

# Pebble Beach

Seaton





# Pebble Beach

Seaton

A taste of local life

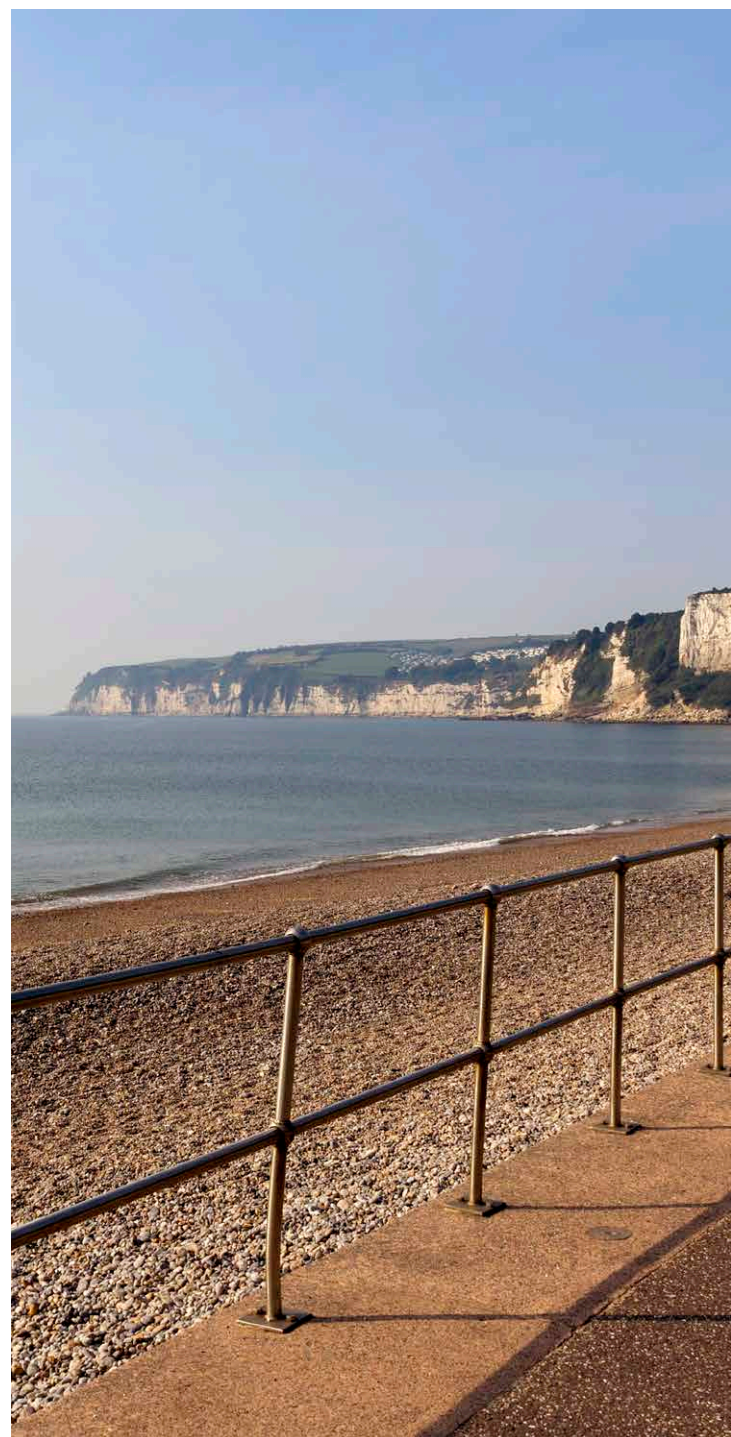
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**Bovis  
Homes** 



# Welcome to Pebble Beach

This exciting new development is in the Victorian seaside town of Seaton, on the stunning Jurassic Coast. Close to the town centre with its many shops and services, the development is also just a short stroll from the delightful Esplanade and mile long pebble beach from which the development takes its name.



Seaton is a thriving seaside town with shops, restaurants and pubs. Its lively community has many clubs, sports and leisure activities for all ages and as well as schools and medical facilities. Each of the quality new 2, 3 and 4 bedroom homes at Pebble Beach has been carefully designed to meet the needs of modern living and has many features included within the price. So if you're looking for a stunning new home in an inspiring location – your search ends here!

## Getting around

Seaton is on the B3172, less than two miles along the stunning River Axe estuary to Axmouth, from where the A3052 leads to Lyme Regis and Sidmouth. The busy market town of Honiton is about 16 miles via the A35, which links to the A30 and junction 29 of the M5. Exeter is less than 30 miles and has an international airport. Trains run from Axminster station to Exeter and London, Waterloo.

## A trip to the shops

Pebble Beach is just a short walk from Seaton town centre which has a range of great local shops and services including a bakery, butchers, newsagents, chemists, supermarkets, florists, post office and Tesco adjacent to the site. The neighbouring towns of Axmouth and Sidmouth offer further choice and Honiton famous for its pottery and lace, is also a lively shopping centre and only 16 miles away. The cathedral city of Exeter with its Princesshay and Guildhall shopping centres.

## Taking time out

Seaton sits on the Jurassic Coast, a World Heritage site with a stunning landscape. Seaton's mile-long pebble beach is great for watching water sports and activities in Lyme Bay and the small harbour is home to yachts and pleasure cruisers. Nearby Seaton Marshes Nature Reserve is a haven for birdlife which you can enjoy on a trip up the stunning Axe Valley, on the narrow gauge Seaton Tramways. The picturesque village and bay of Beer with its Light Railway, Quarry Caves and the beautiful Pecorama Gardens is close by. Colyton Leisure Centre is ideal for indoor sports and leisure, while the South West Coast Path offers some breath-taking hilltop scenes.

## Education

Seaton Primary School is about a mile from Pebble Beach, while Beer Church of England Primary School is about two miles. For senior students Sidmouth College and one of the country's leading grammar schools are only 2 miles away; Colyton Grammar School has been named on four occasions as The Co-educational School of the Year by The Sunday Times and it has achieved Ofsted Outstanding status three years running.

# Pebble Beach

Harbour Road, Seaton  
Devon EX12 2PB

## From Axminster

- From Axminster, take the A358 towards Seaton
- At Boshill Cross, turn right onto the A3052, then immediately turn left onto the B3172
- Continue along the B3172 for a further two miles crossing the River Axe into Harbour Road
- Continue along Harbour Road and Pebble Beach can be found on the right hand side

## From M5 Junction 30

- From Junction 30, follow the A3052 for approximately seven miles
- At mini roundabout, bear left onto the A3052
- Continue for approximately eleven miles
- At Seaton Tower Junction, turn right onto Seaton Down Hill on the B3172
- Continue onto Seaton Down Road. Turn right onto Harepath Road and take the first left onto Manor Road
- At the roundabout take the second exit onto The Underfleet
- Go straight over the roundabout
- At the next roundabout take the first exit into Harbour Road
- Pebble Beach can be found on the right hand side



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Cover photograph of Seaton Beach. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

**Bovis Homes Limited, South West region**  
Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. Telephone: 01392 344 700

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DSEAT GD60932 / 08.21

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# Pebble Beach

Seaton



**2 bedroom home**

The Arnold

The Amberley

**3 bedroom home**

The Southwold

The Epsom

The Beer

The Sheringham

The Salisbury II

**4 bedroom home**

The Buxton

The Canterbury

● bollard

bcp bin collection point

v visitor space

*The planning permission for this development requires a percentage of the dwellings to be affordable dwellings. The tenure of the non-affordable dwellings is flexible, and we reserve the right to sell these to any third party whether that be an owner-occupier or an owner-investor whether that be an individual renting out the property to an occupier or a corporate investor which may include a housing association.*

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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DSEAT DS07842 / 10.23





# The Arnold

2 bedroom home

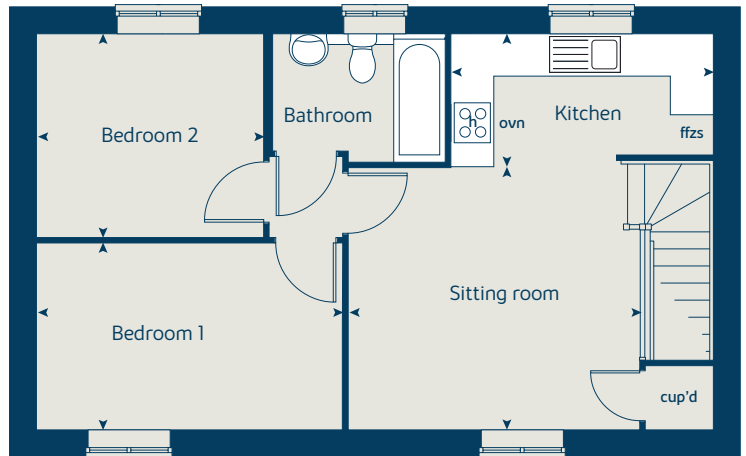
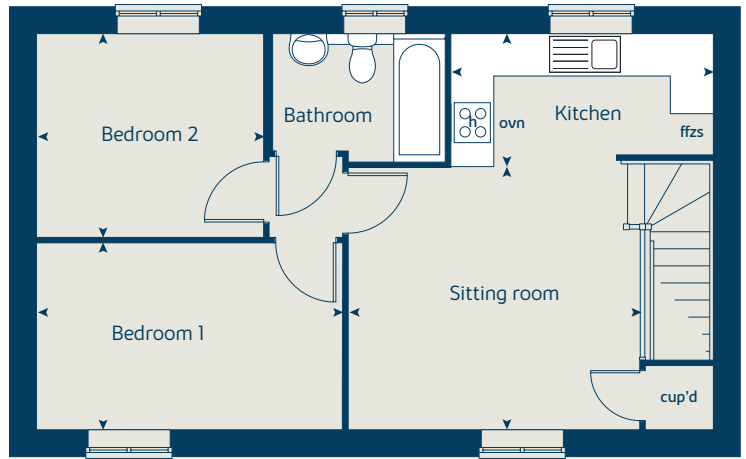
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# The Arnold

## 2 bedroom home

### First floor



First floor	metres	feet / inches
Kitchen	3.64 x 1.83	11' 11" x 6' 0"
Sitting / dining room	4.05 x 3.67	13' 3" x 12' 0"
Bedroom 1	4.22 x 2.57	13' 10" x 8' 5"
Bedroom 2	3.16 x 2.82	10' 4" x 9' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

#### The Arnold | AF05A2 DSEAT |

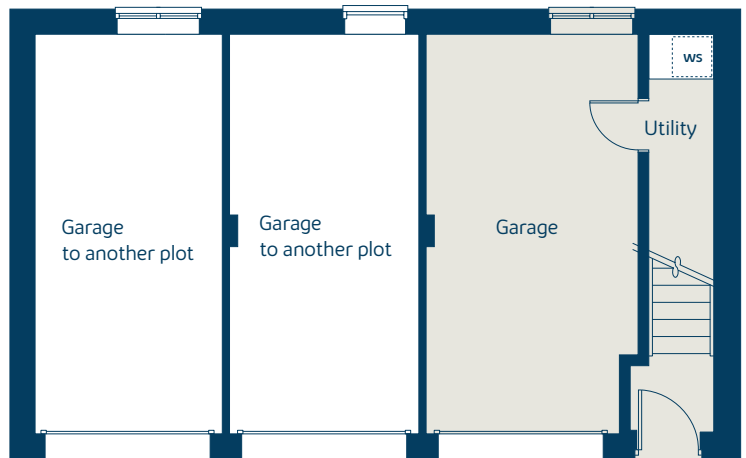
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

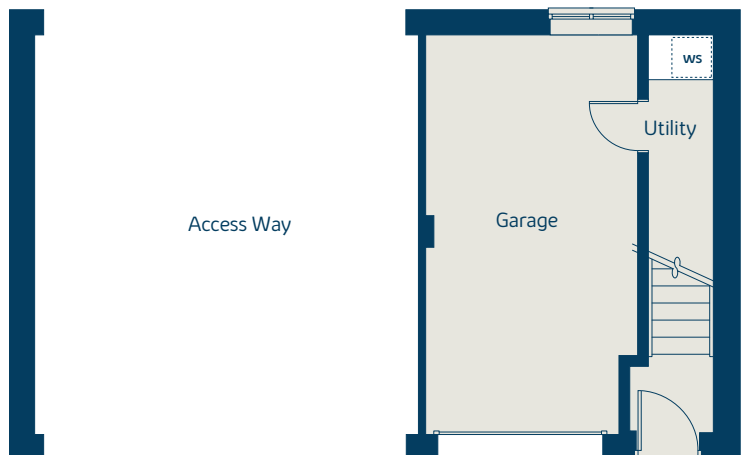
- ① Layout applies to selected plots only. Please see sales consultant for further details.
- ② Position of wardrobe is plot dependent. Please see sales consultant for further details.

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### Ground floor



①





# The Amberley

2 bedroom home

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# The Amberley

## 2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.30 x 1.83	10' 10" x 6' 0"
Sitting room / dining area	4.57 x 4.05	15' 0" x 13' 3"

### First floor

Bedroom 1	4.05 x 2.77	13' 3" x 9' 1"
Bedroom 2	4.05 x 3.39	13' 3" x 11' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

### The Amberley | P202 DSEAT |

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\* Windows apply to plots 27 and 28 only. Please see sales consultant for further details.

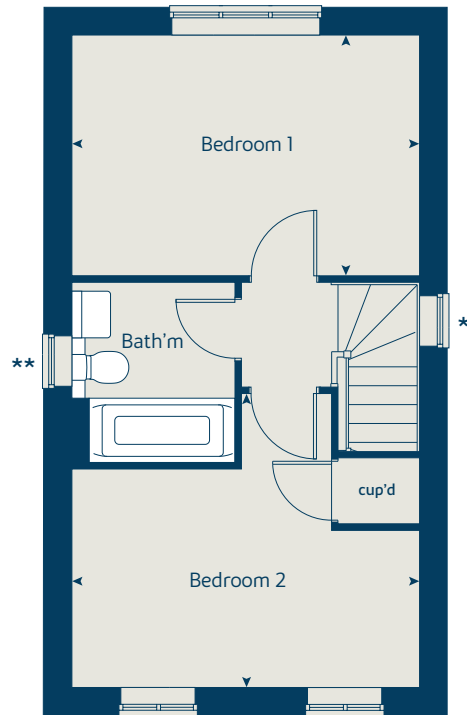
\*\* Window applies to plot 45 only. Please see sales consultant for further details.

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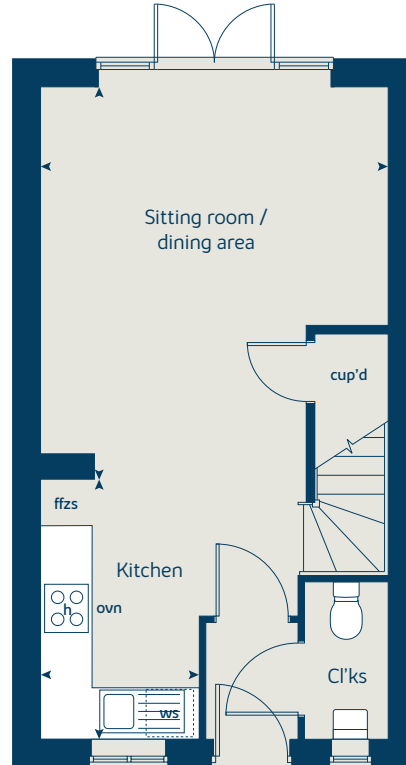
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### First floor



### Ground floor





# The Southwold

3 bedroom home

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# The Southwold

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.83 x 2.44	9' 3" x 8' 0"
Sitting room / dining area	5.37 x 4.75	17' 7" x 15' 7"

### First floor

Bedroom 1	3.87 x 3.10	12' 8" x 10' 2"
Bedroom 2	3.15 x 2.69	10' 4" x 8' 10"
Bedroom 3	3.15 x 1.95	10' 4" x 6' 5"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Southwold | P302 DSEAT |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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\* Window applies to plot 31 only. Please see sales consultant for further details.

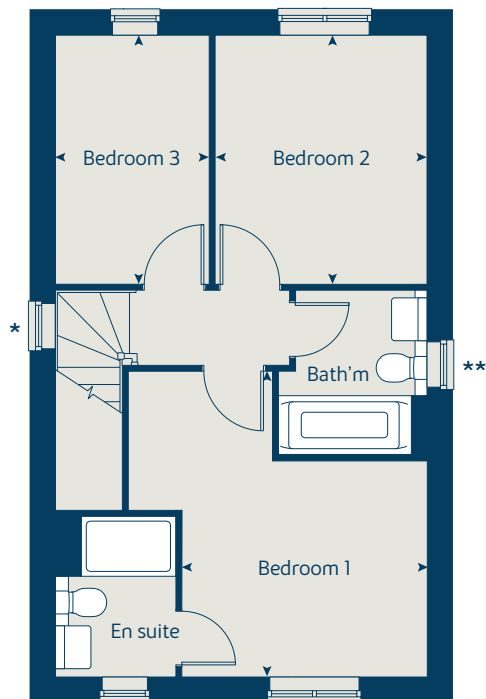
\*\* Window applies to plot 13 only. Please see sales consultant for further details.

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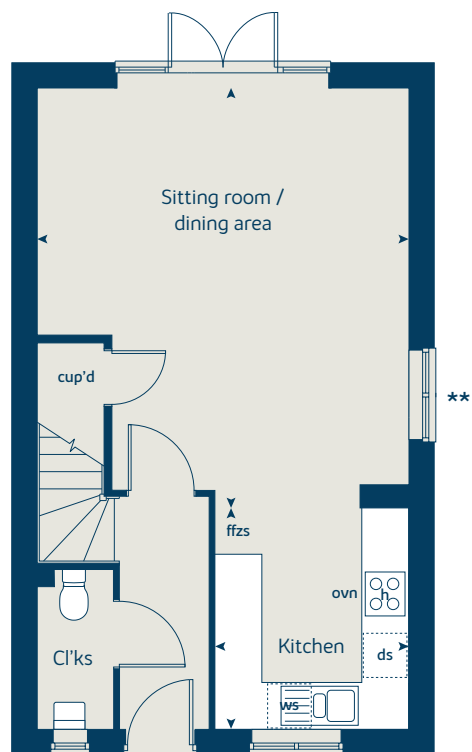
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### First floor



### Ground floor





# The Epsom

3 bedroom home

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# The Epsom

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.06 x 2.94	10' 0" x 9' 6"
Dining room	3.01 x 2.40	9' 8" x 7' 8"
Sitting room	4.98 x 3.44	16' 3" x 11' 2"

## First floor

Bedroom 1	4.55 x 3.25	14' 9" x 10' 6"
Bedroom 2	3.46 x 2.73	11' 3" x 9' 0"
Bedroom 3	2.93 x 2.07	9' 6" x 6' 7"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

## The Epsom | P306 DSEAT |

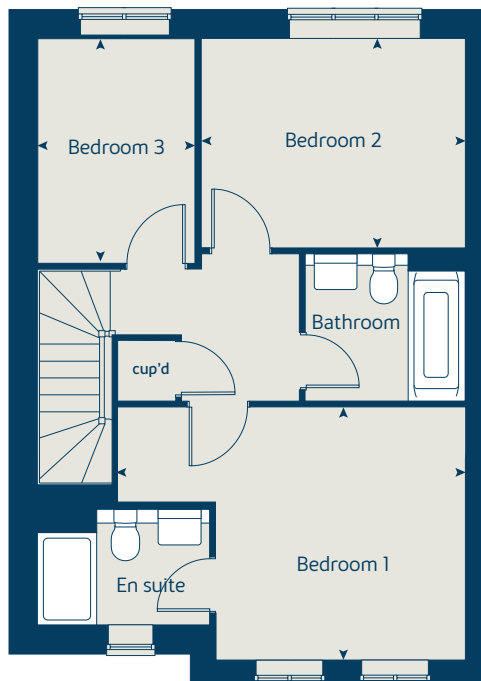
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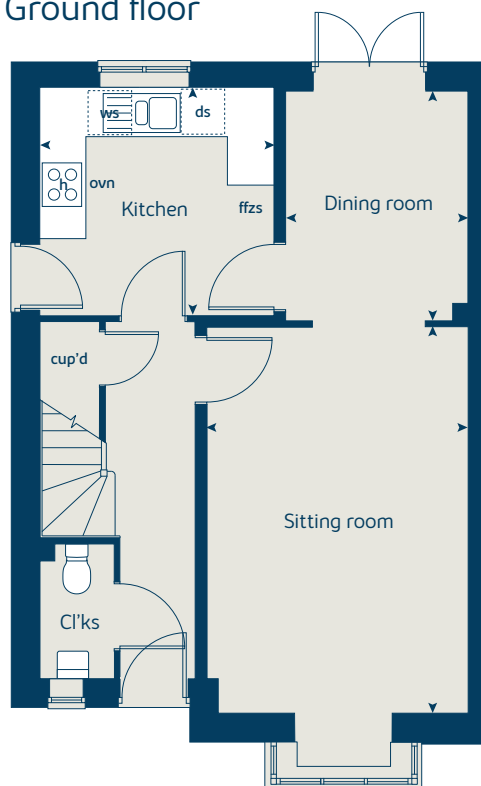
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## First floor



## Ground floor





# The Sheringham

3 bedroom home

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# The Sheringham

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.75 x 3.29	15' 7" x 10' 10"
Sitting room	4.75 x 3.33	15' 7" x 10' 11"

### First floor

Bedroom 1	3.68 x 2.74	12' 1" x 8' 11"
Bedroom 2	3.32 x 2.54	10' 11" x 8' 4"
Bedroom 3	3.32 x 2.09	10' 11" x 6' 10"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space		measuring points
ws	washing machine space	◀ ▶	

### The Sheringham | P303 DSEAT |

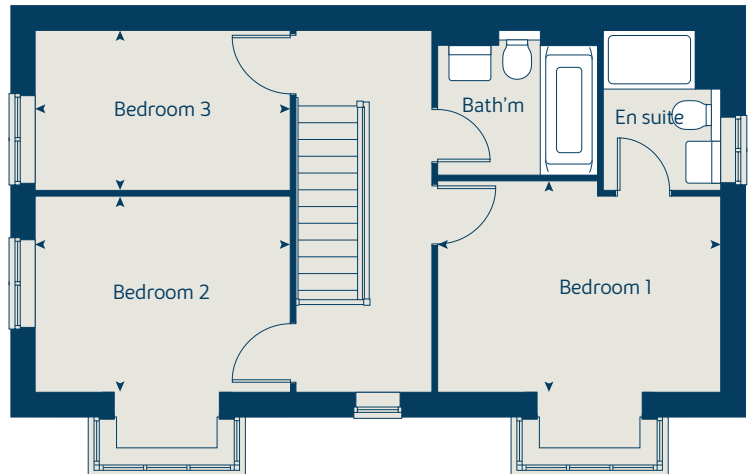
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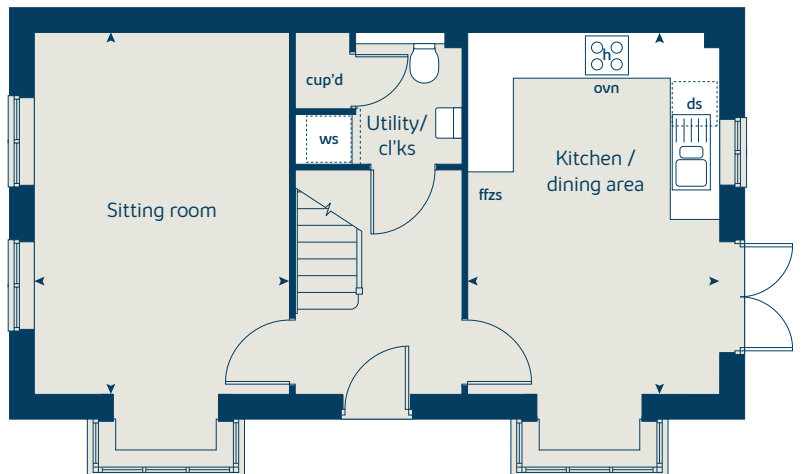
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### First floor



### Ground floor





# The Beer

3 bedroom home

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# The Beer

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.75 x 2.86	15' 7" x 9' 5"
Sitting room	5.48 x 3.86	18' 0" x 12' 8"

### First floor

Bedroom 1	4.07 x 3.15	13' 4" x 10' 4"
Bedroom 2	3.44 x 2.63	11' 3" x 8' 8"
Bedroom 3	2.49 x 2.04	8' 2" x 6' 8"

ovn	oven	ffzs	fridge freeze space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Beer | SW3055 DSEAT |

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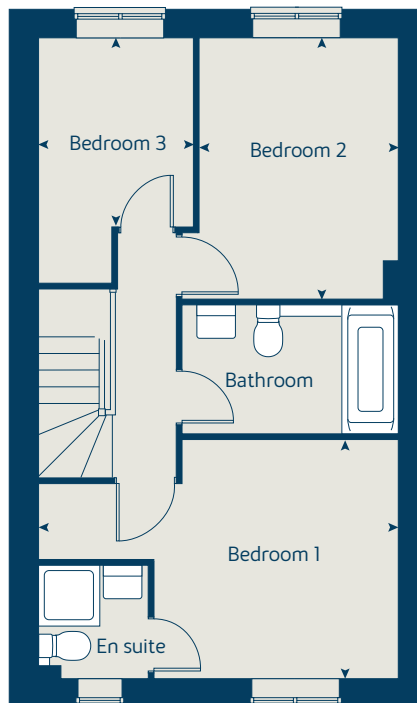
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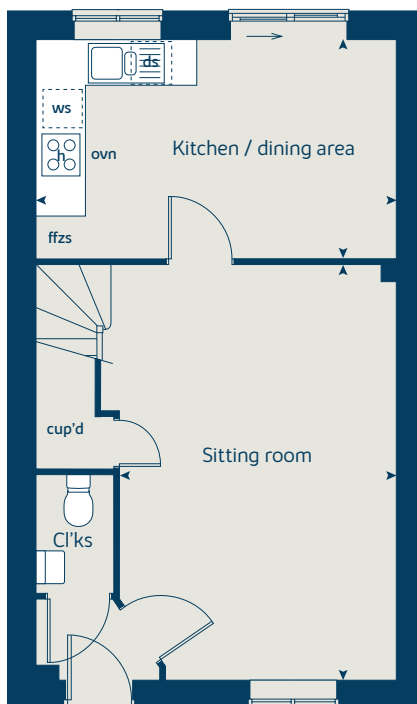
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DSEAT DS09851 / 03.24

### First floor



### Ground floor





# The Salisbury II

3 bedroom home

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# The Salisbury II

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.57 x 2.86	11' 9" x 9' 4"
Sitting room / dining area	5.30 x 5.08	17' 5" x 16' 8"

### First floor

Bedroom 1	5.08 x 2.95	16' 8" x 9' 8"
Bedroom 2	2.99 x 2.50	9' 10" x 8' 2"
Bedroom 3	2.64 x 2.00	8' 8" x 6' 7"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Salisbury II | P401 DSEAT |

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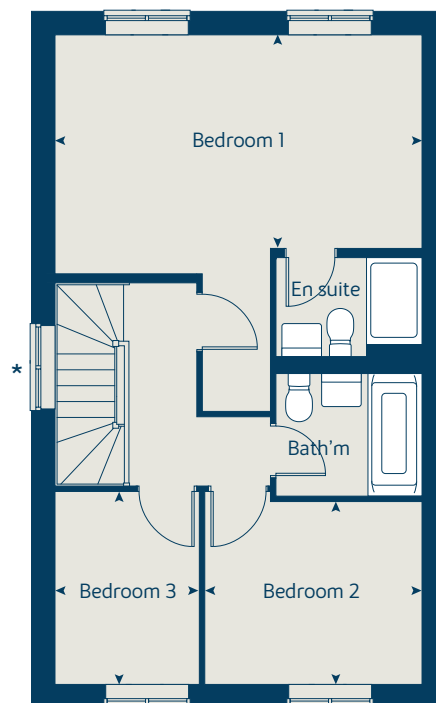
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\* Windows apply to end of terrace plots only. Please see sales consultant for further details.

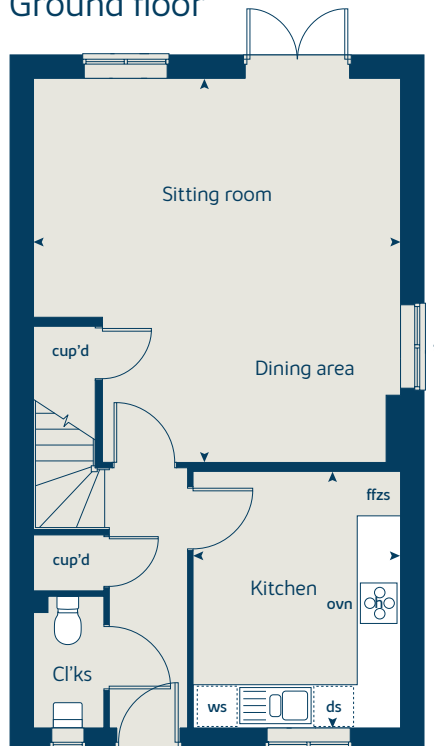
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DSEAT DS10085 / 04.24

### First floor



### Ground floor





# The Canterbury

4 bedroom home

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# The Canterbury

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.70 x 3.15	25' 3" x 10' 4"
Sitting room	4.50 x 3.52	14' 8" x 11' 6"
Study	2.49 x 2.07	8' 2" x 6' 9"

### First floor

Bedroom 1	3.52 x 3.25	11' 7" x 10' 8"
Bedroom 2	4.40 x 2.79	14' 5" x 9' 2"
Bedroom 3	3.33 x 3.02	11' 0" x 9' 11"
Bedroom 4	3.18 x 2.46	10' 5" x 8' 1"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Canterbury | P404 DSEAT |

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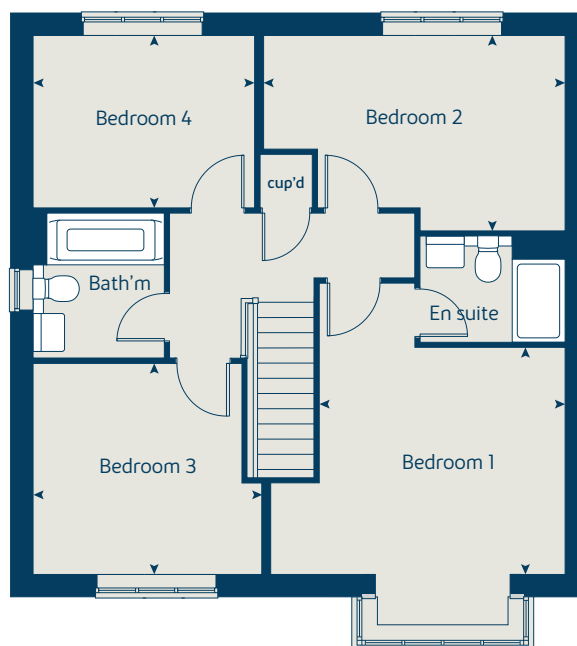
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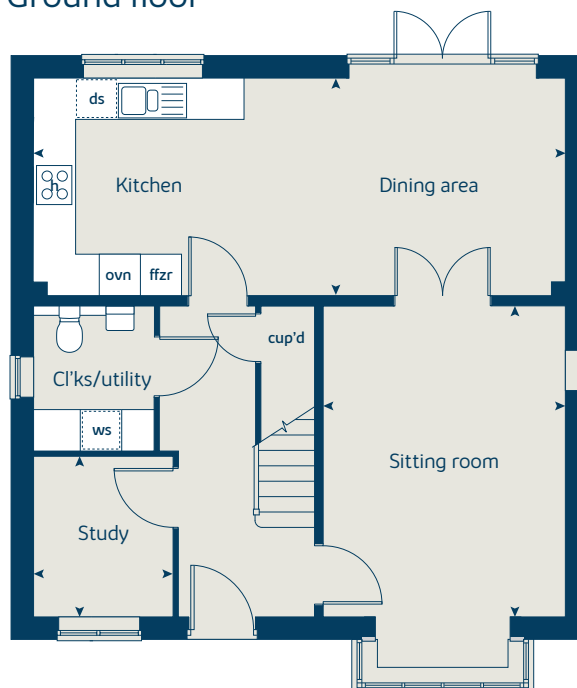
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DSEAT DS10085 / 04.24

### First floor



### Ground floor





# The Buxton

4 bedroom home

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# The Buxton

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.06 x 2.91	13' 4" x 9' 7"
Sitting / dining area	7.10 x 4.38	23' 3" x 14' 4"
Study	2.07 x 2.01	6' 9" x 6' 7"

## First floor

Bedroom 1	4.08 x 3.08	13' 4" x 10' 1"
Bedroom 2	4.08 x 2.92	13' 4" x 9' 7"
Bedroom 3	2.90 x 2.78	9' 6" x 9' 1"
Bedroom 4	2.90 x 2.90	9' 6" x 9' 6"

ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ds	dishwasher space		

## The Buxton | P402 DSEAT |

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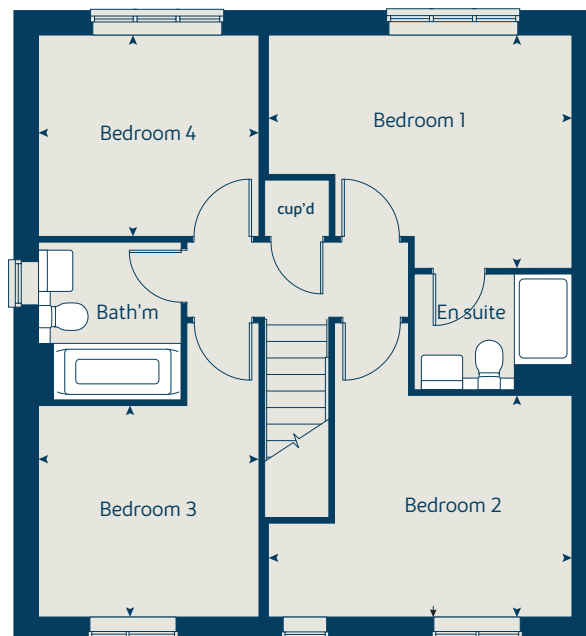
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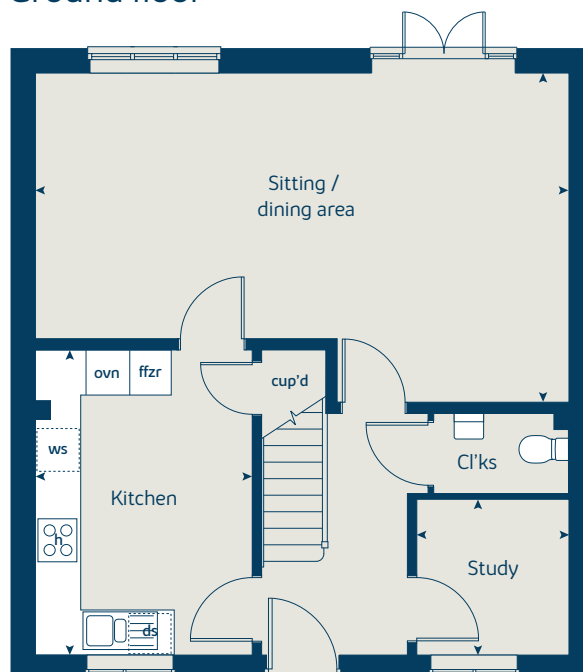
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DSEAT DS09851 / 03.24

## First floor



## Ground floor



## So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



## Pebble Beach

Seaton

The specification shown is correct at the time of production. Bovis Homes is continually reviewing and updating the specification on all house/apartment types and therefore reserves the right to change specification details. Photographs depict typical Bovis Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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DSEAT DS07979 / 11.23



Specification

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# Pebble Beach

## Seaton

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



### Kitchen

2 bedroom  
The Arnold  
The Amberley

3 bedroom  
The Southwold  
The Sheringham  
The Beer  
The Epsom  
The Salisbury II

4 bedroom  
The Canterbury  
The Buxton

Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■						
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap			■	■	■	■	■	■
Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and curved glass chimney hood	■	■	■	■	■	■	■	■
Hotpoint hob (75cm) with built-in double high level oven, with glass splashback and curved glass chimney hood							■	■
Integrated (Indesit) 50 / 50 fridge freezer							■	■
Fridge / freezer space	■	■	■	■	■	■		
Space for integrated dishwasher with plumbing and electrics (inc. removable base unit)	■	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen		■		■	■	■		■
Space for washing machine with plumbing and electrics in utility	■		■				■	

### Bathrooms and en suite(s)

Ideal Standard contemporary white sanitary ware suite	■	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom		■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite			■	■	■	■	■	■
Bath with handheld hair wash attachment			■	■	■	■	■	■
Shower over the bath (full height tiling to length and side of bath)	■	■						
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath and full-height to shower cubicle)	■	■	■	■	■	■	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)							■	■

### Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■
Internal cottage style pre-primed doors with Brass Satin finish handles	■	■	■	■	■	■	■	■

2 bedroom  
The Arnold  
The Amberley

3 bedroom  
The Southwold  
The Sheringham  
The Beer  
The Epsom  
The Salisbury II

4 bedroom  
The Canterbury  
The Buxton

Non-glazed casement doors between sitting / dining room (where applicable)								■
Double glazed PVCu French doors (house type dependent)			■	■	■	■	■	■
Paving outside French / bi-fold doors and path to garage personnel (where applicable)			■	■	■	■	■	■

### General

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■	■
Multi-media point in sitting room	■	■	■	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■	■	■	■
Master telephone socket to sitting room and study (where applicable)	■	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■	■	■
Thermostatic valves to all radiators	■	■	■	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back up	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction