



BROADLEIGH PARK TAVISTOCK

BUILDING BRILLIANCE

WELCOME TO CAVANNA HOMES

"Our vision at Cavanna Homes is to become the most admired regional housebuilder in the South West. We aim to achieve this through our product design, innovation and build quality, whilst maintaining the trust and respect of our customers and the local communities around our developments."

Keith Miller. Managing Director.



Jeremy Cavanna. Chairman.



BROADLEIGH PARK TAVISTOCK

At Cavanna, every home we build is considered and designed with you in mind. The superior level of workmanship and exacting standards in planning and construction means you will purchase a quality home to satisfy, and we hope, exceed your expectation.

Broadleigh Park is a wonderful location for your new family home. Our 2, 3, 4 and 5 bedroom homes are built with traditional craftsmanship and are surrounded by mostly open countryside. The 148 new homes are beautifully finished, in a variety of red brick, crisp render or natural slate to complement this beautiful and historic town location.

Shelstone house type



Cavanna use the finest materials selected for longevity, function and performance. Our attention to detail and quality goes beyond the build, every Cavanna Home comes with contemporary fitted kitchens, the latest heating systems, excellent wall and loft insulation and double glazing as standard. This means your house is thermally efficient, comfortable and beautifully stylish. Tailoring your dream home is a delight with Cavanna. Our superior range of finishes in the kitchen, bathroom and flooring means you can make your house a home before you even move in. Please do talk to one of our Sales Advisors about our standard options and optional extras*.

When you choose a Cavanna home you can be assured our friendly, professional and knowledgeable staff are always on hand for advice and assistance. Before you move in you will be invited to visit your home and given a demonstration of appliances, controls and fittings. You will be provided with a Home Owners' Manual and a Welcome Pack including manufacturers guarantees, warranties, instructions, registration details and information about looking after your new home.

We are a proud developer and we endeavour to deliver homes that enhance the community in which they reside.

*This will depend on the build progress and when you reserve your plot.

ABOUT THE AREA

The beautiful town of Tavistock set along the Tavy river is a gem on the gateway to the moor and a wonderful place to call home. Tavistock possesses world heritage status for many of its historical buildings and workers cottages, setting this town apart from any other. The river provides opportunities for all, whether kayaking, swimming, bird watching or fishing. If walking and cycling are more your thing then Drakes Trail, a 21 mile cycling and walking route between Tavistock and Plymouth, is worth exploring.

The vibrant and unique town of Tavistock is only one mile from the development and has all you need in terms of amenities. There is a wide range of independent shops as well as the typical high street stores, and don't forget the local pannier market, great for an afternoon stroll. There are three large supermarkets a short drive away. In the centre of Tavistock you are never far from wonderful architecture, locally produced food or breathtaking Dartmoor; we can guarantee Tavistock will not disappoint.

There is a local hospital, two doctors' surgeries, a post office, primary and secondary schools as well as several lovely hotels and great pubs, perfect if you ever have a large number of visitors. Leisure facilities are plentiful with football, rugby, cricket, and tennis clubs and a community sports centre.

A little further afield you will find two beautiful National Trust properties to visit, Cotehele and Buckland Abbey, as well as the spectacular 30 metre waterfall at Lydford Gorge. Morwellham Quay is also a short drive away which is worth searching out for a stroll back in time. There is plenty more to explore especially as Tavistock lies between Dartmoor National Park and the Tamar Valley Area of Outstanding Natural Beauty.



TAVISTOCK



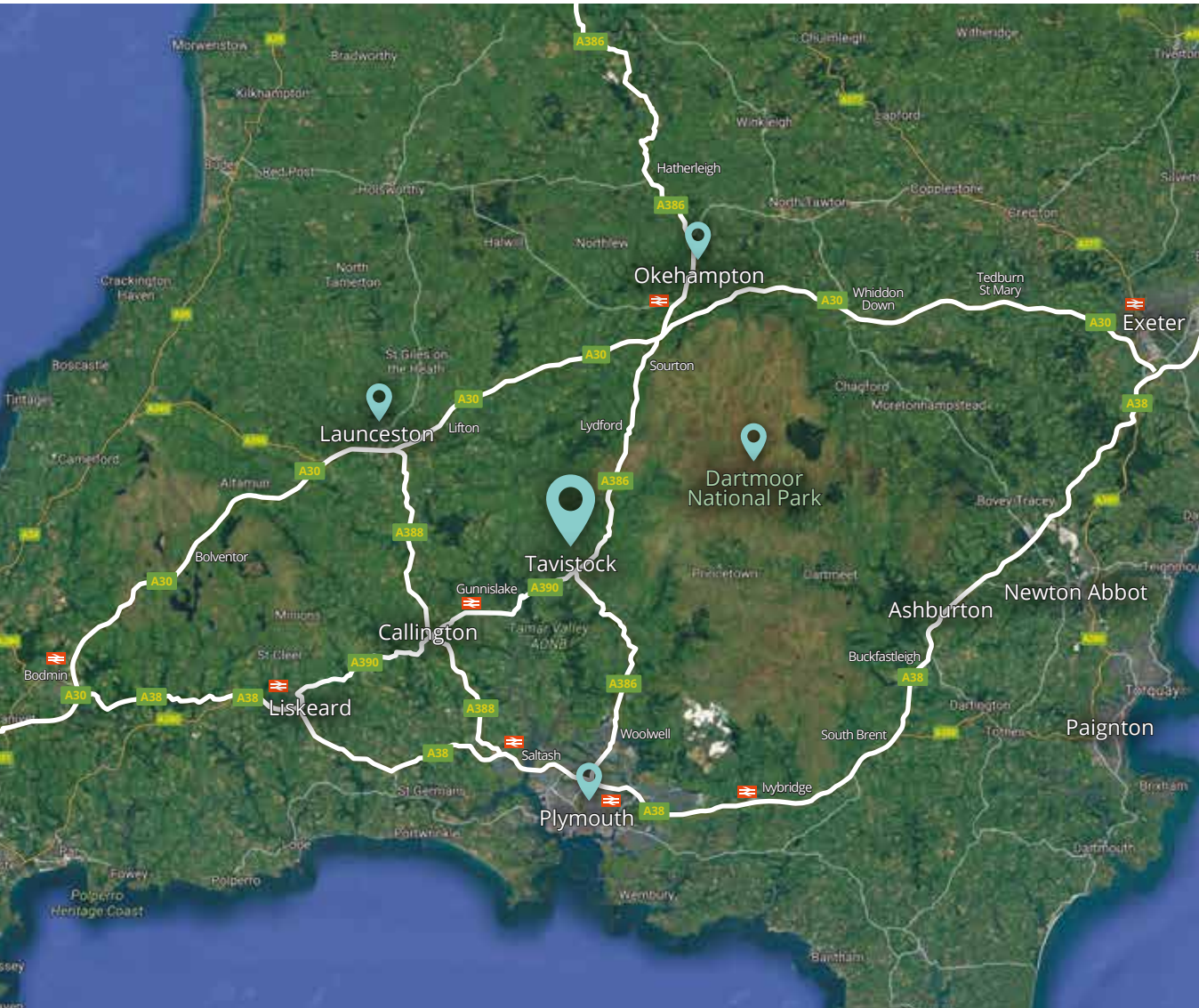
PLYMOUTH



RIVER TAVY



LYDFORD GORGE



Our commitments to the community

£369,852 education contribution towards phase one of a new single form entry primary school in Tavistock.

£203,796 open space contribution to be put towards the provision of an additional football pitch at Crowdale and improvements to the Rugby, Cricket and Hockey Club facilities.

£53,357 towards off site play improvements to the play facilities in Tavistock Meadows.

Public open space an area of accessible natural space and play space provided within the development, to include an area with play equipment.

£221,923 transportation contribution towards bus route 89 and reinstatement of a railway line.

Approx Driving Distances

Dartmoor National Park – **7 minutes**

Launceston – **23 minutes**

Okehampton – **30 minutes**

Plymouth – **35 minutes**

ABOUT CAVANNA HOMES

Established in 1923 Cavanna Homes is a family business, building elegant homes for nearly a century. Now the largest independent house builder based in the South West, we take pride in our work and have a well-deserved reputation for constructing quality homes of the highest standard. We strive to provide our customers with a home that will be a solid foundation for your family.

A home to enjoy today and for years to come.

When you buy a Cavanna home you are buying from a company with nearly 100 years of experience, so you can enjoy the peace of mind that comes with a property built with years of expertise, backed up by an exemplary level of customer support and advice.

So rest assured that our dedicated support will begin with your first contact and continue until long after you have moved in.

Our team will be delighted to provide you with two years of full aftercare following the completion of your purchase.

1934 bank holiday company outing



THE CAVANNA HOMES CUSTOMER CHARTER

THIS IS OUR PROMISE TO YOU.

Our Customer Charter is to provide you with clear and concise information when viewing, purchasing and living on a Cavanna development and to ensure that you are provided with a quality new home.

- ✔ All of our marketing and advertising will be clear and truthful.
- ✔ From your initial enquiry you will receive friendly, professional and knowledgeable advice.
- ✔ Confirmation of the Layout and Specification of your home and details of all contractual information will be given to you, so that you can make an informed decision about the home you are intending to purchase.
- ✔ We will provide a clear description of the Sale process, together with details of your cancellation rights.
- ✔ You will be given clear and fair Contract of Sale Terms and Conditions.
- ✔ We will keep you informed of any significant change regarding the progress of your home.

- ✔ When visiting or living on our development you will be given Health & Safety guidance.
- ✔ Before occupation you will be invited to visit your new home, to familiarise yourself with the house and be given a demonstration of appliances, controls and fittings.
- ✔ You will be provided with a Home Owners' Manual and Welcome Pack, including Manufacturers guarantees, warranties, instructions, registrations details and information about looking after your new home.
- ✔ Should you have any issues with your new home you will be provided with details on our procedures and how to contact us.
- ✔ We will visit you once you have settled into your new home, so we may assist with any queries.

SPECIFICATION

RIPPON
BRACKEN
HAYTOR
LAKEHEAD
WALKHAM
LONGAFORD
LEEDON
CHINKWELL
RUNDLESTONE
CORNDON
BELSTONE
SHELSTONE
HARTLAND
HOCKINSTON
GIDLEIGH
AYLESBOROUGH

CENTRAL HEATING

Stelrad Compact radiators with thermostatic radiator valves (not on all radiators**)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Ideal (or equivalent) Combination Boiler	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Ideal (or equivalent) System Boiler											●	●	●	●	●	●
Programmable roomstat x 2 (living and sleeping areas)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Nest (or similar) Learning Thermostat																●

INTERNAL

Painted walls, ceilings and timberwork throughout	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Architrave and skirting throughout	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Dual USB double socket to kitchen and bedroom 1	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
TV and telephone point to selected rooms**	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Carbon Monoxide, Smoke and Heat Alarms	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

EXTERNAL

1.8m close board fencing (where applicable**)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Quality seeded turf to front and rear gardens (where applicable**)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
White PVC-u double glazed windows	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
External front light	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Front door with chrome furniture, eye viewer and door chain	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
External tap	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

WARRANTY

10 year NHBC Buildmark Warranty	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
2 year Cavanna Homes customer support	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

* Subject to stage of construction - ask for details.

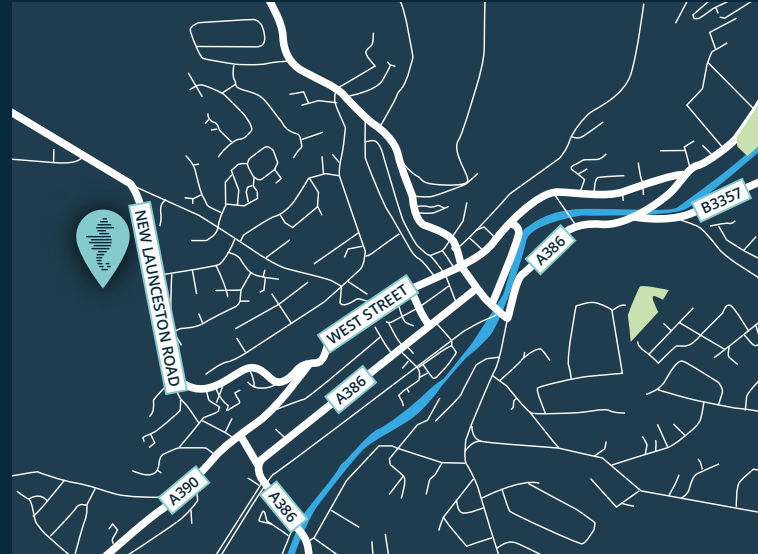
** Ask Sales Advisor for plot specific details.

Specification correct at time of print but can vary. Please check plot specific details with the Sales Advisor.

BRENT TOR NEAR TAVISTOCK



HOW TO GET THERE



From A386 follow signs towards Tavistock, staying on this road then taking 1st exit at the roundabout onto A386/Dolvin Road. At the next roundabout take 2nd exit onto Abbey Bridge over the River Tavy. Continue straight onto Bedford Square and at the next roundabout take the 1st exit onto West Street. At the next roundabout, take the 2nd exit onto Spring Hill. Continue onto New Launceston Road and Broadleigh Park will be on your left hand side.

broadleighpark@cavannahomes.co.uk

