GLANVILLE VILLAS

BROUGHT TO YOU BY REGAL HERITAGE LTD

ABOUT REGAL HERITAGE

Regal Heritage Limited have been specialising in the development of high quality individualistic homes since 1998.

Under the control of Richard Elliott-Ogden, a Chartered Surveyor and a Member of the Chartered Institution of Civil Engineering Surveyors, Regal Heritage Limited have consistently produced homes of a standard which far exceeds that achieved by the average developer.

Employees of Regal Heritage Limited are dedicated to ensuring that the most careful attention is given to each customer's personal requirement.

ABOUT GLANVILLE VILLAS

These appealing and spacious 3 storey homes benefit from 4 bedrooms and 3 bathrooms (2 en-suite and 1 Jack and Jill bathroom) A highlight is the stunning glass staircase leading to spacious split level living accommodation positioned to take advantage of the views across Tavistock and, in particular, the town's iconic viaduct. Aptly named, Tavistock Vista, Viaduct Vista, Dartmoor Vista and Meadow Vista, each plot has ample off road parking and landscaped gardens.

Uniquely, these homes feature a traditional design externally yet enjoy a contemporary internal layout, with economic benefits of modern insulation and underfloor heating, fuelled by ' state of the art' air source heat pump technology.

For peace of mind, all properties are supplied with a CML approved 10 years warranty provided by ABC+ Warranty.

AWARD WINNING DEVELOPMENT

Twenty years of dedicated attention to detail reached a pinnacle in 2018 when Regal Heritage Limited became a Regional Finalist in the Local Authority Building Control Building Excellence Awards 2018.

Regal Heritage Limited's success as an innovative and pro-active company was recognised in The Building Safety Group Health and Safety Awards 2015 where Regal Heritage Limited received The Building Safety Group Highly Commended Small Business of the Year Award.

Regal Heritage Limited were winners of the Medium Development of the Year in the Premier Guarantee Awards. Judging for the award was based upon displayed excellence in technical competency, coupled with an ability to demonstrate first-rate project management skills and high levels of customer service.

Regal Heritage Limited were nominated for the Abercrombie Architectural Design Awards in respect of the best overall project that has made the biggest contribution to design in Plymouth.

Regal Heritage Limited have also won the Westcountry Publications ' New Living New Homes Award'. The judging criteria was based on build quality, sustainability, location, kerb appeal, value for money, quality of site, variety of property types available, environmental, social and economical criteria.

LABC Building Excellence AWARDS 2018 Regional Finalist

The Building Safety Group Health and Safety Awards BSG 2015

NEW LIVING NEW HOMES Awards

premier guarantee Excellence Awards Winner

ABC+ Warranty architectscertificate.co.uk APPROVED BUILDING CERTIFICATES AND WARRANTY

^ Outstanding views of the iconic viaduct and across Tavistock (CGI of the new homes from the road elevation)

THE PROPERTIES

A typical contemporary kitchen (from previous development)

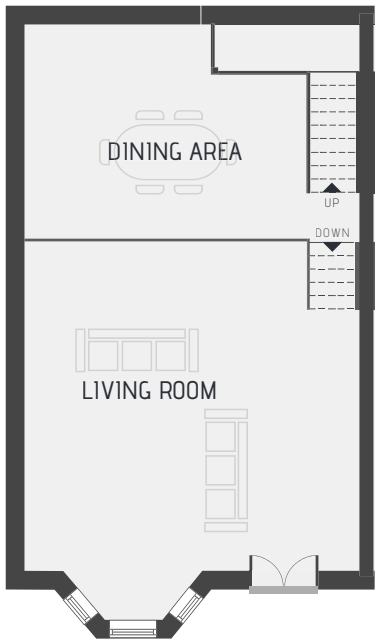
Feature timber & glass staircase

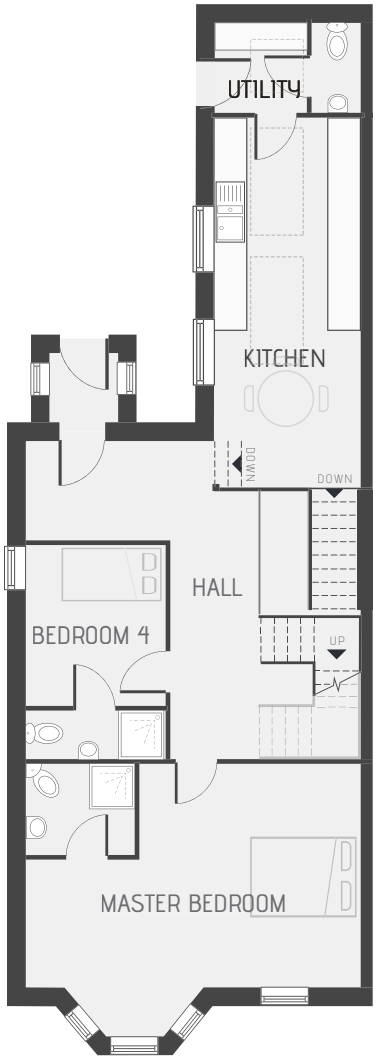
Stylish period features & landscaped gardens (CGI)

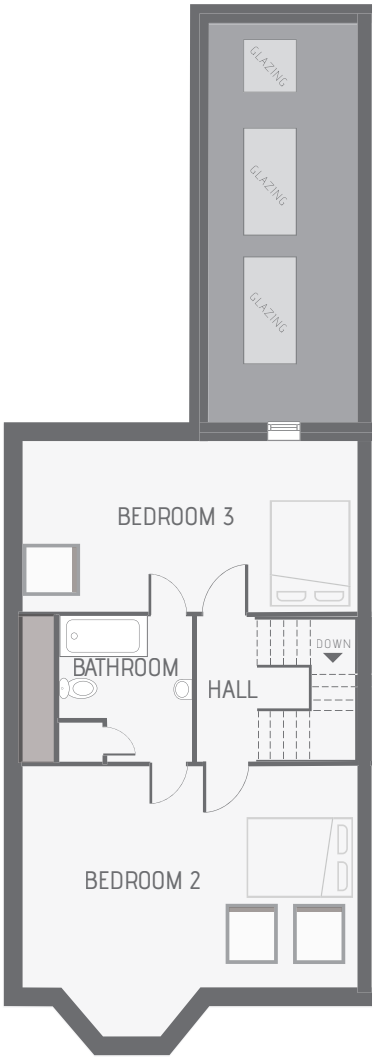
Kitchen with dining area (from previous development)

Stunning and spacious split level living accommodation (CGI of plot 2)

THE FLOOR PLANS







LOWER GROUND FLOOR

LIVING ROOM	6.3m x 7.0m	21' x 23'
DINING AREA	4.1 m x 6.3m	13' x 21'

GROUND FLOOR

KITCHEN	2.8m x 6.0m	9' x 20'
MASTER BEDROOM	6.3m x 5.0m	21' x 16'
BEDROOM 4	3.0m x 2.6m	10' x 9'

FIRST FLOOR

BEDROOM 2	6.3m x 5.0m	21' x 16'
BEDROOM 3	3.2m x 6.3m	10' x 21'
BATHROOM	2.5m x 2.7m	8' x 9'

Floor plans show Plot 4 - Viaduct Vista

Please note the information on this page is for general guidance and does not form part of a contract or offer. Design dimensions are subject to construction tolerances and elevational treatments may vary between plots. Purchasers must satisfy themselves with the details of their plot with the sales agent.

THE SPECIFICATION

The finer detail of these salubrious new homes...

INTERNAL

Smooth painted ceilings throughout
Painted timber work and walls throughout
Brushed chrome electrical sockets and switches
TV and telephone infrastructure with co axial sockets to master bedroom and living rooms
Ethernet points in kitchen, master bedroom and living room
Carbon monoxide alarm
Smoke detectors on each floor
Oak veneer doors with stainless steel/chrome ironmongery
Dimmer switch to living area lighting
Oak staircase with glass balustrading

EXTERNAL

Front boundary wall to be in local stone
Parking areas to be gravel laid over stabilisation grid
Lawn areas to be seeded/turfed depending on season
Traditional style front door with stainless steel/chrome ironmongery
Mains operated doorbell
Passive infra-red controlled LED wall light
Metal balustrading where applicable
Electric vehicle charging point

KITCHEN

Contemporary kitchen units
Slab tech worktops and associated up stands
Soft close' mechanism to cupboards and drawers
Double electric oven
Aluminium plinths
Electric ceramic hob
Stainless steel/glass extractor hood
Fully integrated fridge freezer
Plumbing to accommodate washing machine and tumble dryer in utility room
Brushed chrome 4 bar light fittings
LED skirting board lights
Stainless steel under mounted sink with chrome mixer tap
Porcelain/ceramic floor tiles
Fully integrated dishwasher
Worktop lighting where wall cupboards are installed.

BATHROOMS & EN SUITES

Contemporary white sanitary ware
Contemporary chrome brass ware
Steel bath
Two/three way control valve for shower and bath filler
Low profile shower tray
Clear glass shower door
Hinged bath screen
3 spot circular spotlight
Shaver point
Porcelain/ceramic wall and floor tiles

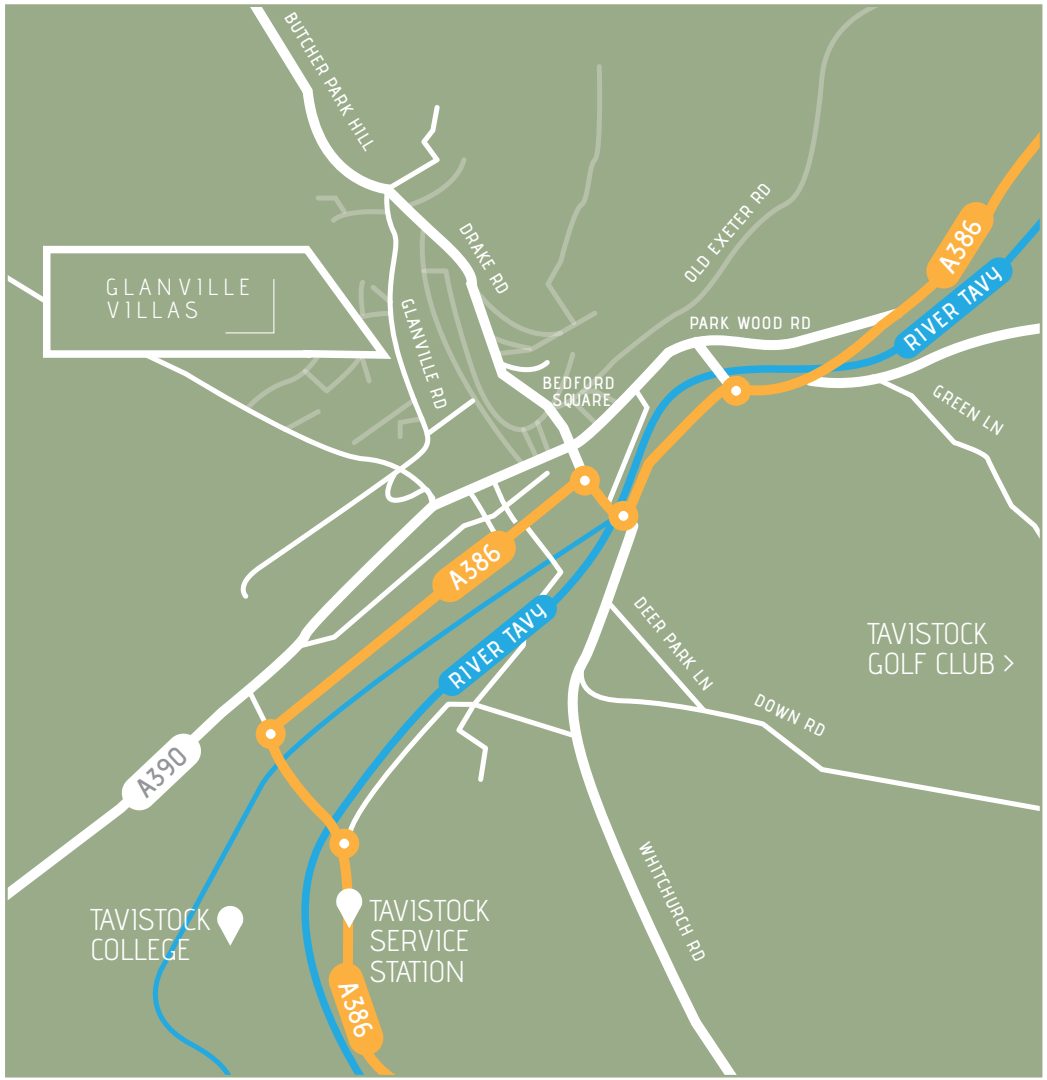
CENTRAL HEATING

Underfloor heating throughout
Air source heat pump
Indirect cylinder for hot water storage
Programmable control
Towel rails in bathroom and en suite

DIRECTIONS

From Tavistock`s Town Centre (Bedford Square) head up Drake Road (the road between the TSB Bank to the left and HSBC Bank to the right). After about half a mile, and having driven underneath the viaduct, take the 3rd turning to the left, into Glanville Road, where the development will be found after about 1/4 mile on the left hand side and clearly identified by the developer`s and agent`s signage.

Postcode for Satnav: PL19 0EB



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