

the moorings



JAMESON
HOMES



View from The Moorings

the moorings

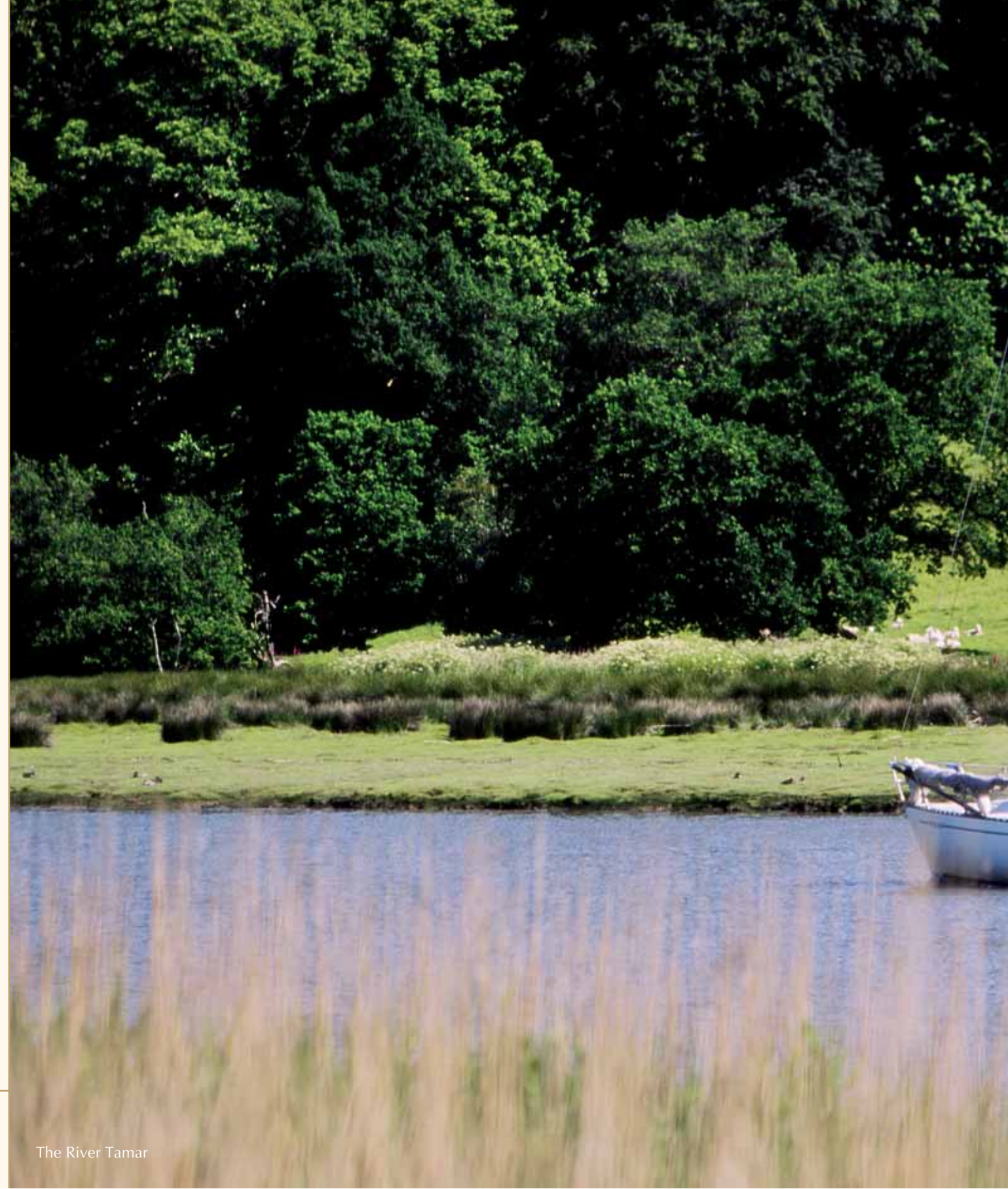
The Moorings is an exciting waterfront development of seven exceptional new homes. They are undeniably modern in their design and are set in a prime location on the banks of the River Tamar with private land extending down to the shore. The Moorings is set high above the river so each property has fabulous views down the estuary towards Plymouth City. Accessed by a quiet lane and protected by security gates, each has a garden, private parking, a garage and use of a dinghy storage area.

The properties have large kitchen/dining rooms, separate study rooms, four en-suite bedrooms and a cinema/media room, with terraces and balconies overlooking the water.

Built by Jameson Homes, a team with many years combined experience in creating luxurious new properties; these stunning new homes offer a carefree contemporary lifestyle and are finished and fitted to an exceptionally high standard.



Bridges over the River Tamar



The River Tamar



The Area



Dartmoor National Park



The Barbican - Plymouth

Standing on the banks of the Tamar and just over the boundary into Cornwall, The Moorings is only six miles from the centre of Plymouth City making it ideal for commuting to work, to schools, shopping, and entertainment including multi-cultural restaurants, a Vue cinema complex and the highly acclaimed Theatre Royal. In contrast to the bustle of city life, the spectacular coast and beautiful countryside of Devon and Cornwall are only a stone's throw away.

The Tamar Valley itself is one of the most beautiful and historically significant areas in England with steep gorges, ancient woodlands and environmentally important wetlands. In 1995 the Tamar Valley was designated an Area of Outstanding Natural Beauty and it has since been recognised as a World Heritage Site. The quiet river is still navigable by boat as far as Morwellham, providing many irresistible opportunities for pottering about on the water. Plymouth Sound and the open sea are equally alluring with the pretty waterfront villages of Kingsand and Cawsand across the bay.

St. Mellion Golf and Country Club, just six miles from The Moorings, has two internationally acclaimed courses: The Jack Nicklaus Course which was heralded the finest in Europe when it opened in 1988, and the 'old' course which was first in the country to be designed by Jack Nicklaus. St. Mellion has a large Health Club and Spa with therapies for mind and body. The Aero Leisure Club offers luxurious swimming pools, sauna, steam room, gym and tennis courts.

The China Flete Country Club, is even closer to home, set in 180 acres it has an 18 hole championship golf course and a leisure complex which includes a 25m swimming pool, a well equipped fitness suite, a luxury beauty retreat with a steam room, sauna and Jacuzzi. China Flete also has a very useful 'fun' zone with activities for children, a crèche and a pre-school nursery.

The Moorings combines the best of all worlds: city life, country pursuits and the proximity of two of the best Golf and Country Clubs in the region.



Specification

Jameson Homes is committed to creating outstanding homes at The Moorings, which will be sensitively designed and built to blend with the local environment. Their detailed specification ensures that only the highest quality fittings and finishes will be incorporated to create fine properties for you to enjoy.

Décor

- Choice of plain colours for walls from a selection of four colours*
- Four-panel internal doors featuring stainless steel furniture
- Internal woodwork and doors painted white
- Oak flooring to entrance hall, kitchen, dining room and cloak room

Kitchens

- Choice of luxury fitted kitchens*
- Choice of granite worktops*

Integrated appliances

- Stainless steel steam oven
- Stainless steel single oven
- Stainless steel gas hob with wok burner
- Stainless steel canopy
- Full size fridge
- Full size freezer
- Dishwasher
- Microwave

Utility

- Washing Machine
- Ceramic flooring

Wardrobes

- Fitted wardrobes to selected bedrooms (see plans)

Bathrooms

- White designer sanitary ware with chrome fittings
- Choice of Spanish ceramic floor and wall tiles*
- Tiling to all bathrooms and en-suites
- Heated towel rails to all shower rooms and en-suites

Entertainment and Communications

- BT points in main rooms
- TV points in main rooms

Security

- Nacoss approved intruder alarm system with panic buttons
- Double glazed windows with lockable handles
- External PIR lights to the front of the properties
- Further external lights to the exterior doors and terraces

Electrical

- Downlighters / spotlights in the kitchen and dining room, living room, hall, master bedroom, bathroom and en-suites
- Stainless steel electrical fittings in the kitchen and dining room, living room, study, hall and master bedroom
- Dimmer switch in living room
- Mains smoke detectors





Fire Places

- Feature fire in living room

Central Heating

- Oil fired central heating
- Thermostatic controls to each radiator

Outdoors

- Water tap for garden supply front and rear gardens
- Exterior weatherproof electrical socket
- Electric garage doors
- security entrance gates: Intercom

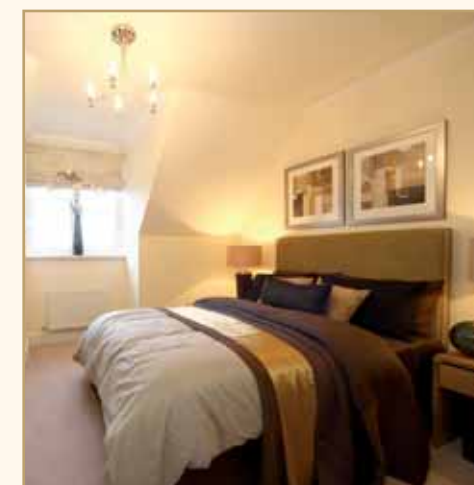
Warranty

Every home carries a Zurich 10-year warranty which is valid from the date of build completion or exchange of contracts, whichever is the later. This is not the same as the purchase date.

Please ask for specific information.

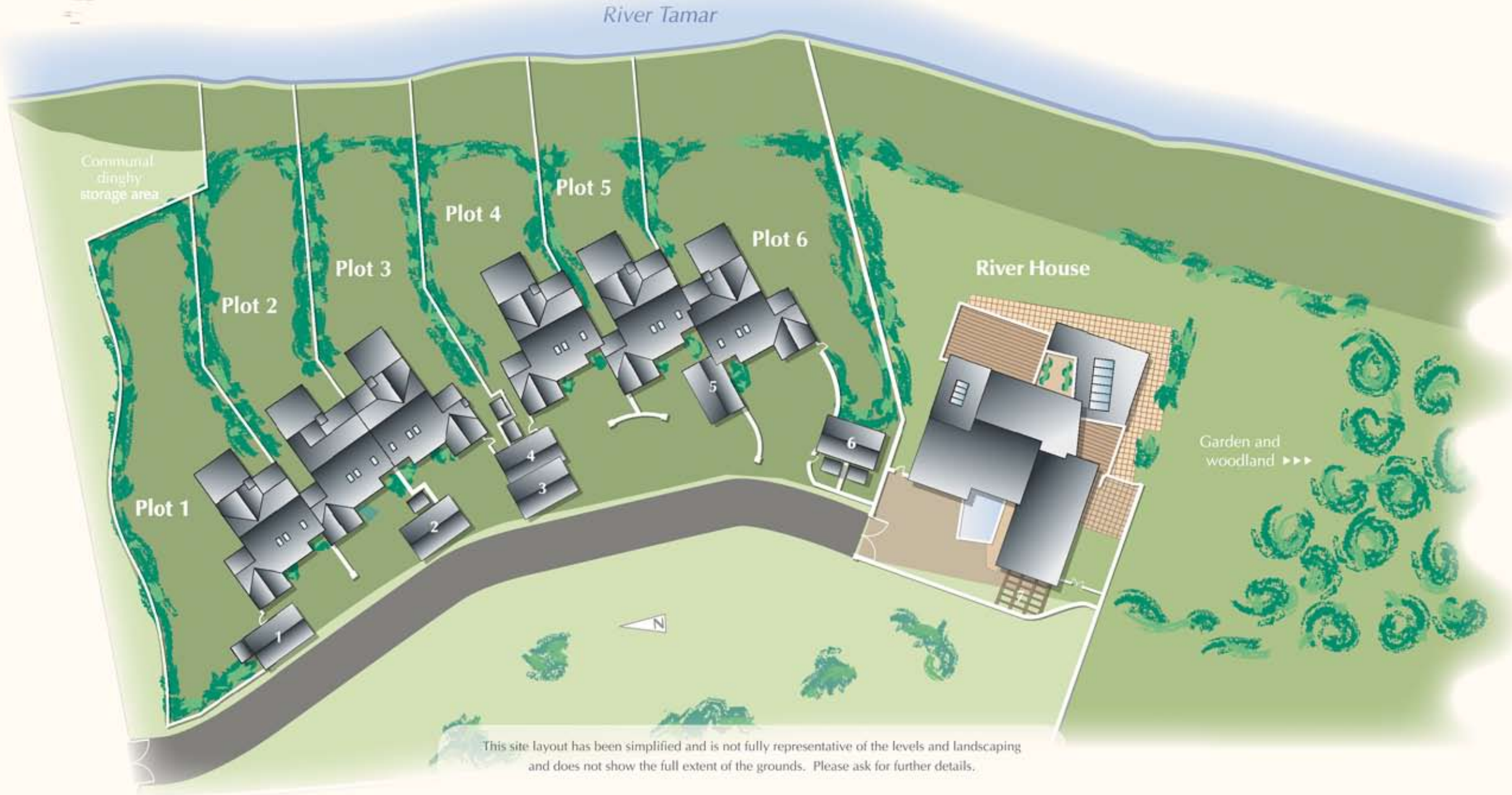
* choice where stage of construction permits

Please note: Photos are representative of style only and may feature items not included in this specification. Please ask for details.





Site Layout



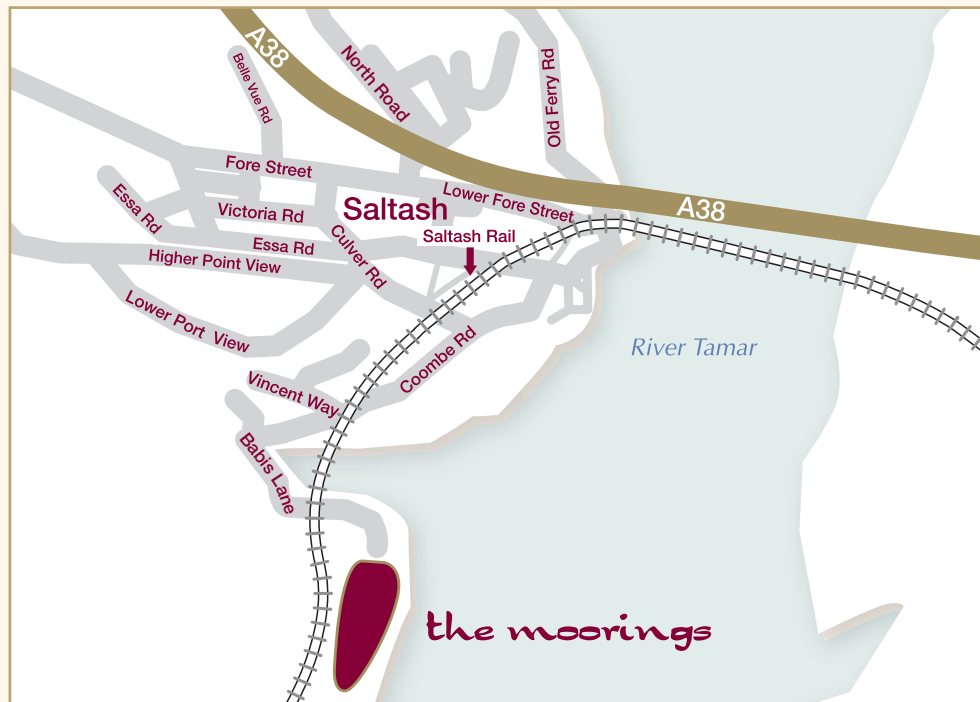


Access and Location

Directions:

Approaching from the A38 and across the Tamar Bridge: Go over the bridge, take first LEFT into SALTASH TOWN CENTRE. Half way up FORE STREET turn LEFT into CULVER ROAD. Follow Culver Road down, over the hill and past the garage, then turn RIGHT into COOMBE ROAD. Go to the very end of Coombe Road, under the Railway Bridge which leads into BABIS LANE, 'The Moorings' is situated at the end of Babis Lane.

From Cornwall: Following the A38 as you approach Saltash. At the Roundabout take the SALTASH TUNNEL sign. Follow SLIP ROAD to SALTASH TOWN CENTRE which leads on to FORE STREET. Turn LEFT into CULVER ROAD. Follow Culver Road down, over the hill and past the garage turn RIGHT into COOMBE ROAD. Go to the very end of Coombe Road, under the Railway Bridge which leads into BABIS LANE, 'The Moorings' is situated at the end of Babis Lane.



Transport Links:

By Road:

two miles from the A38 Expressway that bypasses Plymouth and connects to the M5 at Exeter.

By Rail:

from Saltash station or Plymouth Intercity Station (15 minutes published journey time from Saltash to Plymouth).

By Air:

from Plymouth City Airport to UK and Ireland, or from Exeter City and Newquay to UK, Europe and beyond.

By Ferry:

from Plymouth to Roscoff in Brittany and Santander in northern Spain.

By Sat Nav:

Old Post Code:

PL12 4ET

New Post Code (to be allocated):

PL12 4FG



Schools

The nearest schools are in Saltash which has a comprehensive school and a range of primary schools, pre-schools and nurseries. Outlying village primary schools are also nearby.

Plymouth City has numerous schools including three grammar schools and Plymouth College, a private school, founded in 1877 offering continuous education from 3 years to 19 years.

The City has an expanding university with around 26,000 students, Peninsular Medical School is the fastest growing school of its kind in the UK, and there are numerous other colleges including Plymouth College of Art and Design.



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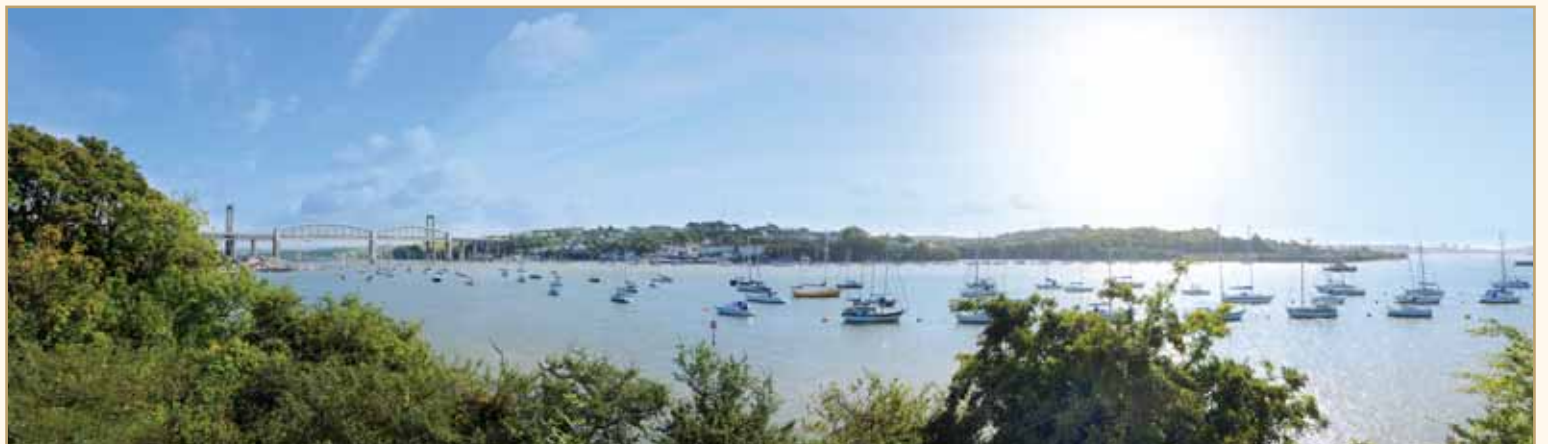
FOR SOMETHING
special

Quite simply, a Jameson Home will be something special. Whether it is a new home or the conversion of an existing building the qualities which will make it special will be its superb location, the imaginative architecture and the very high standard of the finish and fittings. Jameson Homes do not offer a set of standard house types; each scheme will be individually designed to be in harmony with its setting, and each property within the scheme will be carefully designed to take advantage of the views, the surroundings, the natural daylight and the gardens.

The well thought out and spacious interiors combine modern technology with style and elegance to create a practical and beautiful home which will be a pleasure to own and to live in.

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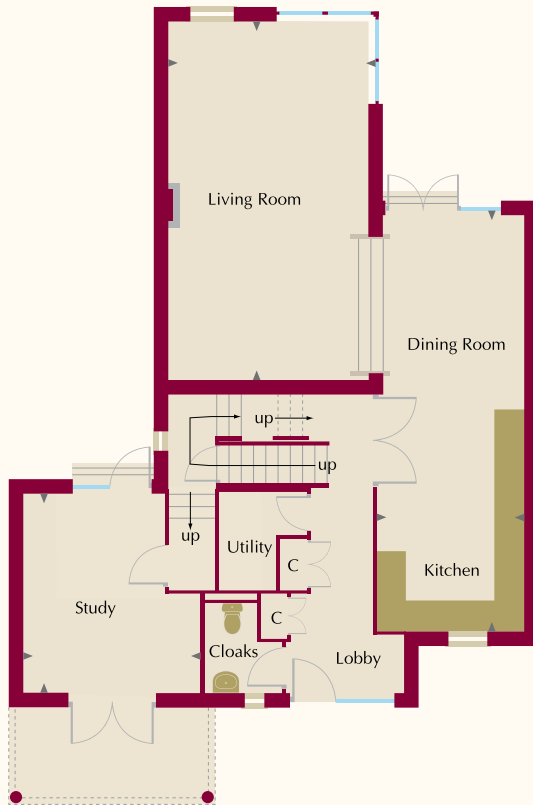


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Homes 2 & 5



Homes 2 & 5

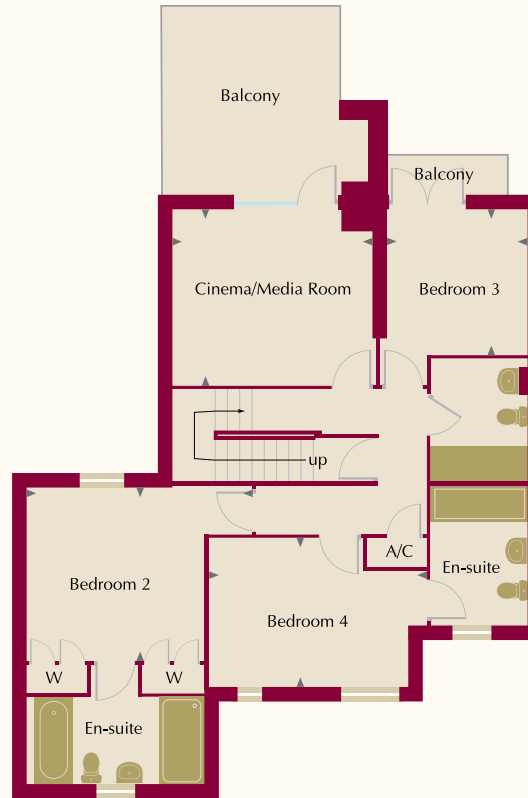


Ground Floor

Kitchen / Dining Room
8600mm x 3042mm 28' 3" x 9' 7"

Living Room
7419mm x 4139mm 24' 4" x 13' 7"

Study
4120mm x 3666mm 13' 6" x 12'



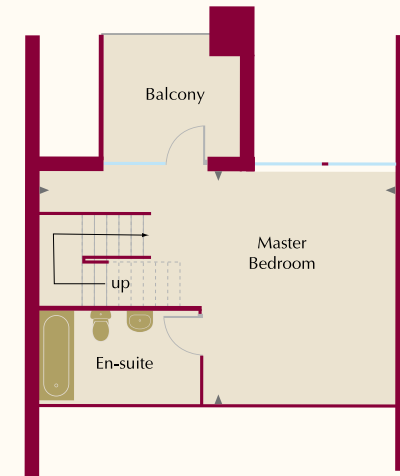
First Floor

Bedroom 2
4666mm x 3585mm 15' 4" x 11' 9"

Bedroom 3
3649mm x 3073mm 12' 3" x 10' 1"

Bedroom 4
4477mm x 3084mm 14' 8" x 10' 1"

Cinema / Media Room
4208mm x 3649mm 13' 10" x 12'

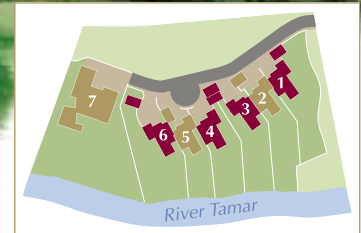


Second Floor

Master Bedroom / Dressing Area
7351mm x 4808mm 24' 1" x 15' 10"



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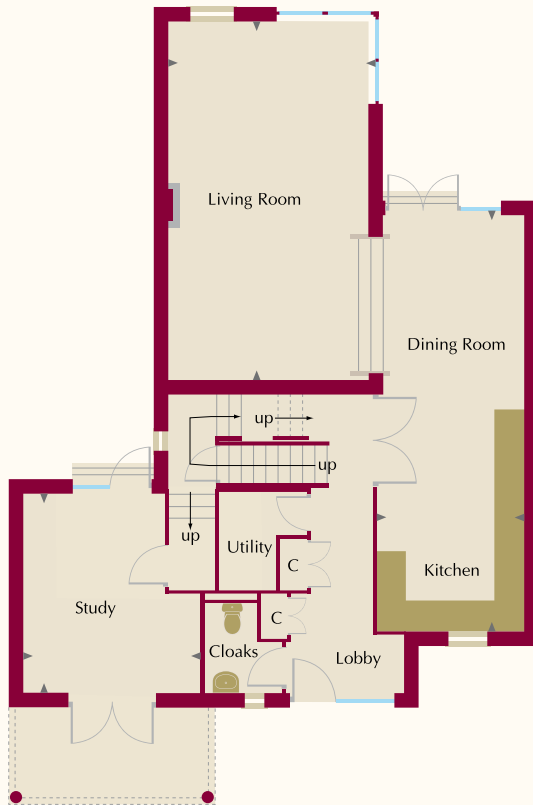


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Homes 1, 3, 4 & 6



Homes 1, 3, 4 & 6

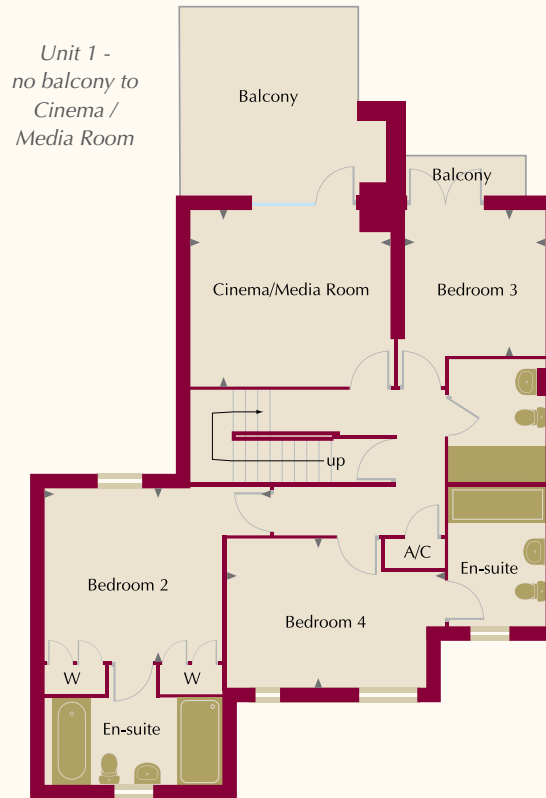


Ground Floor

Kitchen / Dining Room
8600mm x 3042mm 28' 3" x 9' 7"

Living Room
7419mm x 4139mm 24' 4" x 13' 7"

Study
4120mm x 3666mm 13' 6" x 12'



First Floor

Bedroom 2
4666mm x 3585mm 15' 4" x 11' 9"

Bedroom 3
3245mm x 2912mm 10' 7" x 9' 6"

Bedroom 4
4477mm x 3084mm 14' 8" x 10' 1"

Cinema / Media Room
4208mm x 3649mm 13' 10" x 12'



Second Floor

Master Bedroom / Dressing Room
7647mm x 4381mm 24' 6" x 14' 5"

(Unit 4 & 6 Handed)

Unit 1 -
no balcony to
Cinema /
Media Room