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# MOUNT PLEASANT

HARTLEY • PLYMOUTH

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# PLYMOUTH

The maritime city of Plymouth sits between the wilds of Dartmoor to the north, and one of the world's largest natural harbours, the Sound, to the south, making it ideal for people wanting to enjoy the great outdoors.

It has a famous history, from Sir Francis Drake playing bowls on the Hoe, to the departure of the Pilgrim Fathers on the Mayflower to America, and a strong tradition with the Royal Navy, which carried Plymouth Gin around the globe.



Whilst retaining the largest naval base in Western Europe, the city boasts the UK's 9th largest university, the National Marine Aquarium, Olympic standard swimming and diving pools at the Plymouth Life Centre, the modern Drakes Circus shopping centre, the Royal William Yard, and is home to the British Firework Championships.



# SITE PLAN



Hill Lane is situated within one of the most desirable areas within the City, but just half a mile from the Manadon roundabout on the A38. There are a wide array of excellent local facilities including popular schools, parks, tennis clubs, shopping parade and regular public transport to the City Centre, which is approximately two miles away.

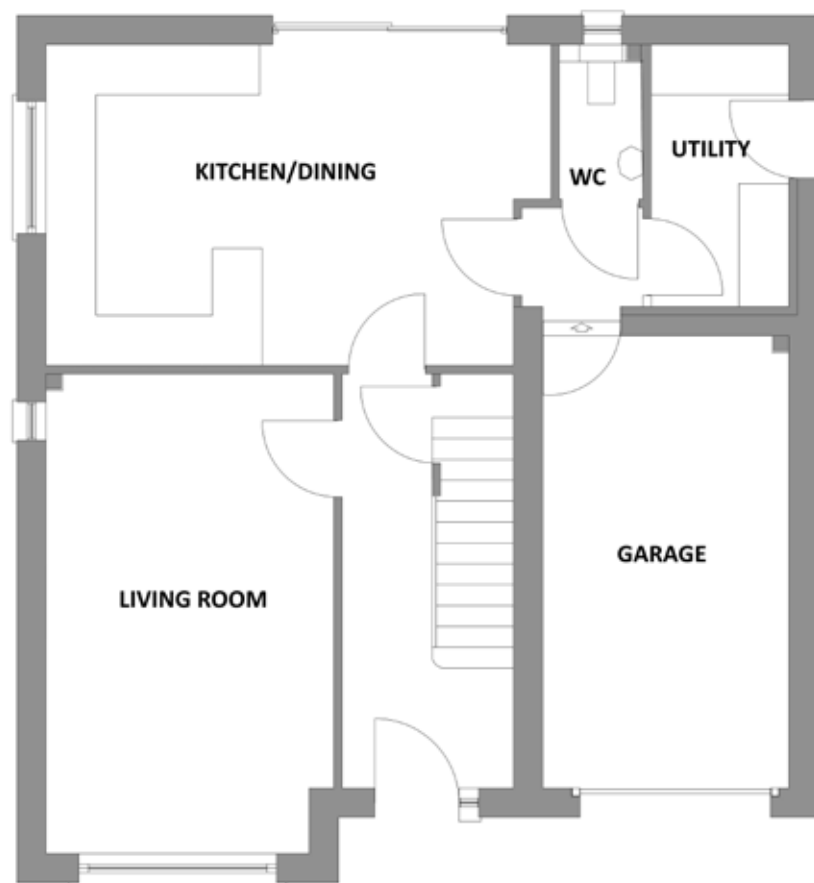
# No.5

- Four bedrooms
- Two en-suites
- Integrated garage
- Utility room

Location on the site



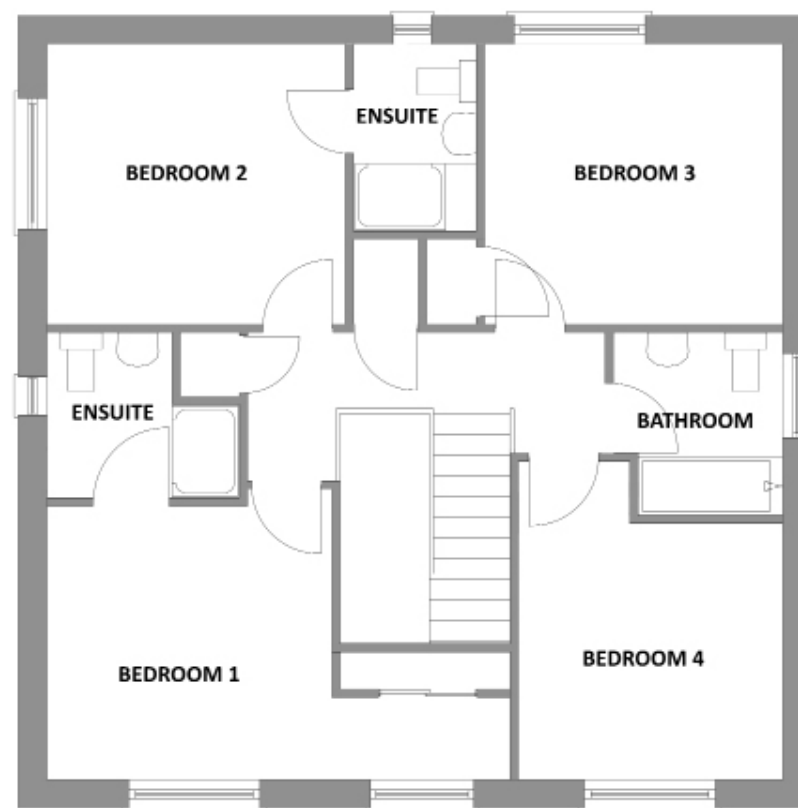
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### Room Measurement

#### Ground Floor

Kitchen / Dining	5.60m x 3.84m	(18' 4" x 12' 7")
Living Room	5.47m x 3.44m	(17' 3" x 11' 4")
Utility	3.13m x 1.65m	(10' 3" x 5' 4")



#### First Floor

Bedroom 1	3.48m x 3.35m	(11' 5" x 10' 11")
Dressing space	2.15m x 1.54m	(7' 1" x 5' 0")
Bedroom 2	3.64m x 3.42m	(11' 11" x 11' 2")
Bedroom 3	3.64m x 3.42m	(11' 11" x 11' 2")
Bedroom 4	3.23m x 2.91m	(10' 7" x 9' 6")

# No.7, No.9 & No.11

- Four bedrooms
- Two en-suites
- Dressing area to Master Bedroom
- Integrated garage with utility area

Location on the site

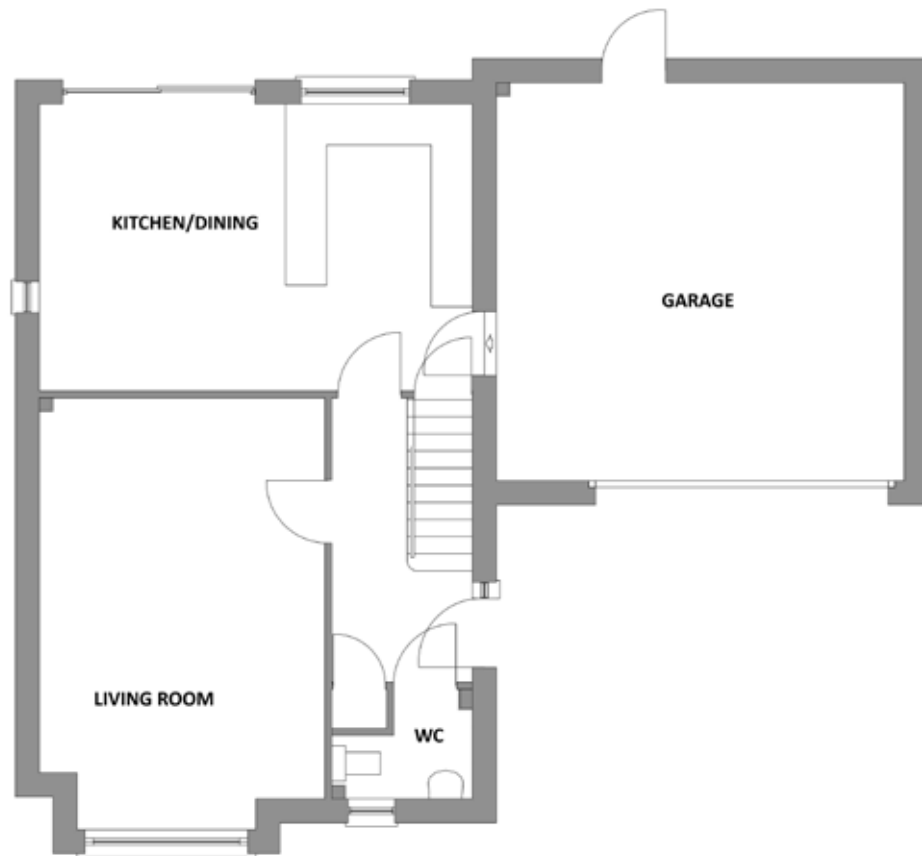


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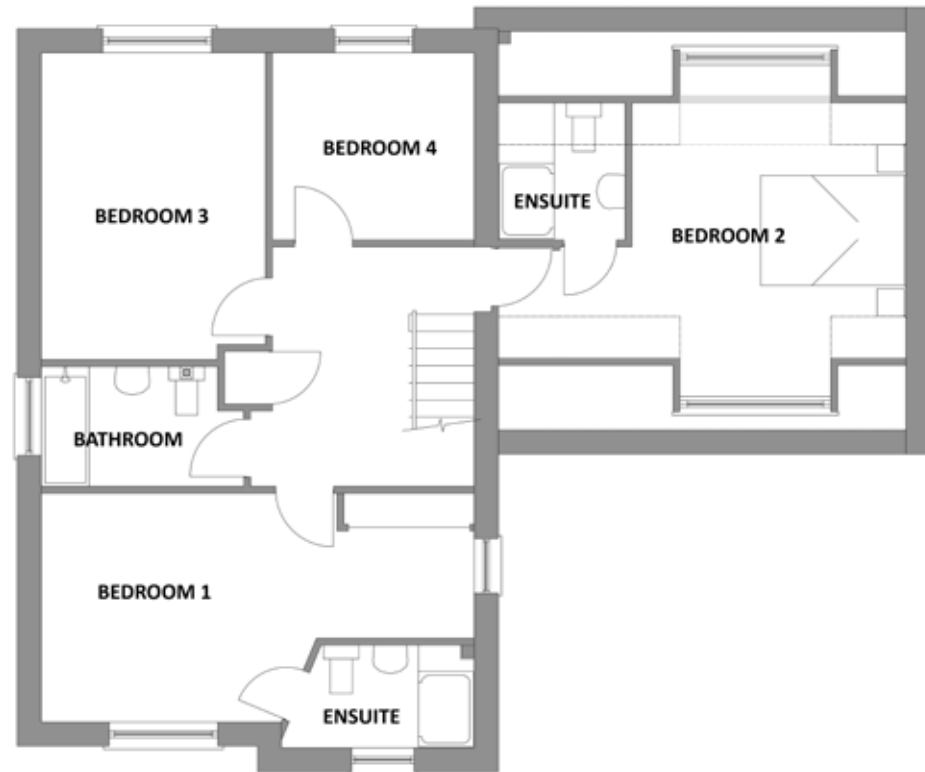
## Room Measurement

### Ground Floor

Kitchen / Dining	6.31m x 4.18m (20' 8" x 13' 8")
Living Room	5.47m x 4.16m (13' 8" x 13' 7")



PLEASE NOTE: This window only features on house numbers 9 & 11. It is not available on number 7.



### First Floor

Bedroom 1	4.01m x 3.37m (13' 1" x 11' 0")
Dressing space	2.30m x 2.10m (7' 6" x 6' 10")
Bedroom 2	5.95m x 3.72m* (19' 6" x 12' 2") *Max dimensions
Bedroom 3	4.51m x 3.30m (14' 9" x 10' 9")
Bedroom 4	2.94m x 2.76m (9' 7" x 9' 0")

# No.15

- Four bedrooms
- Two en-suites
- Dressing area to Master Bedroom
- Integrated garage with utility area



Location on the site

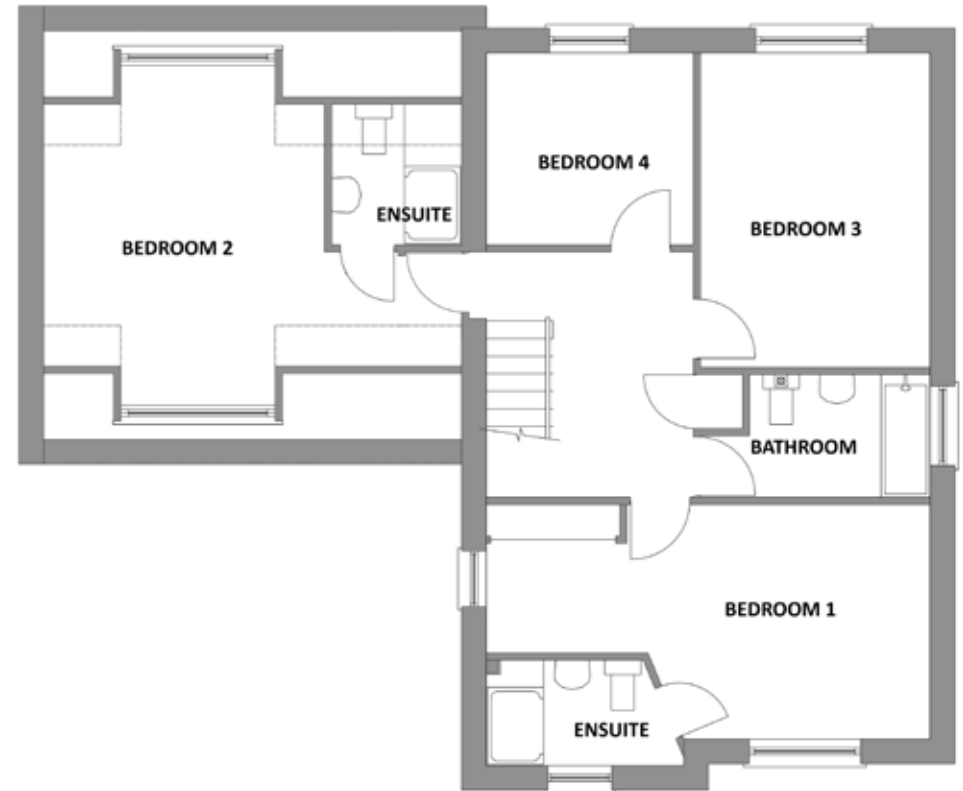
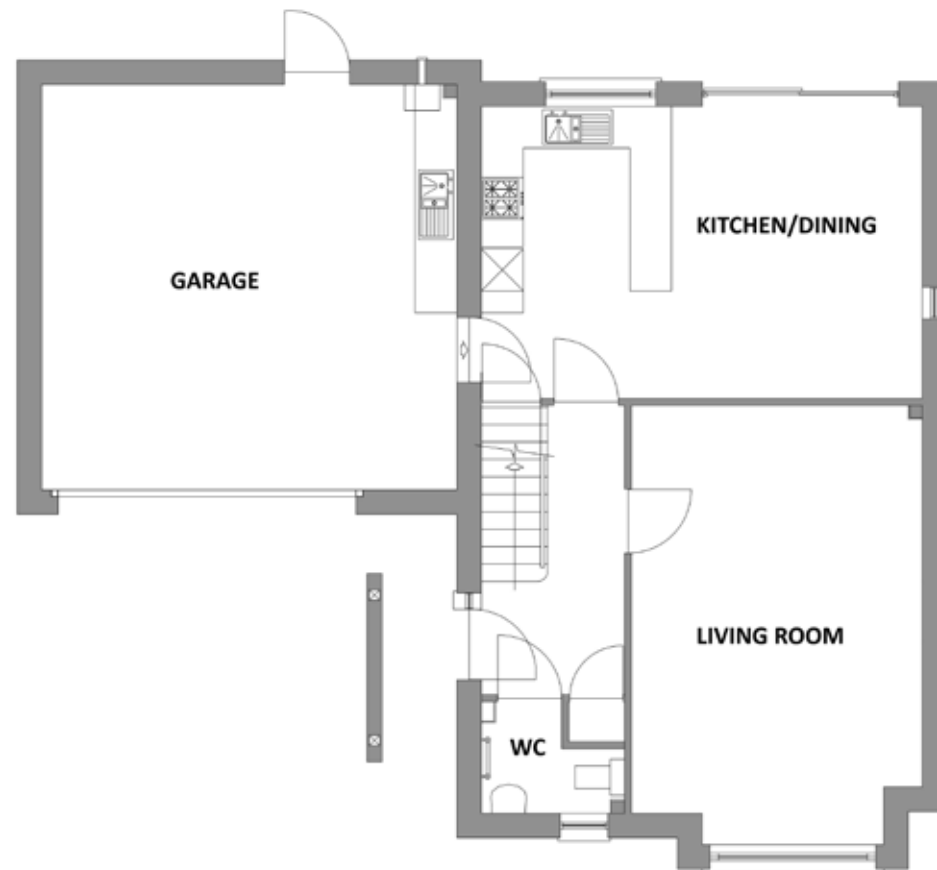


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## Room Measurement

### Ground Floor

Kitchen / Dining	6.31m x 4.18m	(20' 8" x 13' 8")
Living Room	5.47m x 4.16m	(13' 8" x 13' 7")



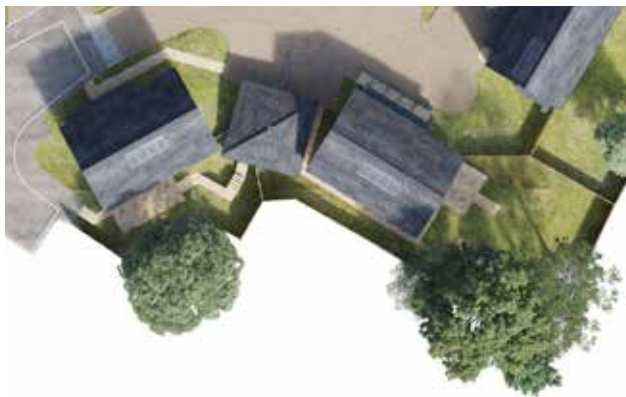
### First Floor

Bedroom 1	4.01m x 3.37m	(13' 1" x 11' 0")
Dressing space	2.30m x 2.10m	(7' 6" x 6' 10")
Bedroom 2	5.95m x 3.72m*	(19' 6" x 12' 2") *Max dimensions
Bedroom 3	4.51m x 3.30m	(14' 9" x 10' 9")
Bedroom 4	2.94m x 2.76m	(9' 7" x 9' 0")

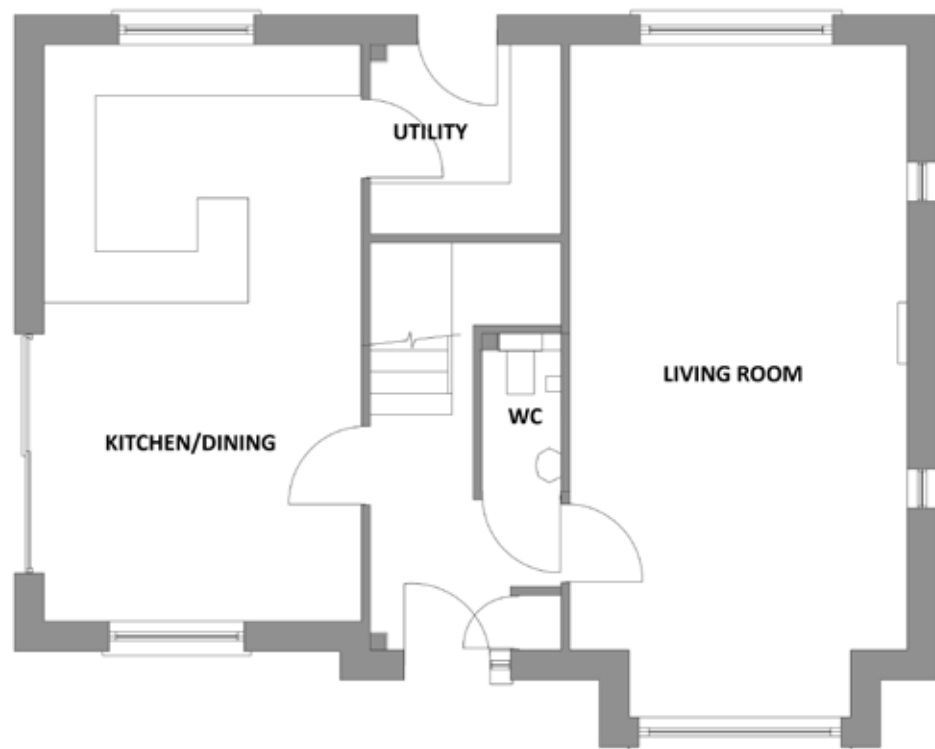
# No.17 & No.19

- Four bedrooms
- Two en-suites
- Utility room
- Detached garage

Location on the site



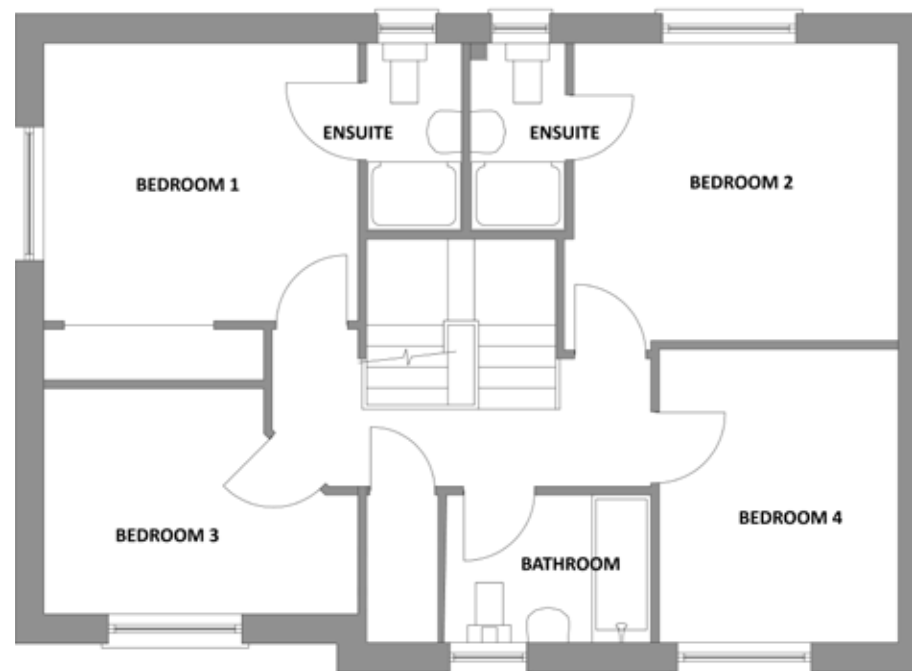
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## Room Measurement

### Ground Floor

Kitchen / Dining	6.76m x 3.72m	(22' 2" x 12' 4")
Utility	2.24m x 2.22m	(7' 4" x 7' 3")
Living Room	7.10m x 3.96m	(23' 3" x 13' 0")



### First Floor

Bedroom 1	3.76m x 3.32m	(12' 4" x 10' 7")
Bedroom 2	3.85m x 3.56m	(12' 7" x 11' 8")
Bedroom 3	3.76m x 2.67m*	(11' 8" x 9' 0") *Max dimensions
Bedroom 4	3.47m x 2.89m	(11' 4" x 9' 5")

# SPECIFICATION



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Photographs are examples of bathrooms and kitchens and are for guidance only.

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## KITCHEN

- Blanco stainless steel Supra bowl with Monobloc mixer tap.
- AEG induction hob and Stainless Steel multifunction oven, combination microwave, and chimney hood.
- Fully integrated AEG fridge freezer and dishwasher.
- Symphony Woodbury contemporary fitted kitchen, in 6 colour choices\*, with co-ordinated Silestone Quartz work surfaces and upstand. \*subject to stage of construction

## UTILITY

- Blanco Stainless Steel Tipo bowl with Monobloc mixer tap.
- Symphony Plaza contemporary fitted kitchen, in 5 colour choices\*, with co-ordinated square edged laminate work surfaces and upstand. \*subject to stage of construction

## BATHROOM / ENSUITE / CLOAKROOM

- Ideal Standard Tempo range white sanitary ware, and chrome brassware (inc. thermostatic mixer showers in Bathroom and all Ensuites).
- Porcelanosa ceramic wall tiles.
- Myson electric heated Towel Rails.
- Electric underfloor heating in Bathroom and Ensuites.

## DECORATIVE FINISHES

- Crown White Satinwood paint to skirting, architraves, window cills, and softwood stairs (excluding oiled oak capping and handrail).
- Crown Beige White paint to walls, and Crown British Standard White ceilings.
- Oak veneered, and oiled, internal doors, with brushed stainless steel ironmongery.

## LIGHTING AND ELECTRICS

- Contemporary lighting, designed by Amos Lighting.
  - Mains powered smoke alarms.
  - TV points throughout the house.
  - 1 integrated USB charging point in each habitable room.
  - Shaver socket to Bathroom and Ensuites.
  - Mains operated front door bell.
  - Power and lighting to garage.
  - PIR LED lighting to front and rear of property.
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# SPECIFICATION

## WINDOWS AND EXTERNAL DOORS

- Steel faced multi-locking front door.
- Vehicular garage door
- Anthracite Grey and double glazed UPVC windows, patio door, and external utility door.

## EXTERNAL FINISHES

- Patio area using riven finish slabs.
- Turf to front and rear gardens.
- Timber fencing.

## GENERAL

- Natural slate roof, with in-roof PV system.
- Underfloor heating on ground floor.
- Worcester-Bosch boiler and hot water cylinder.
- Myson radiators on first floor.
- Outside tap.
- Security alarm with pet-tolerant motion sensors to house and garage.
- Forbo Allura flooring to ground floor (excluding Lounge).
- Optional gas fire (subject to stage of construction).
- Premier Guarantee New Home Warranty

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### Solar Panels

These properties benefit from built in solar panels which generate clean energy for your new home. The system is set up so that you use the free electricity your system has generated first, before buying in electricity from the grid. If your panels generate more electricity than you use the excess you have generated is fed to the national grid. The solar panels provide a free, clean renewable energy source you can enjoy for years to come.

### Taking care of nature

All over this new development there are a number of features to enhance wildlife. Wildlife friendly features include specially designed swift and sparrow nesting boxes, as well as nesting boxes for bats. A hedgehog highway has been created throughout the site to create access for hedgehogs to your garden. The hedgehog highway creates a sustainable habitat for these small creatures who will gladly eat up your garden pests. Your home will not only give you a safe and secure place to live, it will also provide a home for local wildlife.

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Leander Developments is a family business with generations of experience in residential development and construction, throughout the south west.

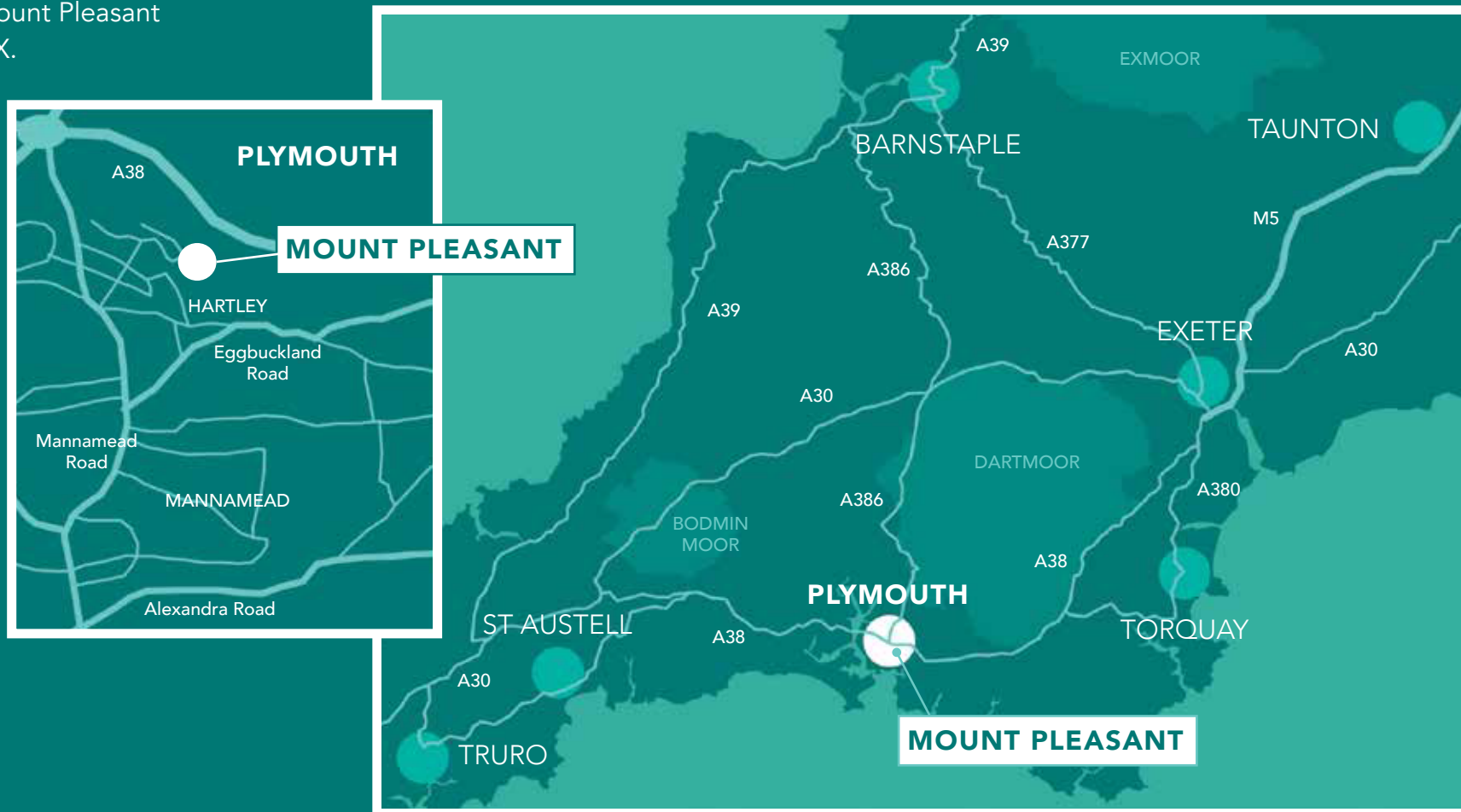
We undertake property development and investment projects in various market sectors. We also work with joint-venture partners, where the combination of our skills, assets and probity leads to successful and profitable relationships, and a reputation that we are proud of.

Leander Developments was originally part of the Knapp Group, a highly respected construction and property development group, with a history stretching back to 1947. The group was sold to Galliford Try plc in 2001, and the company was de-merged and remains in the ownership of the Knapp family.



# DIRECTIONS

The postcode for the Mount Pleasant development is PL3 5QX.



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