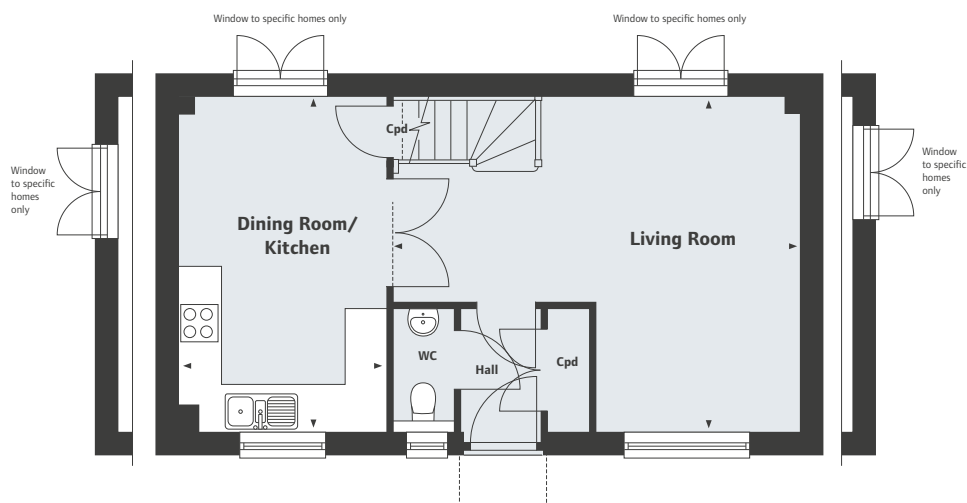
Kings Gate Kingsteignton

The Lancaster 3 bedroom home



First Floor

Bedroom 1	3.14m x 3.10m	10'3" x 10'2"
Bedroom 2	3.15m x 2.75m	10'4" x 9'0"
Bedroom 3	2.75m x 2.45m	9'0" x 8'0"



Ground Floor

Dining Room/Kitchen	4.85m x 3.00m	15'11" x 9'10"
Living Room	5.80m x 4.85m	19'0" x 15'11"

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The Portland
4 bedroom home



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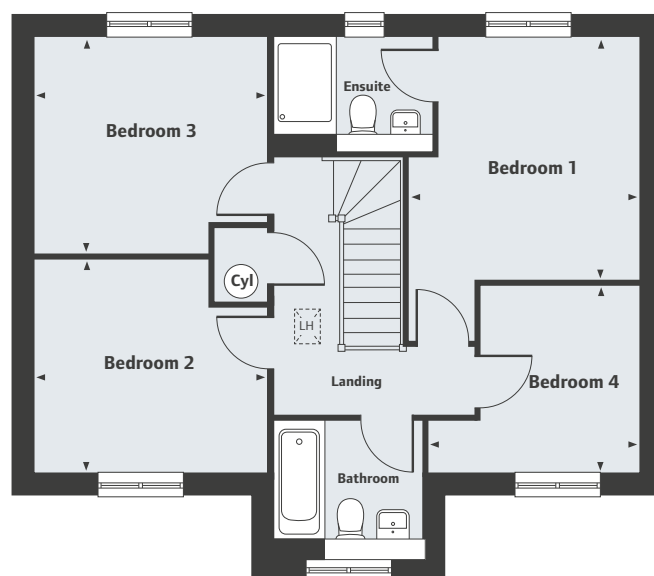
The Portland

4 bedroom home



Ground Floor

Living Room	20'9" x 11'1"
Dining Area	17'9" x 9'11"
Kitchen	10'9" x 10'2"



First Floor

Bedroom 1	11'6" x 11'0"
Bedroom 2	11'1" x 10'2"
Bedroom 3	11'1" x 10'3"
Bedroom 4	8'11" x 7'7"

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The Appelby
4 bedroom home



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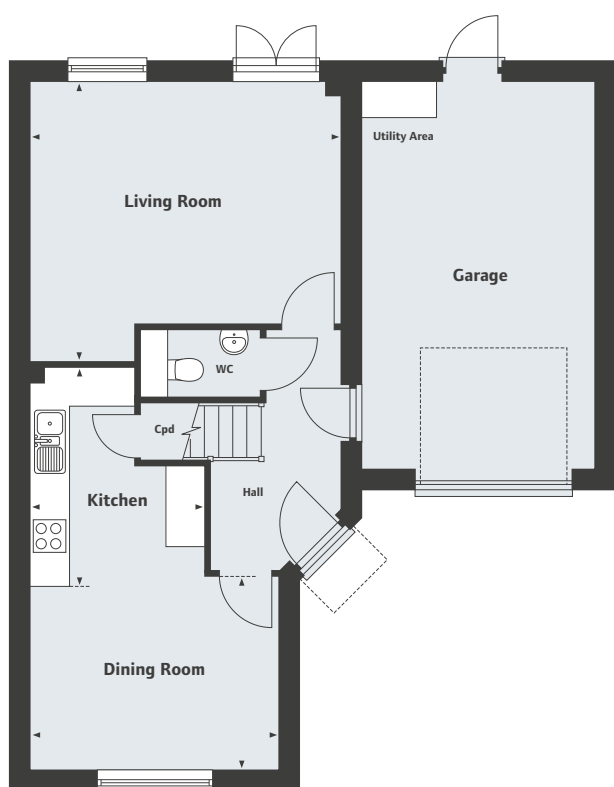

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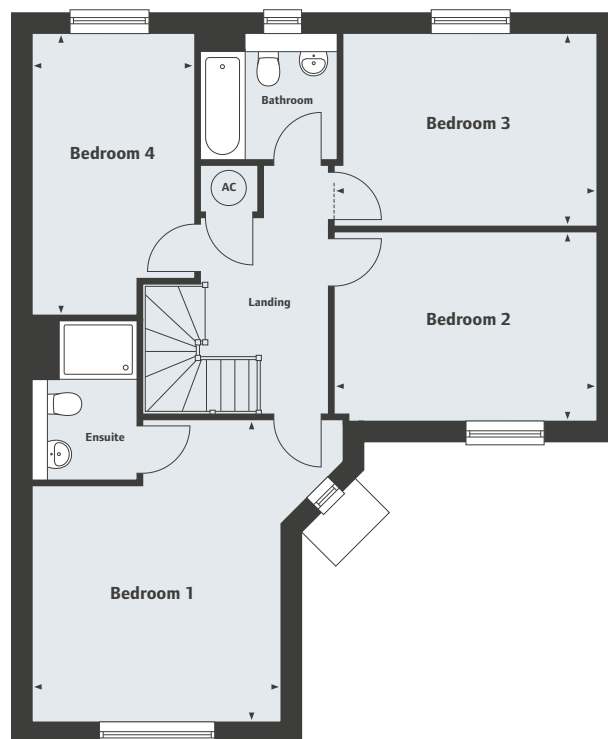
The Appelby

4 bedroom home



Ground Floor

Living Room	4.81m x 4.39m	15'10" x 14'5"
Dining Room	3.84m x 3.03m	12'7" x 9'11"
Kitchen	3.43m x 2.70m	11'3" x 8'10"



First Floor

Bedroom 1	4.77m x 3.84m	15'8" x 12'7"
Bedroom 2	4.07m x 3.00m	13'5" x 9'10"
Bedroom 3	4.07m x 3.00m	13'5" x 9'10"
Bedroom 4	4.39m x 2.50m	14'5" x 8'3"

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The Richmond
4 bedroom home



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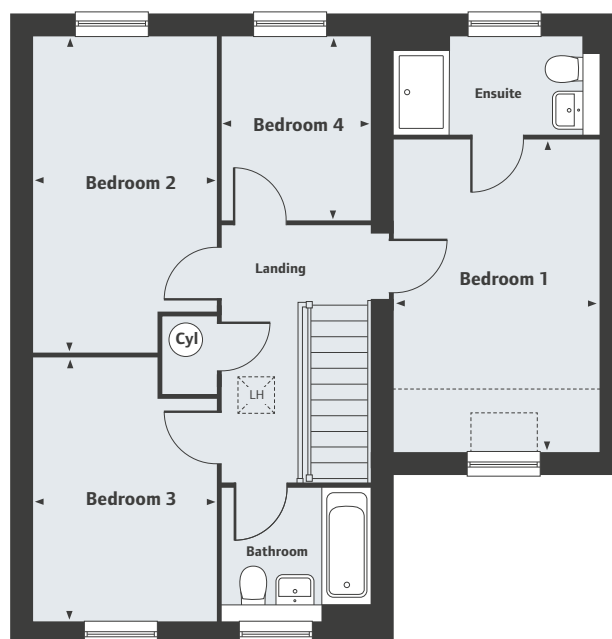
The Richmond

4 bedroom home



Ground Floor

Living/Dining Area	
5.43m x 4.91m	17'10" x 16'2"
Kitchen	
3.08m x 2.78m	10'1" x 9'2"



First Floor

Bedroom 1	
4.55m x 3.00m	14'11" x 9'10"
Bedroom 2	
4.85m x 2.67m	15'0" x 8'9"
Bedroom 3	
3.84m x 2.67m	12'7" x 8'9"
Bedroom 4	
2.65m x 2.15m	8'8" x 7'1"

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The Ribsdon 2
4 bedroom home



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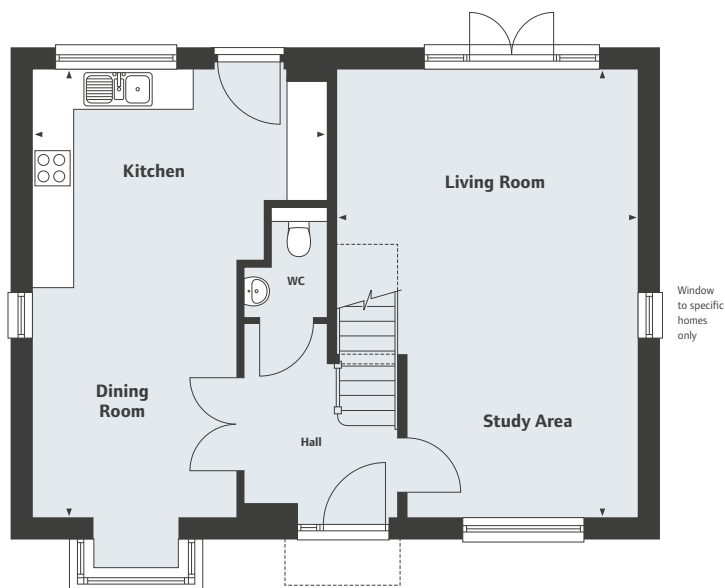

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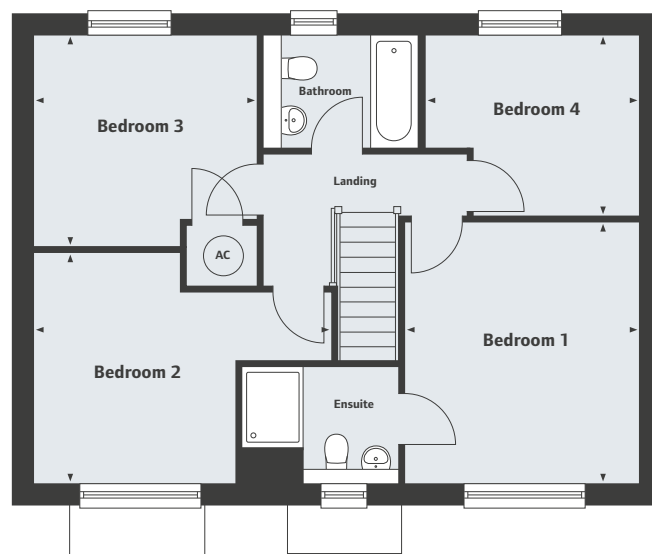
The Ribsdon 2

4 bedroom home



Ground Floor

Living Room/Study Area	22'3" x 14'9"
Kitchen/Dining Room	22'3" x 14'5"



First Floor

Bedroom 1	12'11" x 11'5"
Bedroom 2	14'7" x 11'5"
Bedroom 3	10'10" x 10'6"
Bedroom 4	10'5" x 9'0"

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The Carlton
4 bedroom home



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Kings Gate

Kingsteignton

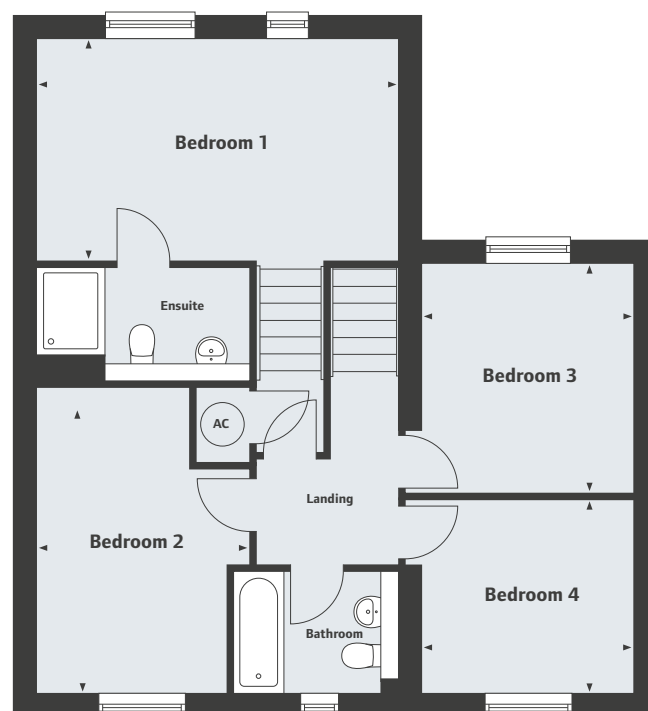
The Carlton

4 bedroom home



Ground Floor

Living Room	
4.96m x 3.11m	16'3" x 10'3"
Kitchen/Dining Room	
5.97m x 4.96m	19'7" x 16'3"



First Floor

Bedroom 1	
4.96m x 3.14m	16'3" x 10'4"
Bedroom 2	
4.30m x 2.92m	14'1" x 9'7"
Bedroom 3	
3.16m x 2.91m	10'5" x 9'7"
Bedroom 4	
2.91m x 2.71m	9'7" x 8'11"

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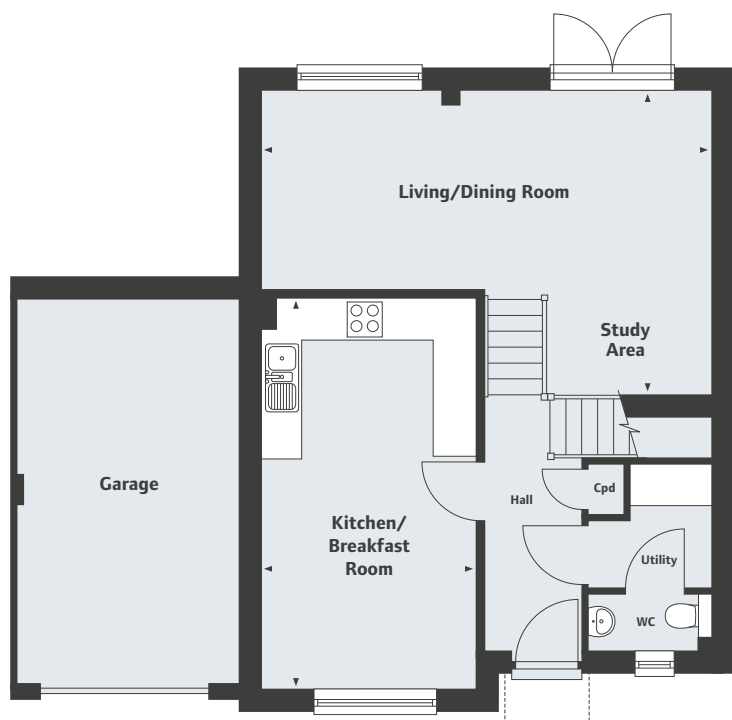

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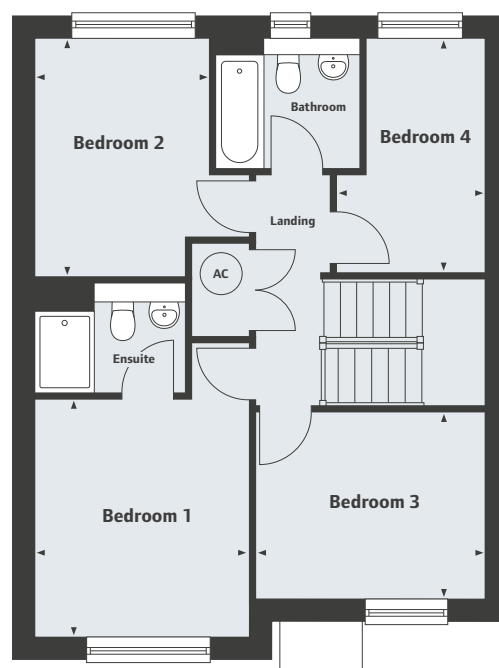
The Walmer 2

4 bedroom home



Ground Floor

Living/Dining Room/Study Area	
6.57m x 4.46m	21'7" x 14'8"
Kitchen/Breakfast Room	
5.77m x 3.16m	18'11" x 10'5"



First Floor

Bedroom 1	
3.52m x 3.16m	11'7" x 10'5"
Bedroom 2	
3.56m x 2.60m	11'8" x 8'7"
Bedroom 3	
3.39m x 2.76m	11'2" x 9'1"
Bedroom 4	
3.50m x 2.18m	11'6" x 7'2"

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