



MARKET PLACE HOLSWORTHY

—

BUILDING BRILLIANCE

WELCOME TO CAVANNA HOMES

"Our vision at Cavanna Homes is to become the most admired regional housebuilder in the South West. We strive 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.

We aim to be a company whose employees, shareholders, customers, business partners and the community can be proud to be associated with."

Keith Miller. Managing Director.



Jeremy Cavanna. Chairman.



MARKET PLACE HOLSWORTHY

Market Place is an outstanding location for your new family home, set in the market town of Holsworthy in the former Market Quarter development, 19 new 3 & 4 bedroom homes are on the edge of town close to wonderful views of rolling countryside.

The 19 new homes are beautifully finished in red brick and crisp render, each with dedicated garage and driveway parking.

All the homes at Market Place come with a 10 year NHBC warranty, while Cavanna provides initial customer support for two years.

At Cavanna, every home we build is considered and designed with you in mind. The high 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.



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 and bathroom 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 tour and demonstration so you are familiar with your home.

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

ABOUT THE AREA

Based on the site of Holsworthy's original cattle market, Market Place is a development of 19 new 3 & 4 bedroom homes. Set on the edge of town close to open countryside, this development is also within easy reach of the North Devon coast. Market Place is a wonderful opportunity to live in a thriving community.

Holsworthy is a traditional Devon market town in the heart of Ruby Country, an area named after the Ruby Red cattle that graze the fields. The town offers a taste of country life. There's a weekly cattle market, one of the largest in the UK, and a bustling pannier market every Wednesday when stalls take over the market square.

Out of town, there's a pretty, rolling landscape to explore with eight designated Ruby trails to walk, as well as numerous footpaths and cycle paths that connect to North Devon's famous Tarka Trail. For nature lovers, Culm grassland, an internationally recognised habitat, offers flower-filled pastures and wetlands, which are home to rare orchids and butterflies. Further afield, there's the rugged coastline of the Hartland peninsula to discover, and the sandy beaches of Bude and Widemouth Bay to enjoy. Inland, Dartmoor is close by, offering wild, unspoilt national parkland for walking, biking and riding.

The homes are within a short distance of the town's amenities, which include a range of independent shops, pubs, restaurants, a well regarded supermarket, leisure centre, museum and library.





Our commitments to the community

£20,500 contribution to local bus services

£4,500 cycle voucher contributions

Approx Driving Distances

Barnstaple – **28 miles**

Okehampton – **20 miles**

Bude – **10 miles**

Exeter – **45 miles**

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.

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.

MARKET PLACE SITE PLAN

PHASE 1A (PLOTS 42-60)

3 BEDROOMS

EASTON

PLOTS 43, 44, 57

SINGER

PLOTS 45, 46, 49, 50, 55, 56

4 BEDROOMS

RAGLAN

PLOTS 42

KENSINGTON

PLOTS 47, 48, 51, 52, 53, 54

BARNARD

PLOTS 58, 59, 60

This site plan is for identification purposes only and is not intended to indicate precise details of landscaping, external works or plot boundaries. Purchasers must satisfy themselves with the details of the plot with the Sales Advisor. Information is correct at time of print but is subject to change.





SPECIFICATION

Before you move in you will be invited to visit your home and be given a home demonstration of appliances, controls and fittings. You will be provided with a Home Owner's Manual and a Welcome Pack including manufacturers guarantees, warranties, instructions, registration details and information about looking after your new home.

All homes at Market Place include the following:

KITCHEN

Choice of kitchen units* with soft close cupboards and drawers
Laminate worktop with matching upstand
Built in or built under single or double oven**
Built in induction hob
Canopy Hood
Integrated 50/50 split fridge freezer**
LED chrome downlights
Integrated dishwasher**

BATHROOMS & EN-SUITES

White sanitaryware
Choice of colour co-ordinated wall tiles*
Thermostatic Shower
Hinged bath screen to main bathroom
Shaver socket to main bathroom
Chrome towel radiator to bathroom and en-suites**
LED chrome downlights

CENTRAL HEATING

Ideal (or equivalent) combi boiler central heating programmer and two zone programmable roomstat

INTERNAL

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

EXTERNAL

1.8m close boarded fencing and gate (where applicable**)
Quality seeded turf to front and rear gardens (where applicable**)
White UPVC double glazed windows
Front external 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.

Images shown are from other Cavanna developments and are used for indicative purposes only.

HOW TO GET THERE



Market Place, Under Lane, Holsworthy, EX22 6BL

From Exeter

Head South on the M5 and at Junction 31 take the A30 exit to Bodmin/Okehampton. Continue onto the A30 for approximately 27 miles. Take the A386 slip road to Tavistock/Plymouth/Holsworthy/A3079. At the roundabout take the 1st exit onto the A3079. After approximately 9 miles at the roundabout, take the 2nd exit and stay on A3079. At Dunsland Cross turn left onto the A3072 and after approximately 4 miles at the end of the road turn right onto Chapel Street. Market Quarter is on your left.

From Barnstaple

From the A361 at Lake roundabout join the A39. At the traffic lights before the Torridge Bridge take the right-hand exit to join the B3232. At the roundabout take the 1st exit to stay on B3232. Continue on to Bideford and take the 3rd exit at the next roundabout to cross the Old Bideford Bridge. Cross the bridge and take the 1st exit on to A386. Stay on the A386 for about 2 miles until you see a sign for the A388 signposted Monkleigh and Holsworthy. Stay on the A388 for approximately 15 miles. At the roundabout take the 1st exit and stay on A388. At the roundabout take the 2nd exit onto North Road/A388. Turn right onto Underlane. Market Quarter is on your right.



