



OAK MOUNT HEMYOCK

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.



OAK MOUNT HEMYOCK

Oak Mount is a superb location for your new family home, located in the idyllic village of Hemyock, near Cullompton, and within the picturesque Blackdown Hills, which itself is a designated Area of Outstanding Natural Beauty.

The development consists of 40 new 2-, 3- and 4-bedroom homes, with 14 of these being Affordable Homes.

The site also has a green area which is being handed over to the parish for recreational purposes.

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.



Oak Mount, Hemyock by Cavanna Homes

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.

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

ABOUT THE AREA

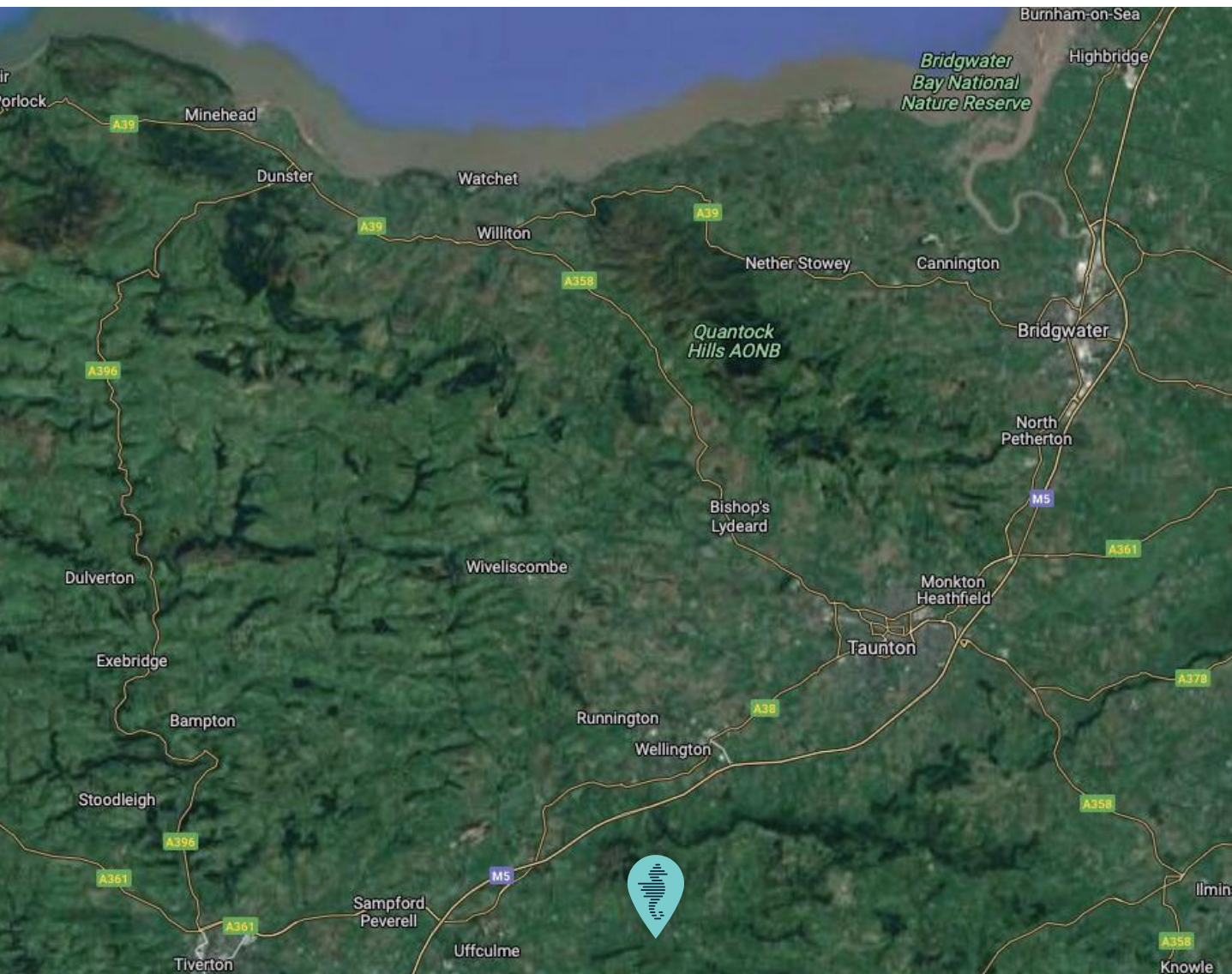
Hemyock is a parish steeped in history, situated on the River Culm. It is the largest village within the Blackdown Hills and has an extensive past, with prehistoric remains discovered that date back to 100BC.

Oak Mount is perfectly situated for those who love getting outdoors and exploring the local area.

The parish is surrounded by stunning scenery, offering a combination of countryside landscapes, rich woodland, and dramatic valleys, while also having the advantage of being close to amenities like the town centre, sports clubs, and shops. Hemyock Castle is the village's main attraction, which was originally a medieval manor before being granted a licence in 1380 to be fortified.

Venturing further afield, Oak Mount is around a 45-minute drive from Exeter, meaning it is in a perfect location for those who want to live on the outskirts of the city. Hemyock also sits within the Uffculme School catchment area, which was graded Outstanding in its most recent Ofsted report.





Our commitments to the community

£151,476 towards secondary education and transport

£27,065 towards early years and primary education

£15,000 towards highways

£1,000 contribution to public open spaces and initial maintenance to the Parish Council

Approx Driving Distances

Taunton – **10 miles**

Tiverton – **15 miles**

Yeovil – **33 miles**

Exeter – **30 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.

OAK MOUNT SITE PLAN

3 BEDROOMS

STEEPERTON

PLOTS 1, 18

LONGAFORD

PLOTS 6, 7

BRACKEN

PLOTS 33, 34

BROOK

PLOTS 40

4 BEDROOMS

HOCKINSTON

PLOTS 2, 3, 22, 25, 27, 31, 35

CORNDON

PLOTS 4, 20, 24

BELSTONE

PLOTS 5, 19, 21, 26, 29

GIDLEIGH

PLOTS 23, 28

LITTAFFORD

PLOTS 30, 32

AFFORDABLE HOUSING

2 BEDROOM

PLOTS 10, 11, 14, 15, 16, 17, 36, 39

3 BEDROOM

PLOTS 8, 9, 12, 13, 37, 38

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 Oak Mount 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

Compact radiators with thermostatic radiator valves (not on all radiators**)
Energy efficient Air Source Heat Pump with 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**)
Grey 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

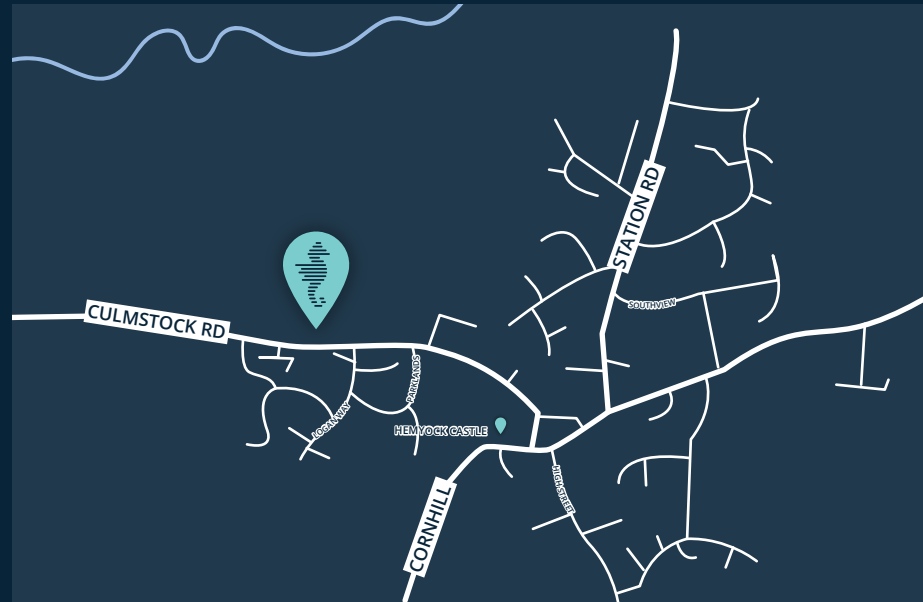
* Subject to stage of construction - ask for details.

** 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



Oak Mount, Culmstock Road, Hemyock, EX15 3RJ

From the M5 take the Junction 27 exit and take the A38 towards/Wellington/Willand/Uffculme for approx. 3 miles. Turn right onto the B3391 signposted to Culmstock/Hemyock. Follow the road into Culmstock village for 2.3 miles. Pass the war memorial then turn left into Fore street (B3391). Drive for 2 miles on the B3391 Culmstock Road and just before you reach the centre of Hemyock the site will be on your left opposite Logan Way.

oakmount@cavannahomes.co.uk





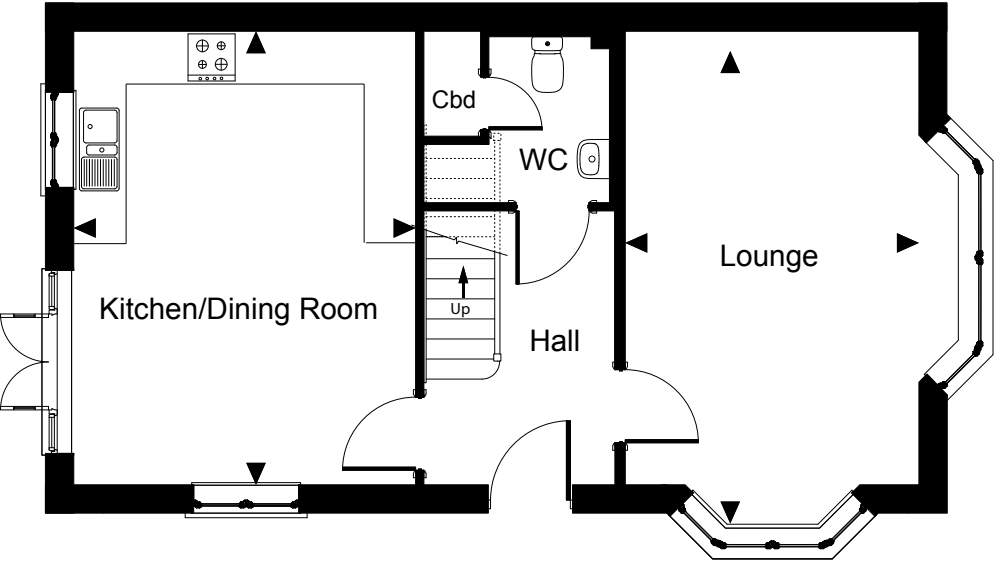
STEEPERTON | 3 BEDROOM DETACHED HOUSE | 103.21 m²

PLOTS 1, 18

• 3 Bedrooms • Kitchen/Dining Room • Lounge • Garage and Parking • Master Bedroom with En-suite • Lawned Garden

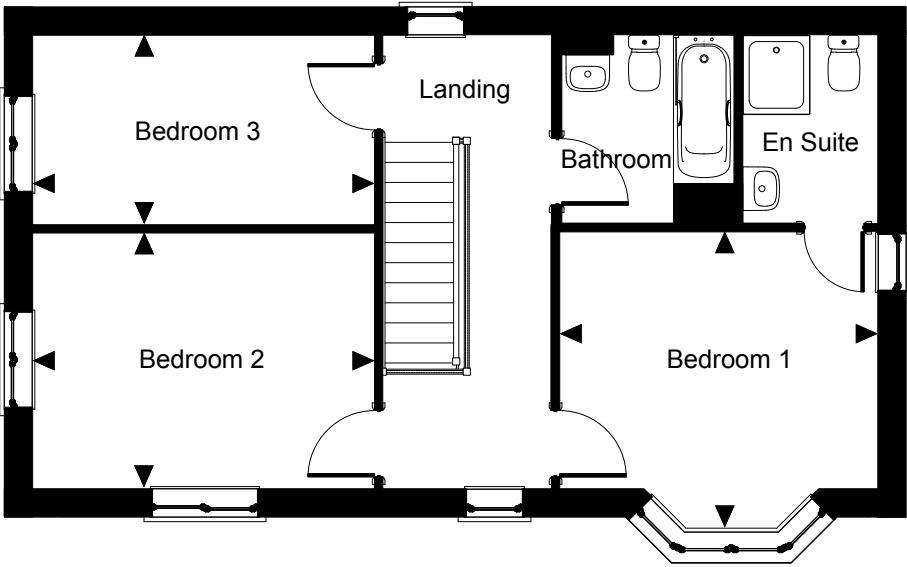


A 3 bedroom detached house. The entrance hall leads you to the large open plan kitchen/dining room with double doors on the side elevation leading into the garden. The lounge has two lovely bay windows and the downstairs cloakroom also has a useful storage cupboard. Upstairs on the first floor is the master bedroom with an en-suite, two further bedrooms and a separate bathroom.



GROUND FLOOR

LOUNGE	KITCHEN/DINING ROOM
3.3 x 5.4m (10' 9" x 17' 9")	3.2 x 4.9m (10' 8" x 16' 4")



FIRST FLOOR

BEDROOM 1	BEDROOM 2	BEDROOM 3
3.6 x 3.4m (11'11" x 11' 2")	3.2 x 2.9m (10' 8" x 9' 8")	3.2 x 1.9m (10' 8" x 6' 4")

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► Indicates dimensions in irregular rooms

HOCKINGSTON | 4 BEDROOM DETACHED HOUSE | 141.19 m²

PLOTS 2, 3, 22, 25, 27, 31, 35

• 4 Bedrooms • Kitchen/Dining Room • Lounge • Study • Utility Room • Garage and Parking • Lawned Garden



A 4 bedroom detached house. The front entrance hall leads you to a study, the downstairs cloakroom and a utility room. The open plan kitchen/dining room has double doors leading into the garden and a stylish breakfast bar. The stairs lead to the first floor with a family bathroom, two en-suite bedrooms and two master bedrooms with en-suites.

GROUND FLOOR

LOUNGE

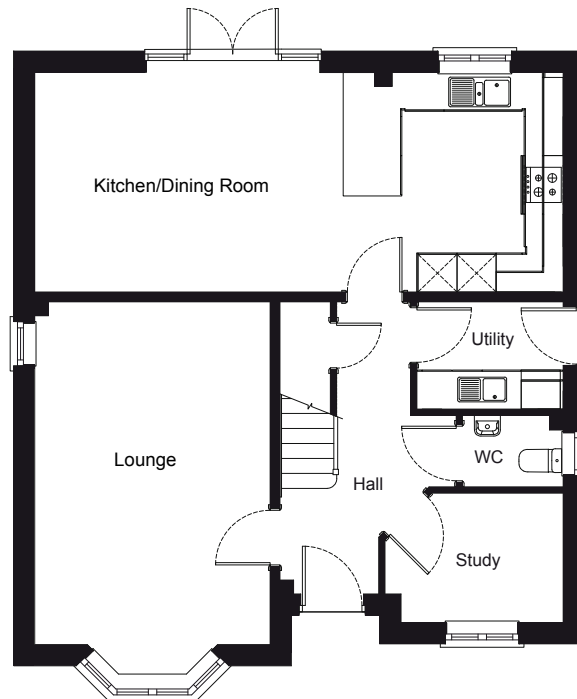
3.61 x 5.26m
(11' 10" x 17' 3")

KITCHEN/DINING ROOM

8.11 x 3.37m
(26' 7" x 11' 0")

STUDY

2.74 x 1.99m
(8' 11" x 6' 6")



FIRST FLOOR

BEDROOM 1

3.61 x 3.97m
(11' 10" x 13' 0")

BEDROOM 2

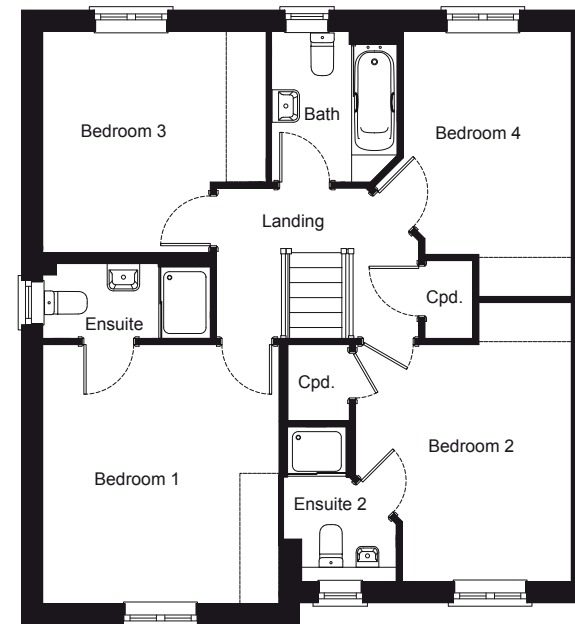
3.31 x 3.64m
(10' 10" x 11' 11")

BEDROOM 3

3.41 x 3.40m
(11' 2" x 11' 1")

BEDROOM 4

2.57 x 3.42m
(8' 5" x 11' 2")



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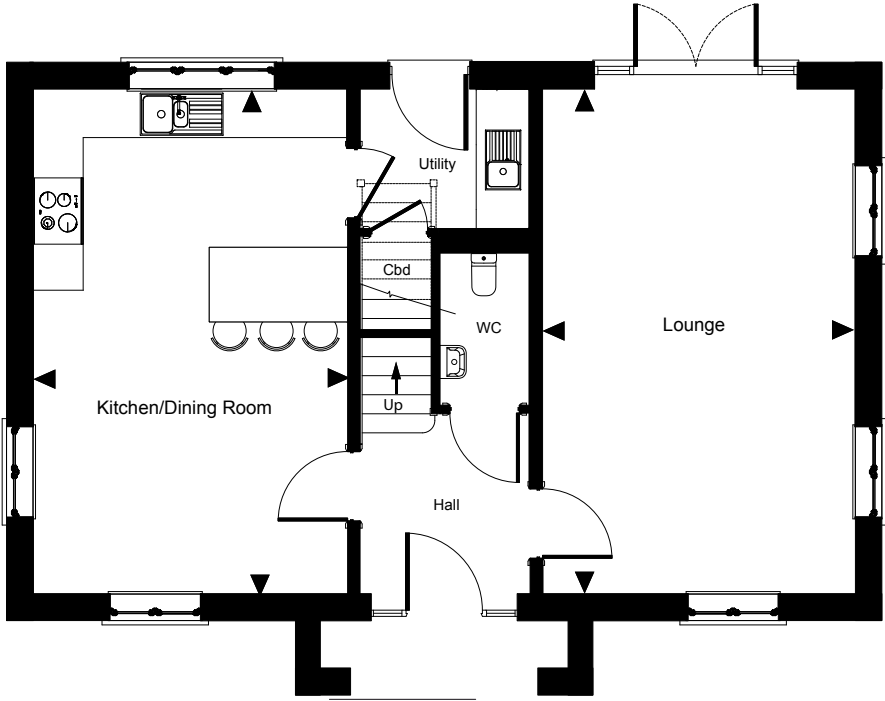
CORNDON | 4 BEDROOM DETACHED HOUSE | 125.07m²

PLOTS 4, 20, 24

• 4 Bedrooms • Kitchen/Dining Room • Lounge • Utility Room • Master Bedroom with En-suite • Garage and Parking • Lawned Garden

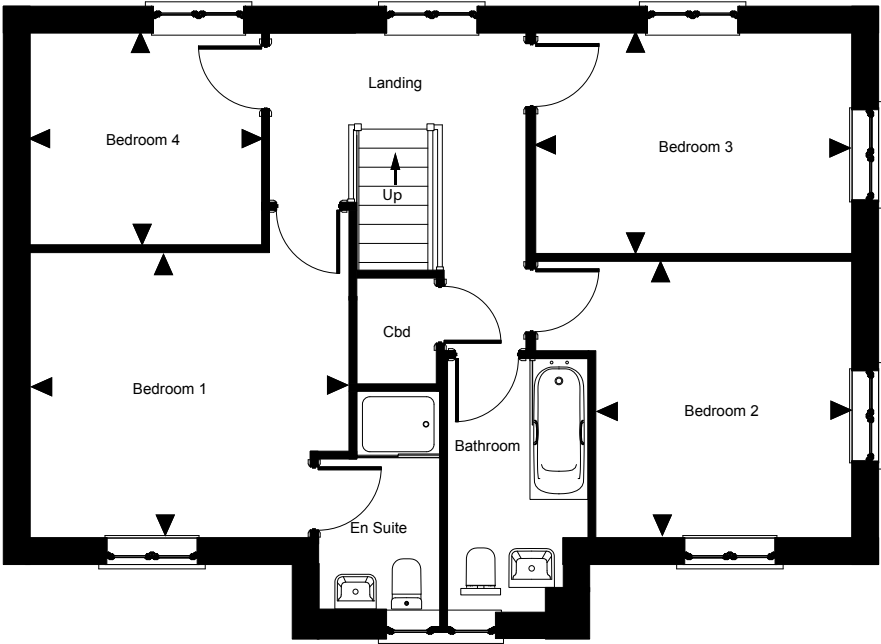


A four bedroom detached house. The entrance hall leads to the downstairs cloakroom and spacious lounge with double doors leading out into the garden, a kitchen/dining room and a utility room with direct access to outside. Stairs lead to the first floor to the en-suite master bedroom, bedroom two, three and four and a separate family bathroom.



GROUND FLOOR

KITCHEN/DINING ROOM	LOUNGE
3.79 x 6.09m	3.67 x 6.09m
(12' 5" x 19' 11")	(12' 0" x 19' 11")



FIRST FLOOR

BEDROOM 1	BEDROOM 2	BEDROOM 3	BEDROOM 4
3.84 x 3.44m	3.08 x 3.33m	3.81 x 2.66m	2.79 x 2.55m
(12' 7" x 11' 3")	(10' 1" x 10' 11")	(12' 6" x 8' 8")	(9' 2" x 8' 4")

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► Indicates dimensions in irregular rooms

LONGAFORD | 3 BEDROOM DETACHED HOUSE | 101.68 m²

PLOTS 6, 7

• 3 Bedrooms • Kitchen/Dining Room • Lounge • Master Bedroom with En-suite • Garage and Parking • Lawned Garden



A three bedroom detached house with hall leading into the spacious lounge, the kitchen/dining room with the benefit of double doors leading out into the garden and downstairs cloakroom. Stairs lead up to the first floor to the master bedroom with en-suite, two further bedrooms and a separate bathroom.

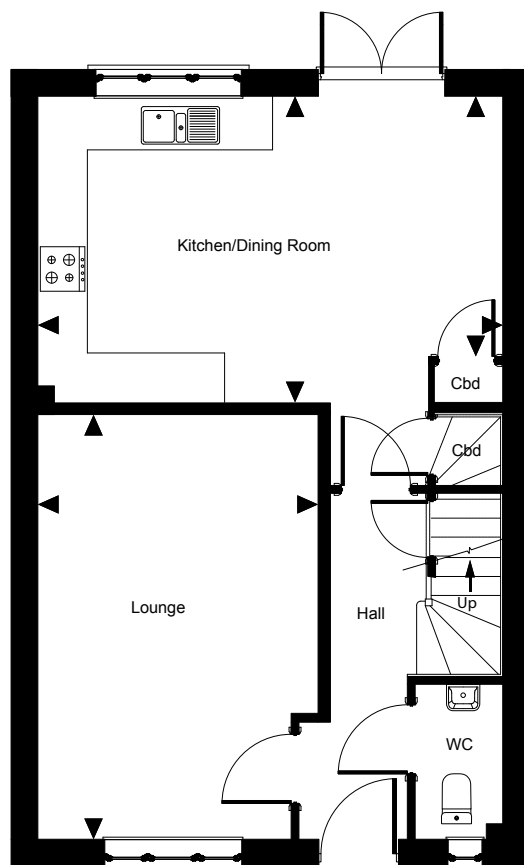
GROUND FLOOR

LOUNGE

3.4 x 5.15m
(11' 2" x 16' 11")

KITCHEN/DINING ROOM

5.6 x 3.71m
(18' 6" x 12' 2")



FIRST FLOOR

BEDROOM 1

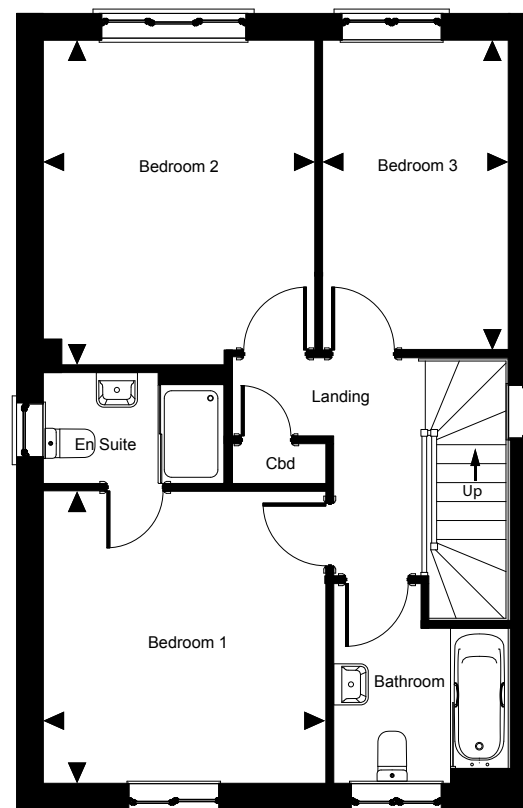
3.4 x 3.5m
(11' 3" x 11' 7")

BEDROOM 2

3.3 x 3.94m
(10' 9" x 12' 11")

BEDROOM 3

2.25 x 3.76m
(7' 5" x 12' 4")



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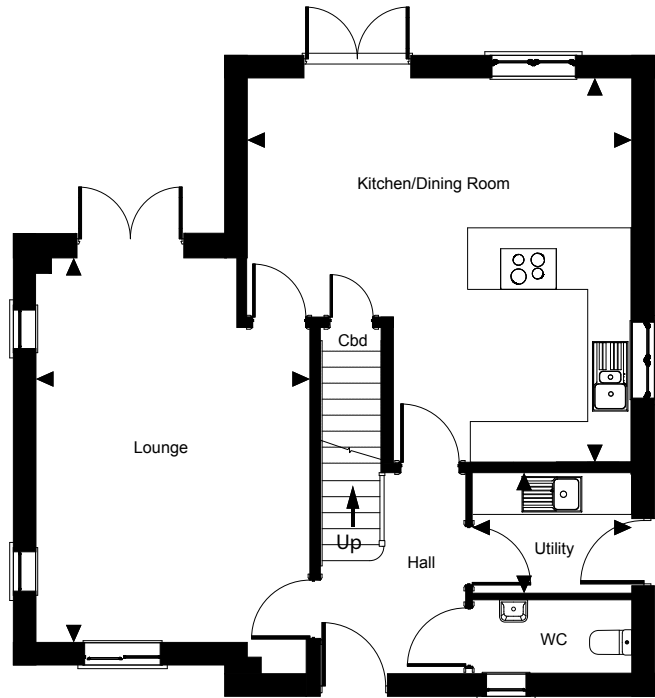
BELSTONE | 4 BEDROOM DETACHED HOUSE | 129.98m²

PLOTS 5, 19, 21, 26, 29

• 4 Bedrooms • Kitchen/Dining Room • Lounge • Utility Room • Master Bedroom with En-suite • Garage and Parking • Lawned Garden

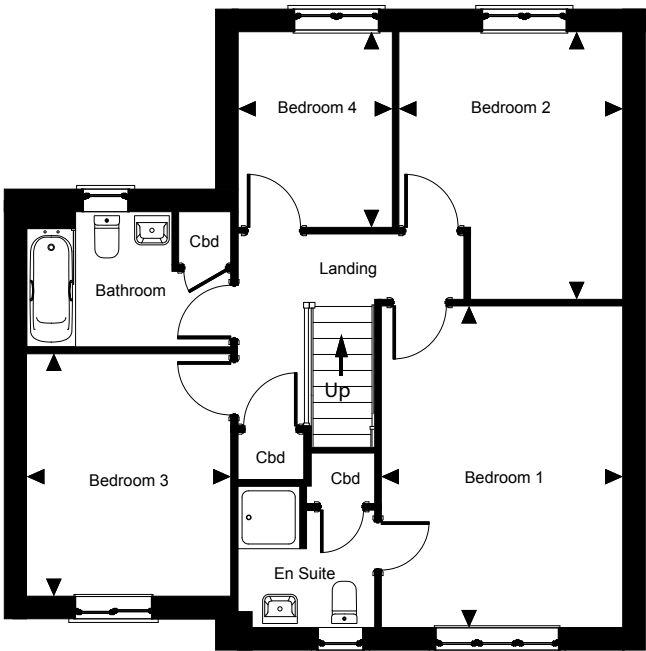


A 4 bedroom detached house. From the front entrance, a hallway leads you to the downstairs cloakroom and a utility room with direct access to outside. The spacious open plan kitchen/dining room has double doors leading into the garden and the lounge is a good size for relaxing and entertaining with the benefit of double doors also leading into the garden. Stairs lead you up to the first floor with a master bedroom with an en-suite, bedroom two, three and four and a separate family bathroom.



GROUND FLOOR

LOUNGE	KITCHEN/DINING ROOM	UTILITY ROOM
3.9 x 5.5m (12' 11" x 18' 2")	5.5 x 5.5m (18' 1" x 18' 1")	2.3 x 1.7m (7' 6" x 5' 8")



FIRST FLOOR

BEDROOM 1	BEDROOM 2	BEDROOM 3	BEDROOM 4
3.4 x 4.6m (11' 3" x 15' 2")	3.2 x 3.8m (10' 7" x 12' 8")	2.9 x 3.5m (9' 7" x 11' 5")	2.2 x 2.8m (7' 3" x 9' 3")

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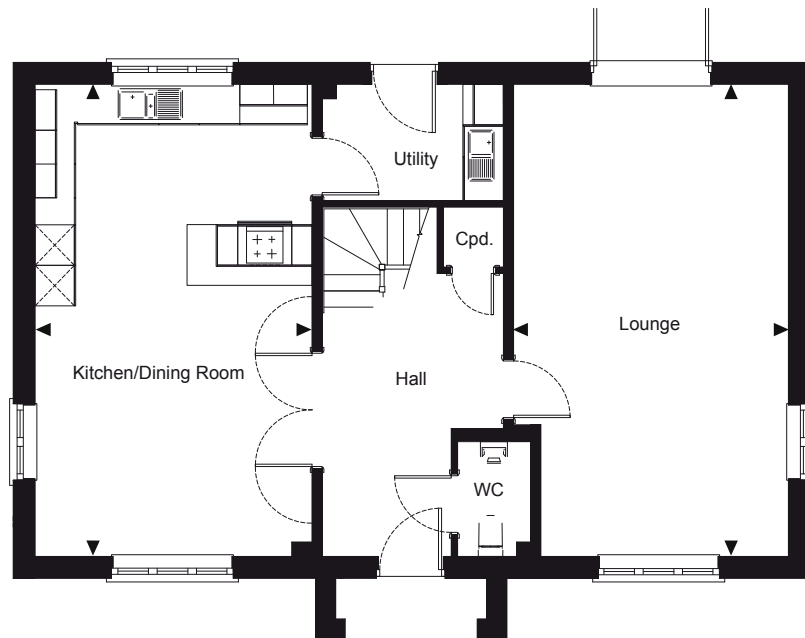
GIDLEIGH | 4 BEDROOM DETACHED HOUSE | 157.74 m²

PLOTS 23, 28

• 4 Bedrooms • Kitchen/Dining Room • Lounge • Utility Room • Garage and Parking • Master Bedroom with En-suite • Lawned Garden



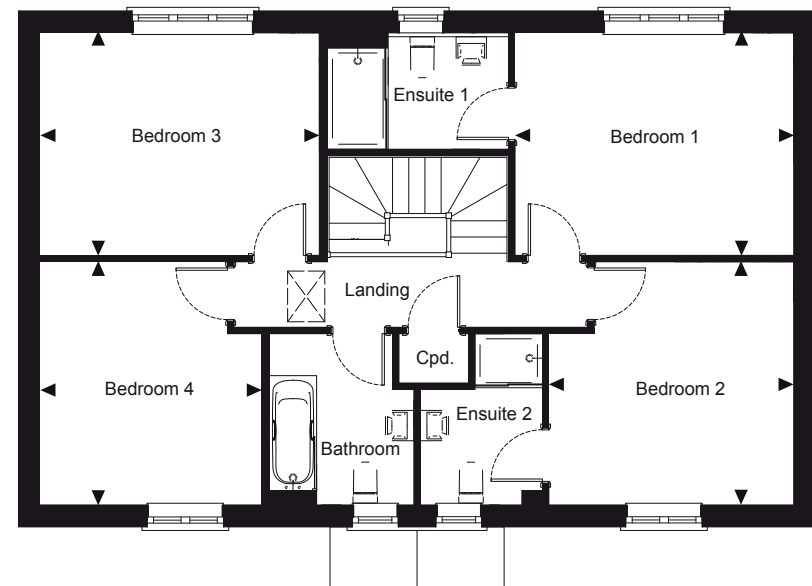
A four bedroom detached house. The entrance hall leads to the downstairs cloakroom and spacious lounge with double doors leading out into the garden, a kitchen/dining room and a utility room with direct access to outside. Stairs lead to the first floor to the en-suite master bedroom, bedroom two with an en-suite, bedroom three and four plus a separate family bathroom.



GROUND FLOOR

LOUNGE
4.07 x 6.99m
(13' 4" x 22' 11")

KITCHEN/DINING ROOM
4.09 x 6.99m
(13' 5" x 22' 11")



FIRST FLOOR

BEDROOM 1
4.12 x 3.29m
(13' 6" x 10' 9")

BEDROOM 2
3.62 x 3.60m
(11' 10" x 11' 9")

BEDROOM 3
4.13 x 3.29m
(13' 6" x 10' 9")

BEDROOM 4
3.27 x 3.60m
(10' 9" x 11' 9")

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► Indicates dimensions in irregular rooms

LITTAFORD | 4 BEDROOM DETACHED HOUSE | 114.98m²

PLOTS 30, 32

• 4 Bedrooms • Kitchen/Dining/Family Room • Garage and Parking • Master Bedroom with En-suite • Lawned Garden

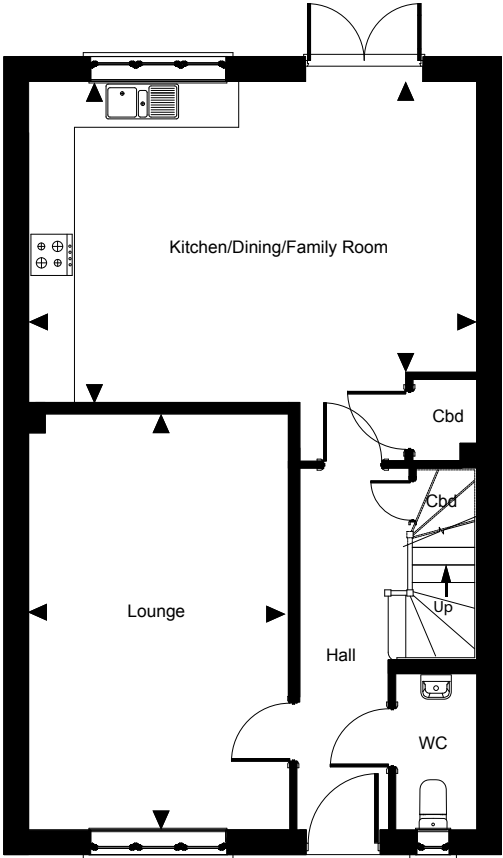


A four bedroom detached house with hall leading into the large kitchen/dining room with the benefit of double doors leading out into the garden, a separate lounge, downstairs cloakroom and two useful storage cupboards. Stairs lead up to the first floor to the master bedroom with en-suite, three further bedrooms and a separate family bathroom.

GROUND FLOOR

LOUNGE
5.83 x 4.96m
(19' 5" x 16' 3")

**KITCHEN/DINING/
FAMILY ROOM**
4.96 x 5.83m
(16' 3" x 19' 1")



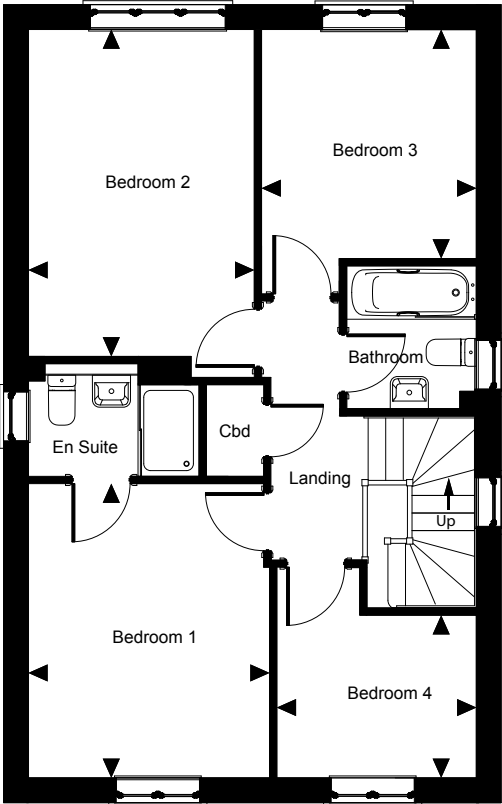
FIRST FLOOR

BEDROOM 1
3.15 x 3.85m
(10' 4" x 12' 7")

BEDROOM 2
2.95 x 4.28m
(9' 8" x 14' 0")

BEDROOM 3
2.81 x 2.98m
(9' 3" x 9' 6")

BEDROOM 4
2.61 x 2.13m
(8' 7" x 6' 11")



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➤ Indicates dimensions in irregular rooms

BRACKEN | 3 BEDROOM SEMI-DETACHED HOUSE | 89.46m²

PLOTS 33, 34

• 3 Bedrooms • Kitchen/Dining Room • Lounge • Parking • Master Bedroom with En-suite • Lawned Garden



A three bedroom semi-detached house with downstairs cloakroom, kitchen/dining room and separate lounge with double doors leading out into the garden. The first floor comprises of the master bedroom with an en-suite bathroom, bedroom two and three and a separate bathroom.

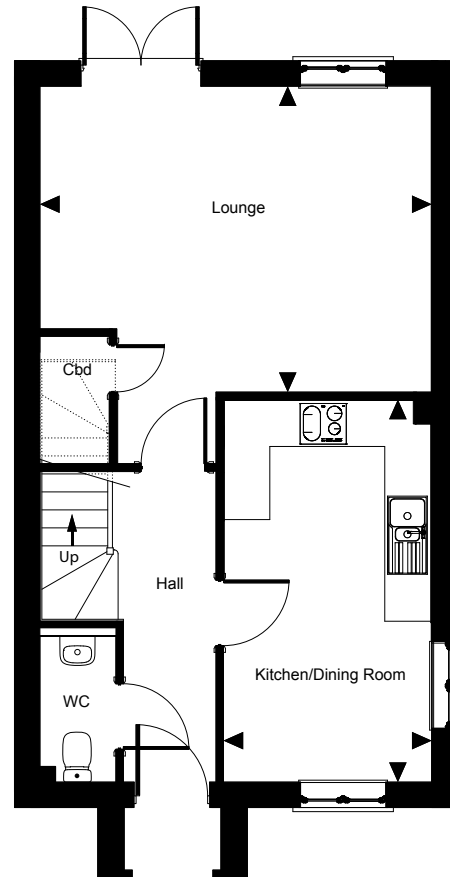
GROUND FLOOR

LOUNGE

5.01 x 3.9m
(16' 5" x 12' 10")

KITCHEN/DINING ROOM

2.66 x 4.89m
(8' 9" x 16' 0")



FIRST FLOOR

BEDROOM 1

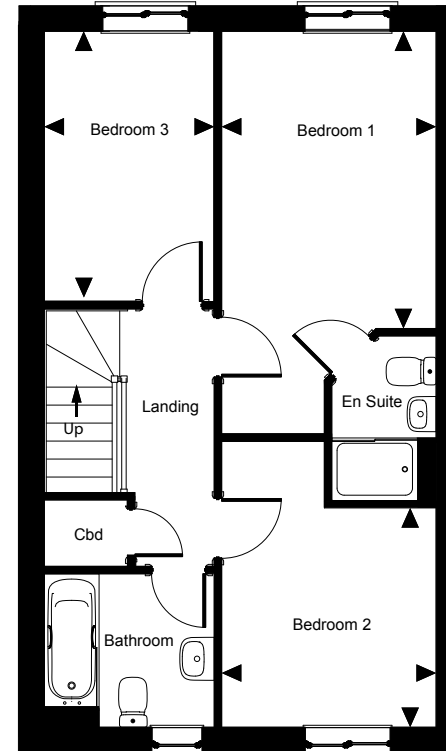
2.74 x 3.8m
(9' 0" x 12' 5")

BEDROOM 2

2.74 x 2.80m
(9' 0" x 9' 2")

BEDROOM 3

2.17 x 3.4m
(7' 1" x 11' 2")



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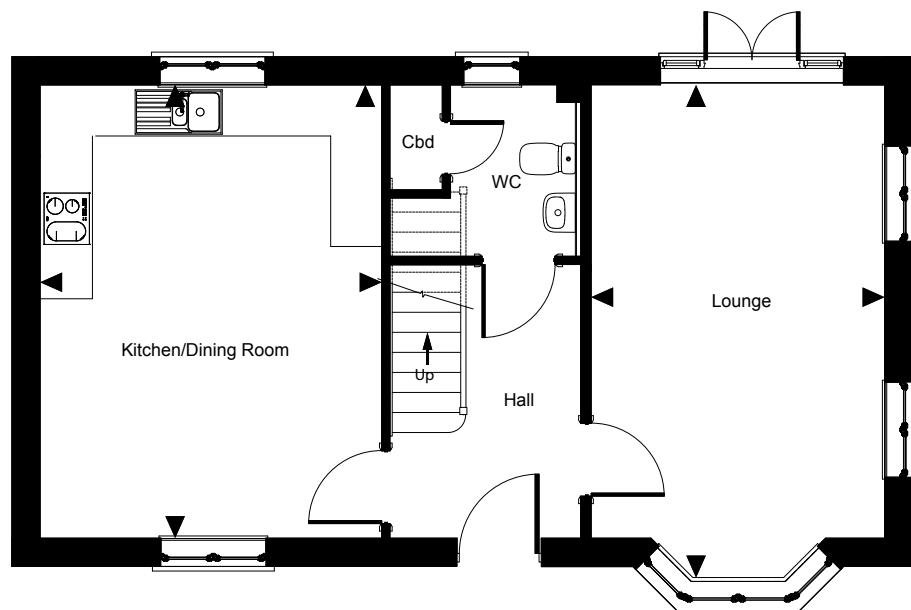
BROOK | 3 BEDROOM DETACHED HOUSE | 102.14m²

PLOTS 40

• 3 Bedrooms • Kitchen/Dining Room • Lounge • Garage and Parking • Master Bedroom with En-suite • Lawned Garden



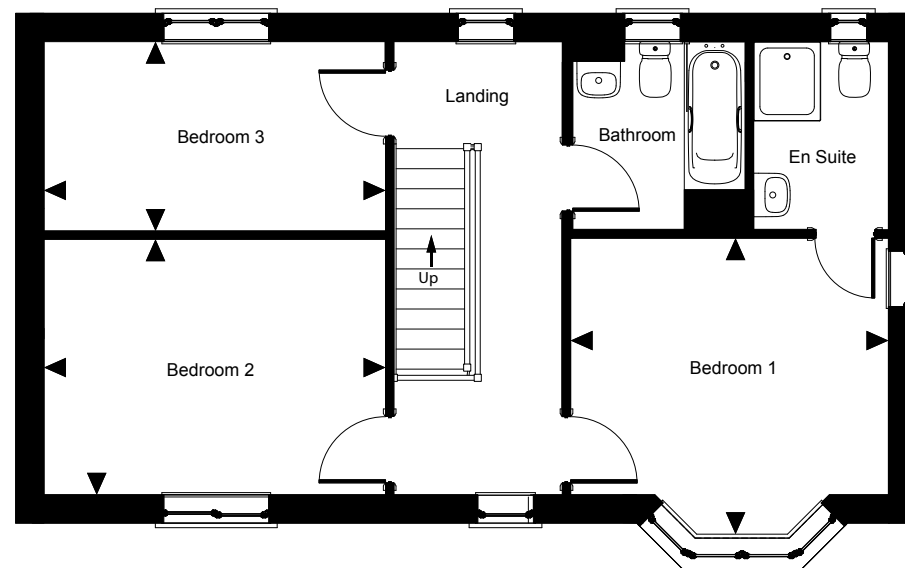
A three bedroom detached house with downstairs cloakroom which also has a useful storage cupboard, kitchen/dining room and separate lounge with double doors leading out into the garden. The first floor comprises of the master bedroom with an en-suite bathroom, bedroom two and three and a separate bathroom.



GROUND FLOOR

LOUNGE
5.65 x 3.36m
(18' 6" x 11' 0")

KITCHEN/DINING ROOM
5.2 x 3.9m
(17' 0" x 12' 10")



FIRST FLOOR

BEDROOM 1
3.65 x 3.4m
(11' 11" x 11' 1")

BEDROOM 2
3.9 x 2.9m
(12' 10" x 9' 7")

BEDROOM 3
3.9 x 1.9m
(12' 10" x 6' 4")

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