



POTTERS WOOD

BARNSTAPLE



webbers 

A PLACE TO PUT DOWN ROOTS

Potters Wood is an exciting brand new development in a unique setting surrounded by areas of woodland, with ponds and attractive walkways. With phase 1 now complete, phase 2 comprises just five 2 and 3 bedroom homes approached via its own long private driveway, creating an exclusive small and select cul-de-sac enclave.

This unique project is pioneered by local developers FLF Developments, whose thoughtful and well-planned approach has created a collection of imaginative, carefully designed homes suited to modern living.

Finished to a high standard throughout, these stylish properties combine contemporary design with energy efficiency, reduced maintenance and the potential for lower running costs, making them an excellent choice for first-time buyers, downsizers, retirees, small families and buy-to-let investors alike.

With the cost of running a home now an important consideration for many buyers, every detail at Potters Wood has been designed with comfort, efficiency and everyday practicality in mind.



THOUGHTFULLY DESIGNED HOMES



Solar PV panels, air source heat pump central heating, double glazing and EV charging



10-year ICW structural warranty



Private garden with driveway parking



Quartz kitchen work surfaces, integrated appliances,



Fully finished, turn-key approach designed to make moving in simple.





PLOTS 5-7



2



1



1



850ft²

With accommodation arranged over two floors amounting to approximately 79m² (850ft²) and attractive brick elevations under a natural slate roof and antracite double glazed windows. The ground floor comprises an entrance hall, handy cloakroom/wc and a bright and airy, spacious 31ft long open plan living/dining room and a stylish fitted kitchen. On the first floor, there are two bedrooms and a family bathroom.

- An exclusive private enclave of just five 2 & 3 bedroom homes
- A rare woodland setting in approximately 17 acres something genuinely different
- Outdoor space on your doorstep — ideal for dog walkers, runners, families and those who simply enjoy a peaceful stroll
- A small, carefully considered development — offering a more personal sense of community
- High-quality specification included as standard
- Quartz kitchen work surfaces, integrated appliances, stylish bathrooms, quality flooring choices
- Fully finished, turn-key approach designed to make moving in simple.
- An opportunity to personalise your new home — subject to build stage at reservation
- Designed for modern, energy-efficient living
- Solar PV panels, air source heat pump central heating, double glazing and EV charging
- Lower maintenance and lower running costs
- Home well suited to first-time buyers, young professionals, downsizers, retirees, small families and investors
- Two allocated parking spaces and a good-sized garden
- Highly convenient location

MEASUREMENTS

OPEN PLAN LIVING, KITCHEN, DINING 31'3" X 13'10"

BEDROOM 1 13'10" X 9'

BEDROOM 2 13'10" X 9'6"

BATHROOM 8'6" X 5'9"

TWO OFF-ROAD PARKING SPACES



FLOOR PLAN



FIRST FLOOR

GROUND FLOOR

Being offered with a very generous, high-quality specification, the homes will have a choice of two different kitchen styles, both in a range of colours, with one presenting a more traditional look whilst the other provides a more contemporary facade. Additionally, the kitchens come complete with quartz work surfaces, something you are unlikely to find in other similar style properties, and furthermore, there are integrated appliances including an oven, microwave and grill, induction hob and extractor canopy, fridge/freezer, dishwasher and washing machine. The bathrooms afford a sleek and stylish finish, with a shower over the bath and there will be a choice of contemporary white or oak internal doors. Your choice of carpets and LVT flooring allows a fully finished turn-key ready home allowing for a quick and easy moving in process. (PLEASE NOTE: Choices will be dependent on build state at the time of reservation).



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens, some CGIS and some may have been digitally enhanced and stage and will be indicative of the final finish. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating, and that this rating may increase. Please refer to your solicitors as the legal position may change at any time. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>



PLOTS 3 & 4 3 1 2 1001ft²

With accommodation arranged over two floors amounting to approximately 93m² (1,001ft²) and attractive rendered elevations under a natural slate roof and antracite double glazed windows. The ground floor comprises an entrance hall, handy cloakroom/wc and a bright and airy, spacious 30ft long open plan living/dining room and a stylish fitted kitchen. On the first floor, there are three bedrooms, with the main bedroom having its own en suite shower room, and a further family bathroom.

- An exclusive private enclave of just five 2 & 3 bedroom homes
- A rare woodland setting in approximately 17 acres something genuinely different
- Outdoor space on your doorstep — ideal for dog walkers, runners, families and those who simply enjoy a peaceful stroll
- A small, carefully considered development — offering a more personal sense of community
- High-quality specification included as standard
- Quartz kitchen work surfaces, integrated appliances, stylish bathrooms, quality flooring choices
- Fully finished, turn-key approach designed to make moving in simple.
- An opportunity to personalise your new home — subject to build stage at reservation
- Designed for modern, energy-efficient living
- Solar PV panels, air source heat pump central heating, double glazing and EV charging
- Lower maintenance and lower running costs
- Home well suited to first-time buyers, young professionals, downsizers, retirees, small families and investors

MEASUREMENTS

OPEN PLAN LIVING, KITCHEN, DINING 30'2" X 17'2"

BEDROOM 1 12'8" X 8'11"

BEDROOM 2 10'10" X 9'1"

BEDROOM 3 9'10" X 7'10"

BATHROOM 9'1" X 7'2"

EN SUITE SHOWER ROOM 8'11" X 4'3"

TWO OFF-ROAD PARKING SPACES



FLOOR PLAN



Disclaimer: This floor plan is for illustrative purposes only. Furniture, fixtures and fittings are for visual representation only and not included.

FIRST FLOOR

GROUND FLOOR

Being offered with a very generous, high-quality specification, the homes will have a choice of two different kitchen styles, both in a range of colours, with one presenting a more traditional look whilst the other provides a more contemporary facade. Additionally, the kitchens come complete with quartz work surfaces, something you are unlikely to find in other similar style properties, and furthermore, there are integrated appliances including an oven, microwave and grill, induction hob and extractor canopy, fridge/freezer, dishwasher and washing machine. The bathrooms afford a sleek and stylish finish, with a shower over the bath and there will be a choice of contemporary white or oak internal doors. Your choice of carpets and LVT flooring allows a fully finished turn-key ready home allowing for a quick and easy moving in process. (PLEASE NOTE: Choices will be dependent on build state at the time of reservation).

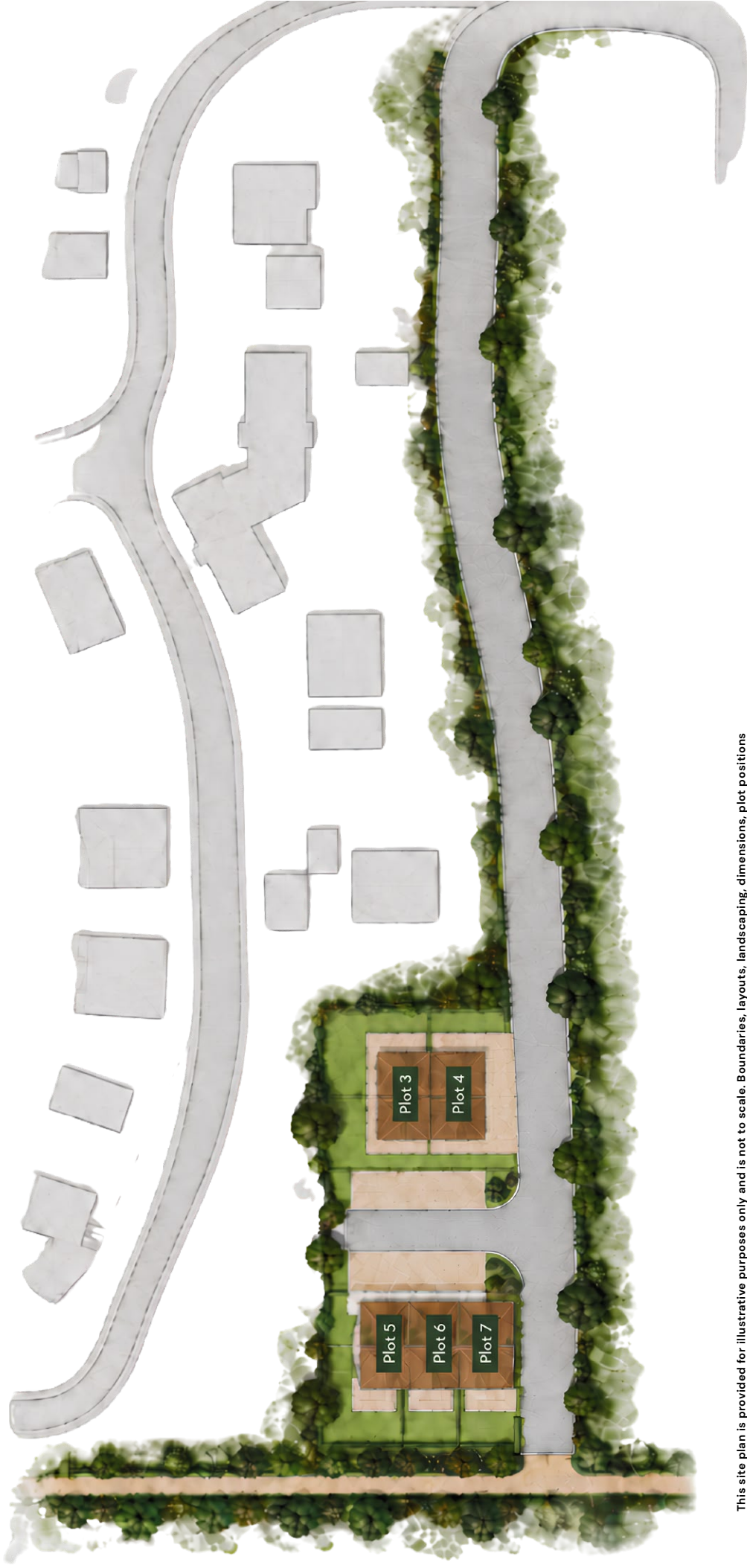


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This site plan is provided for illustrative purposes only and is not to scale. Boundaries, layouts, landscaping, dimensions, plot positions and other details are indicative and may be subject to change. Buyers should rely on the approved plans, legal documentation and information provided by their solicitor before proceeding.



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STANDARD OF FINISH

SPECIFICATION

KITCHEN

- Fitted kitchen from Howdens, two options in a range of colours, traditional 'Allendale' or modern 'Greenwich' with a choice of handles
- Quartz worktops and upstand (Aspen Crystal or Linen Cream)
- Integrated sink, stainless steel with Rienza swan neck tap
- Quartz splashback to cooker hood
- Built in integrated oven, induction hob and electric hood
- Integrated fridge freezer
- Integrated dishwasher & washing machine
- Lamona appliances to all properties

FLOORING

- Ground floor LVT – Primus Invictus (other finishes available)
- First floor carpet – Cormar Apollo Plus (multiple colours available)

BATHROOM, ENSUITE & CLOAKROOM

- Thermostatic shower over bath with screen
- Wall tiling (Warwick Bathroom Co.)
- Flooring (Warwick Bathroom Co.)
- Chrome electric heated towel rail – Bathroom & ensuite
- Extractor fans
- Shaver socket

ELECTRICAL

- CAT5 data point to living room
- BT socket
- TV points throughout
- USB socket in lounge and all bedrooms
- White sockets and light switches throughout
- Mains smoke detector with battery back up
- Electric doorbell push & chime
- External lighting to front and rear
- External power socket to rear
- Electric car charging point

DECORATION

- Contemporary white or oak doors with chrome lever handles
- Walls and smooth ceilings finished in classic white emulsion
- Internal woodwork in white satin
- White balustrades and newel posts with oak handrail

ENERGY EFFICIENCY, HEATING & INSULATION

- Air source heat pump
- Underfloor heating to ground floor and radiators with thermostatic controls to first floor
- Cavity wall and loft insulation installed to Building Control Standards
- Solar panels

EXTERNAL

- Traditional construction with brick, render and weather boarding
- Slate roof
- Slabbed areas including patio, pathway and steps
- Front and rear gardens fully turfed with landscape planting to selected areas
- Close boarded timber fencing to side boundaries
- Outside tap to rear of property

OTHER OPTIONAL EXTRAS

- Wireless Intruder Alarm (spur provided as standard)
- Kitchen and bathroom extras
- Solar battery

*** Choice dependent upon build stage**

This specification document is provided as a general guide only. Items, materials, finishes and fittings may be changed or substituted by the developer with alternatives of a similar standard. Purchasers should confirm the final specification before exchange of contracts.



WHERE QUALITY
MEETS TRANQUILITY
AND EVERY DETAIL
FEELS LIKE HOME.

