

CAVANNA   
BUILDING BRILLIANCE HOMES

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**BELLEVUE** BUDE

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**BUILDING BRILLIANCE**

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## 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.



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## BELLEVUE BUDE

Bellevue is a superb new development located in the picturesque Stratton area of Bude, on the north coast of Cornwall.

A wonderful location for your new family home, Bellevue has been designed with an open feel, retaining hedgerows and a green lane where possible, with some parts of the development having distant sea views and other parts distant views to open countryside.

The proposed park at the heart of the development provides generous public open space and is made up of community allotments, play areas, orchards and tree planting. Bellevue also boasts a network of footpaths, a cycle link and potential access into a future school.

Our 1-bedroom apartments, 2, 3 and 4 bedroom homes are built with traditional craftsmanship. The 144 new homes have been designed in keeping with the surrounding area, being predominantly finished in crisp white render, other homes in red brick and all with slate and brick features with homes created to suit all tastes.

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.



Barley Meadow, Dawlish 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.

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## ABOUT THE AREA

Bellevue is set in an ideal location for those who enjoy life outdoors. The beautiful Cornish coast, with its sandy beaches and South West Coast Path, along with several tourist attractions such as Tintagel are all within a short drive. Bude is also within easy reach, just a five-minute drive to its sand dunes, canal and independent shops and cafes.

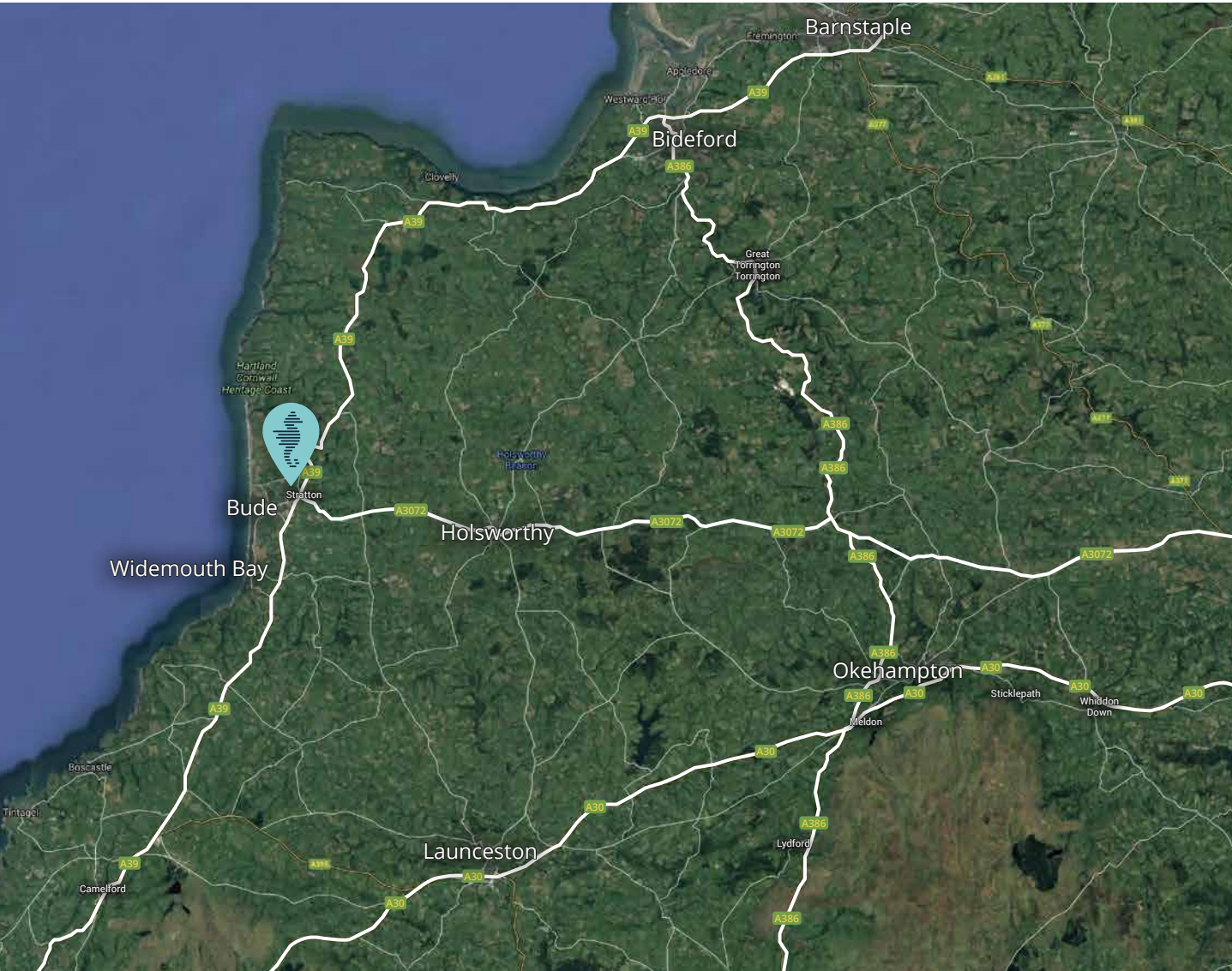
The historic market town of Stratton, with its old-world charm, narrow roads and rural character is on Bellevue's doorstep.

The development is located by the A39/A3072 junction, providing you with routes to Cornwall and Devon, with quick links into Bude. There are two supermarkets within walking distance, as well as numerous local shops, pubs, banks and eateries.

There is a primary school in Stratton and Bude has a secondary school, both of which boast a Good Ofsted rating.

The enchanting coastal towns of Port Isaac and Padstow, along with Bideford and Barnstaple in nearby North Devon are all within an hour's drive of the development, making this a great base to enjoy much of Cornwall and Devon.





## Our commitments to the community

**£276,336** education contribution to expand Bude infant & junior school

**£248,460** towards improvement works at Skitches Corner Junction

**£209,338** contribution towards outdoor sports pitch / improvement in Stratton

**£23,249** public open space contribution towards facilities for teenagers adjoining the sports pitch in Stratton

**£7,878** contribution towards Air Quality

## Approx Driving Distances

Bude – 1 mile

Widemouth Bay – 4 miles

Holsworthy – 8.5 miles

Bideford – 24 miles

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SUMMERLEAZE BEACH BUDE







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## 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.

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## 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.



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## 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 Bellevue include the following:

#### KITCHEN

Choice of kitchen units\* with soft close cupboards and drawers  
Laminate worktop with matching upstand  
Zanussi built in or built under single or double oven\*\*  
Zanussi built in gas or induction hob with glass splashback\*\*  
Zanussi canopy hood  
Zanussi integrated 50/50 split fridge freezer (on selected plots)  
Washing machine to kitchen or utility\*\*  
LED satin nickel downlights

#### BATHROOMS & EN-SUITES

Roca white sanitaryware  
Choice of colour co-ordinated wall tiles\*  
Mira React thermostatic shower  
Mira hinged bath screen to main bathroom  
Shaver socket to main bathroom  
Stelrad chrome towel radiator to bathroom and en-suites (on selected plots)  
LED satin nickel downlights

#### CENTRAL HEATING

Stelrad compact radiators with thermostatic radiator valves (not on all radiators\*\*)  
System or combination boiler with central heating programmer and programmable room stats (two zone)\*\*

#### 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\*\*)  
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.

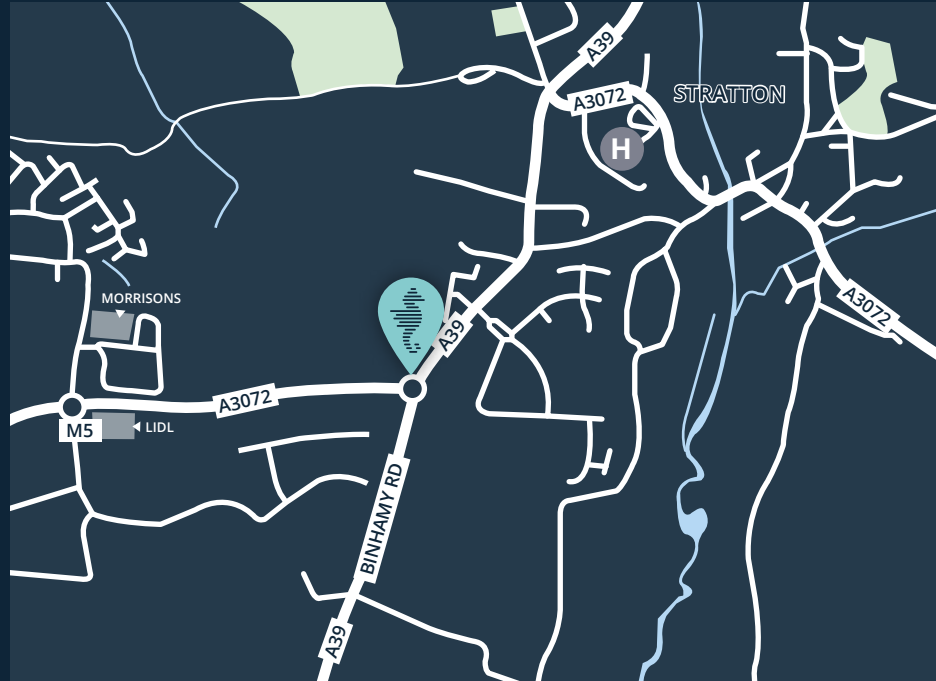
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BUDE





## HOW TO GET THERE



### **Bellevue, off Stratton Road/A3072, Bude, EX23 9AB**

Join A39 and follow signs to Bude and Stratton. At the Binhamy Road and Stratton Road/A3072 roundabout, you will find the Bellevue development.

**[bellevue@cavannahomes.co.uk](mailto:bellevue@cavannahomes.co.uk)**





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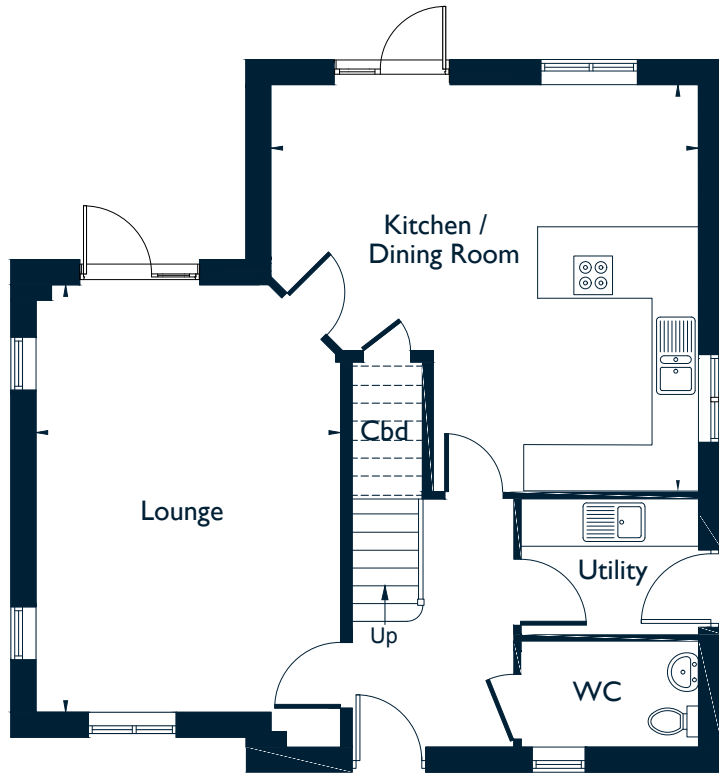
**BELSTONE** | 4 BEDROOM DETACHED HOUSE | 130m<sup>2</sup>

PHASE 1 - PLOT 39

- 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 the hall leads you to the downstairs cloakroom, utility room with direct access to outside and the spacious kitchen/dining room with door leading into the garden. The lounge is a good size for relaxing and entertaining in with the benefit of access into the garden. Stairs lead you up to the first floor and the master bedroom with en-suite, bedroom two, three and four and a separate bathroom.



**GROUND FLOOR**

KITCHEN/DINING ROOM	LOUNGE
5.5 x 5.2m (18'2" x 17'11")	3.9 x 5.5m (12'11" x 18'2")



**FIRST FLOOR**

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

**PLEASE NOTE: SELECTED PLOTS HAVE THE ADDITION OF A CONSERVATORY. PLEASE ASK FOR DETAILS**

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► Indicates dimensions in irregular rooms

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**LAKEHEAD** | 3 BEDROOM DETACHED HOUSE | 92m<sup>2</sup>

PHASE 1 – PLOTS 30, 31

- 3 bedrooms
- Kitchen/dining room
- Downstairs cloakroom
- Master bedroom with en-suite
- Garage and/or parking
- Lawned garden

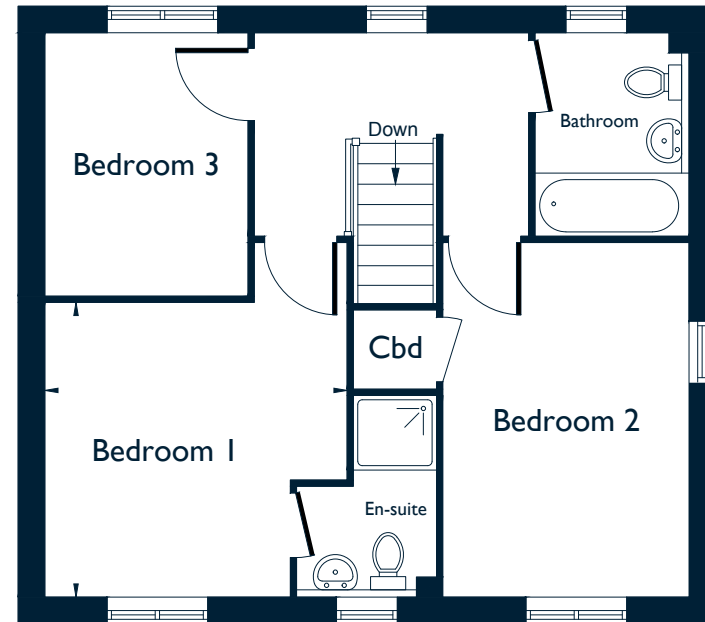


A 3 bedroom detached house. The ground floor consists of a downstairs cloakroom, a lounge and kitchen/dining room with double doors leading out into the garden. Stairs lead up to the first floor to the master bedroom with en-suite, bedroom two and three and a separate bathroom.



**GROUND FLOOR**

KITCHEN/DINING ROOM	LOUNGE
2.7 x 6.3m (8'1" x 20'8")	3.3 x 5.1m (10'1" x 16'1")



**FIRST FLOOR**

BEDROOM 1	BEDROOM 2	BEDROOM 3
3.4 x 3.3m (11'0" x 10'9")	2.7 x 4.0m (8'11" x 13'0")	2.2 x 2.9m (7'4" x 9'7")

**PLEASE NOTE: GROUND FLOOR LAYOUT VARIES ON SELECTED PLOTS. PLEASE ASK FOR DETAILS**

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**LITTAFORD** | 4 BEDROOM HOUSE | 109m<sup>2</sup>

PHASE 1 – PLOTS 8, 12, 13, 32

- 4 bedrooms
- Kitchen/dining room
- Master bedroom with en-suite
- Downstairs cloakroom
- Garage and parking
- Lawned garden



A four bedroom house with entrance hall that leads you to a downstairs cloakroom, separate lounge and kitchen/dining room with double doors leading out into the garden. The first floor benefits from a master bedroom with en-suite, bedrooms two, three and four and a separate bathroom.

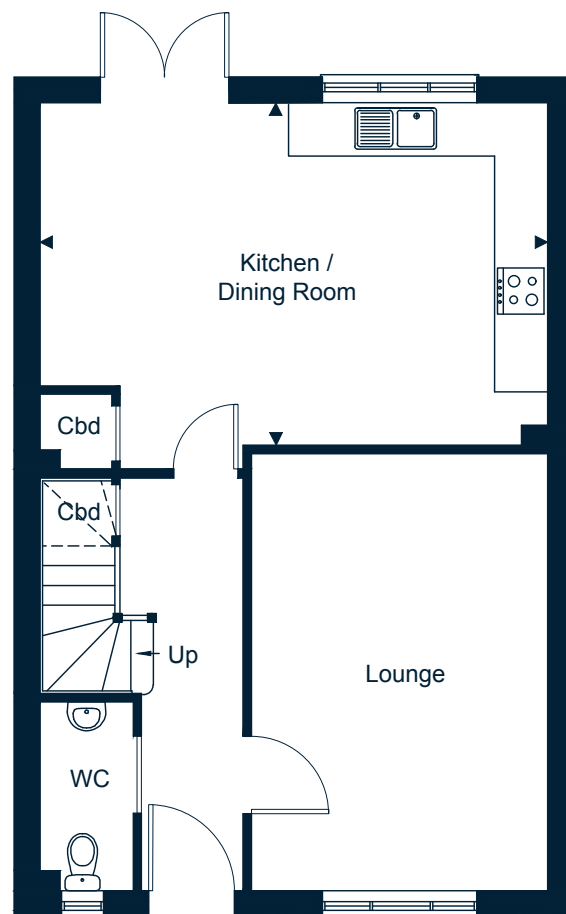
## GROUND FLOOR

### KITCHEN/ DINING ROOM

5.9 x 3.5m  
(19'3" x 11'7")

### LOUNGE

3.4 x 5.0m  
(11'3" x 16'6")



## FIRST FLOOR

### BEDROOM 1

3.2 x 3.9m  
(10'4" x 12'7")

### BEDROOM 2

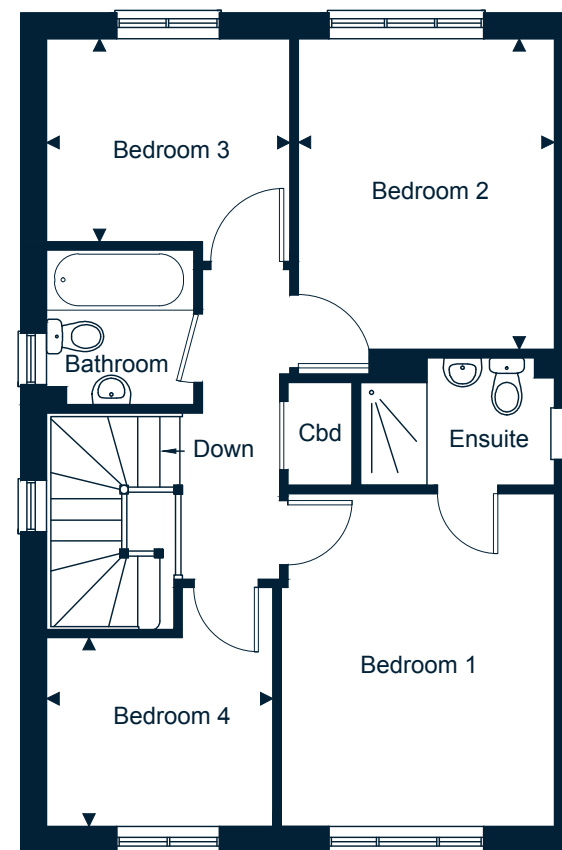
3.0 x 3.6m  
(9'8" x 11'10")

### BEDROOM 3

2.8 x 2.4m  
(9'2" x 8'0")

### BEDROOM 4

2.6 x 2.1m  
(8'7" x 6'9")



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**LONGAFORD** | 3 BEDROOM HOUSE | 97m<sup>2</sup>

PHASE 1 - PLOTS 29, 36, 37

- 3 bedrooms
- Kitchen/dining room
- Master bedroom with en-suite
- Downstairs cloakroom
- Garage and parking
- Lawned garden



A 3 bedroom house with the entrance hall leading you to the kitchen/dining room with door leading into the garden, a separate lounge and downstairs cloakroom. Stairs lead you to the first floor and the master bedroom with en-suite, bedroom two and three and a separate bathroom.

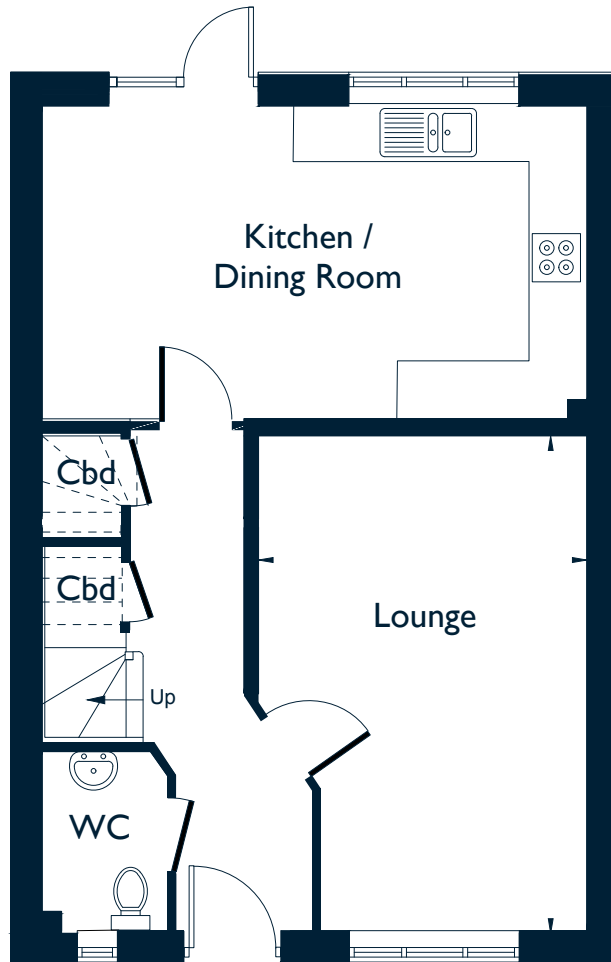
### GROUND FLOOR

#### KITCHEN/ DINING ROOM

5.6 x 3.3m  
(18'6" x 10'9")

#### LOUNGE

3.4 x 5.2m  
(11'2" x 16'11")



### FIRST FLOOR

#### BEDROOM 1

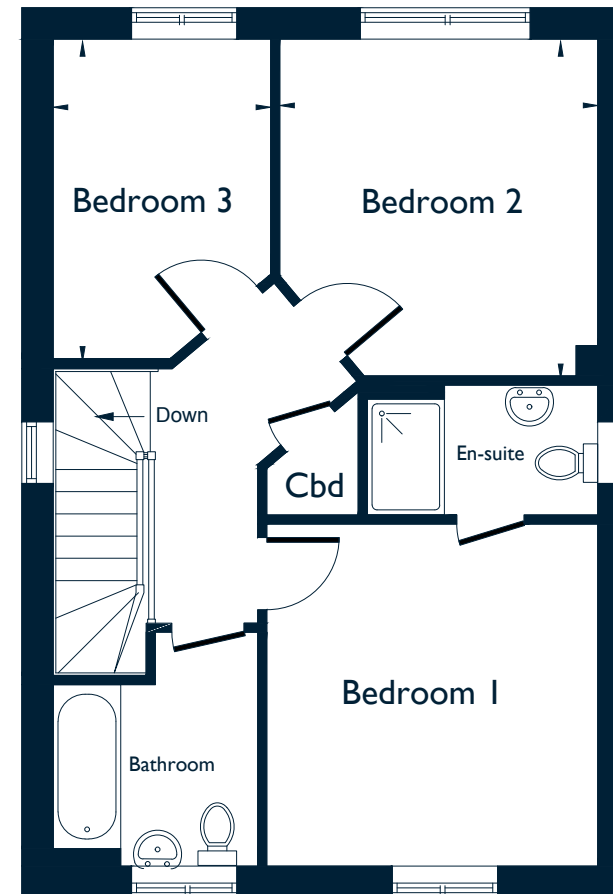
3.4 x 3.5m  
(11'3" x 11'8")

#### BEDROOM 2

3.3 x 3.5m  
(10'10" x 11'5")

#### BEDROOM 3

2.3 x 3.3m  
(7'5" x 10'11")



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**RIPPON** | 2 BEDROOM HOUSE | 65m<sup>2</sup>

PHASE 1 – PLOTS 4, 5, 6, 9, 10, 14, 15, 16

- 2 bedrooms
- Kitchen/dining room
- En-suite to both bedrooms
- Downstairs cloakroom
- Two parking spaces
- Lawned garden

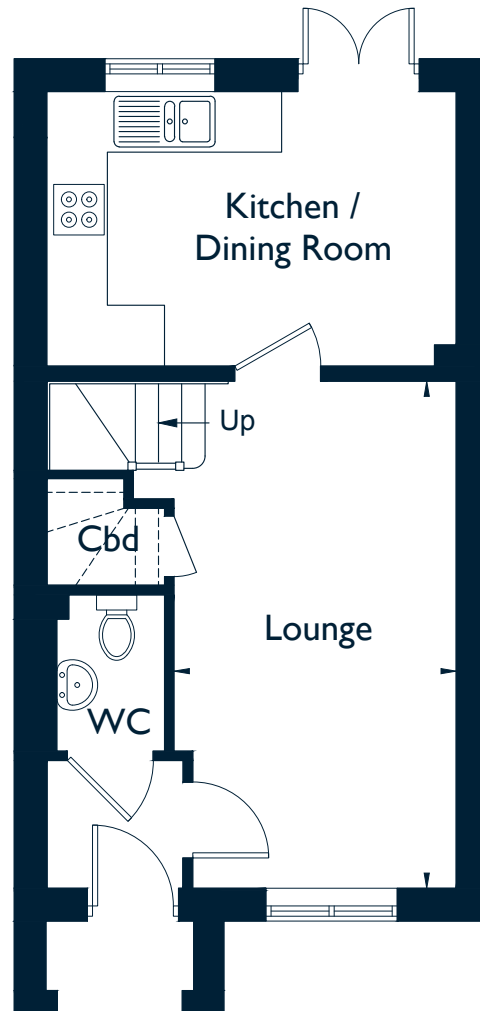


A two bedroom house comprising a lounge, downstairs cloakroom and kitchen/dining room with double doors leading into the garden. Stairs up to the first floor lead you to the two bedrooms both with the benefit of an en-suite bathroom.

**GROUND FLOOR**

**KITCHEN/  
DINING ROOM**  
4.0 x 2.7m  
(13'3" x 8'11")

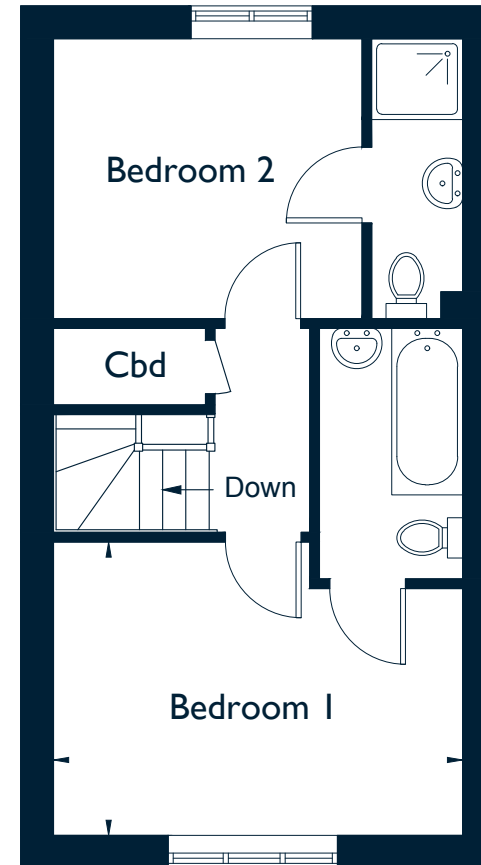
**LOUNGE**  
2.7 x 5.0m  
(9'2" x 16'6")



**FIRST FLOOR**

**BEDROOM 1**  
4.0 x 2.9m  
(13'3" x 9'6")

**BEDROOM 2**  
3.0 x 2.8m  
(10'0" x 9'1")



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**RUNDLESTONE** | 4 BEDROOM DETACHED HOUSE | 118m<sup>2</sup>

PHASE 1 - PLOTS 1, 2

- 4 bedrooms
- Kitchen/dining room
- Lounge
- Utility room
- Master bedroom with en-suite
- Integral garage and parking
- Lawned garden



A four bedroom detached house comprising of a kitchen/dining room, which has the benefit of double doors leading into your garden, a utility room with direct access outside, a spacious lounge, downstairs cloakroom and access from the hall into the integral garage. Continue upstairs to the first floor and the master bedroom with en-suite, bedroom two, three and four and a separate bathroom.

## GROUND FLOOR

### KITCHEN/ DINING ROOM

5.8 x 3.2m  
(19'1" x 10'4")

### LOUNGE

3.3 x 4.9m  
(10'10" x 16'1")



## FIRST FLOOR

### BEDROOM 1

4.3 x 3.2m  
(14'1" x 10'6")

### BEDROOM 2

2.9 x 3.6m  
(9'7" x 11'3")

### BEDROOM 3

2.7 x 3.1m  
(8'9" x 10'2")

### BEDROOM 4

3.5 x 2.2m  
(11'5" x 7'1")



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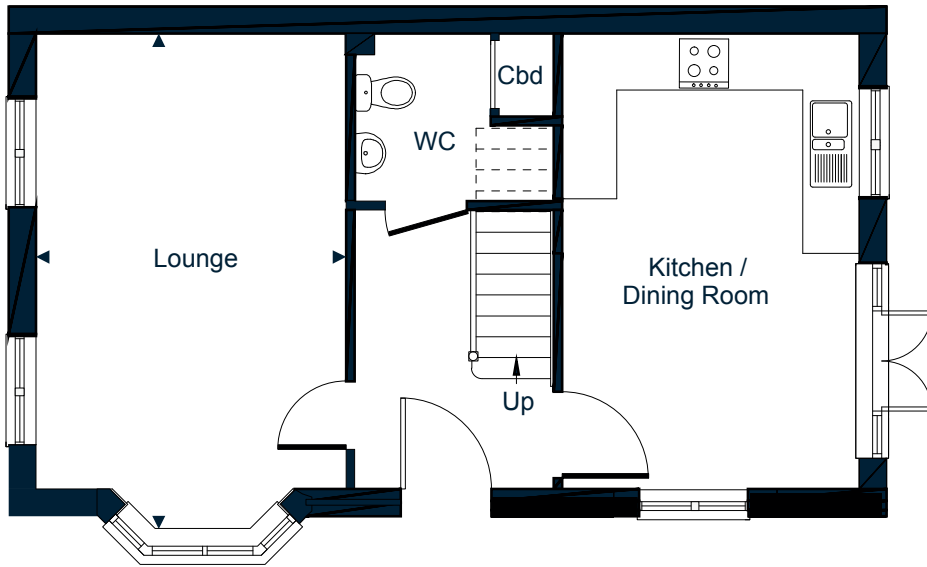
**STEEPERTON** | 3 BEDROOM HOUSE | 89m<sup>2</sup>

PLOTS 3, 7, 11, 17, 26, 33, 38

- 3 bedrooms
- Kitchen/dining room
- Lounge
- Downstairs cloakroom
- Master bedroom with en-suite
- Garage and/or parking

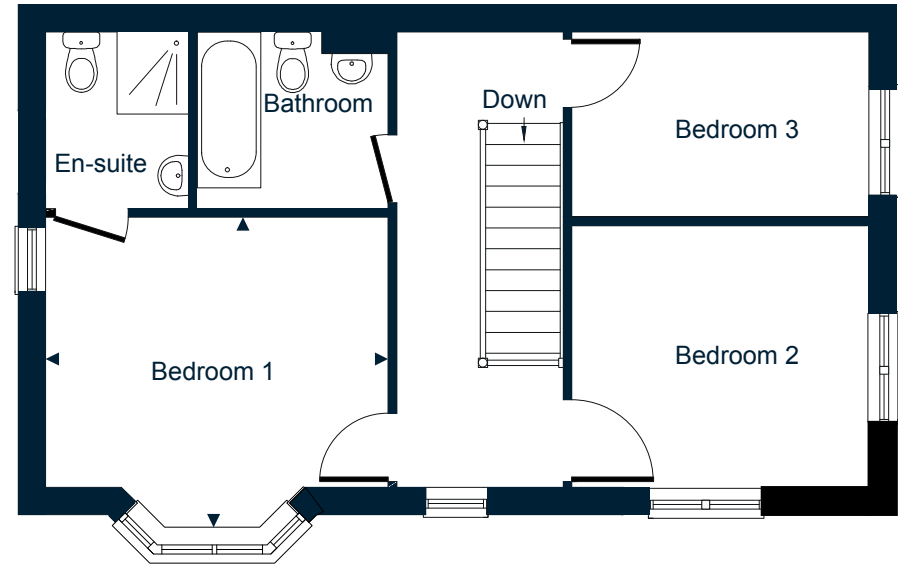


A three-bedroom house. The entrance hall leads you to the large kitchen/dining room with double doors on the side elevation leading into your garden. The lounge has a lovely bay window and the downstairs cloakroom also has a useful storage cupboard. Upstairs on the first floor is the master bedroom with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



**GROUND FLOOR**

<b>KITCHEN/DINING ROOM</b>	<b>LOUNGE</b>
3.2 x 4.9m (10'8" x 16'4")	3.4 x 5.4m (11'1" x 17'1")



**FIRST FLOOR**

<b>BEDROOM 1</b>	<b>BEDROOM 2</b>	<b>BEDROOM 3</b>
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

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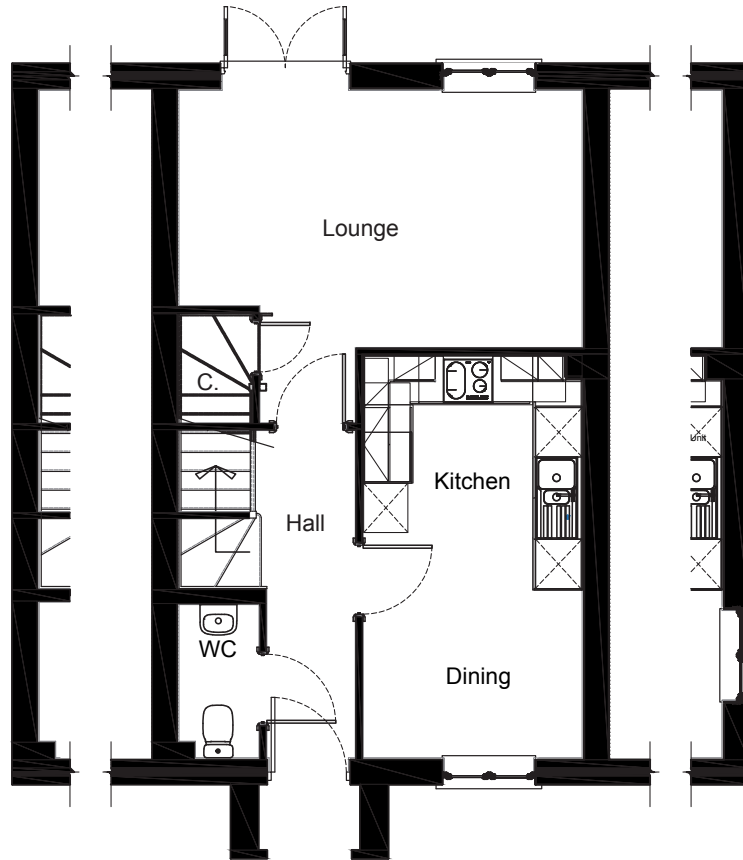
**BRACKEN** | 3 BEDROOM HOUSE | 80.84m<sup>2</sup>

PHASE 1 – PLOTS 27, 28, 34, 35

- 3 bedrooms
- Kitchen/dining room
- Lounge
- Downstairs cloakroom
- Parking
- Lawned garden
- En-suite

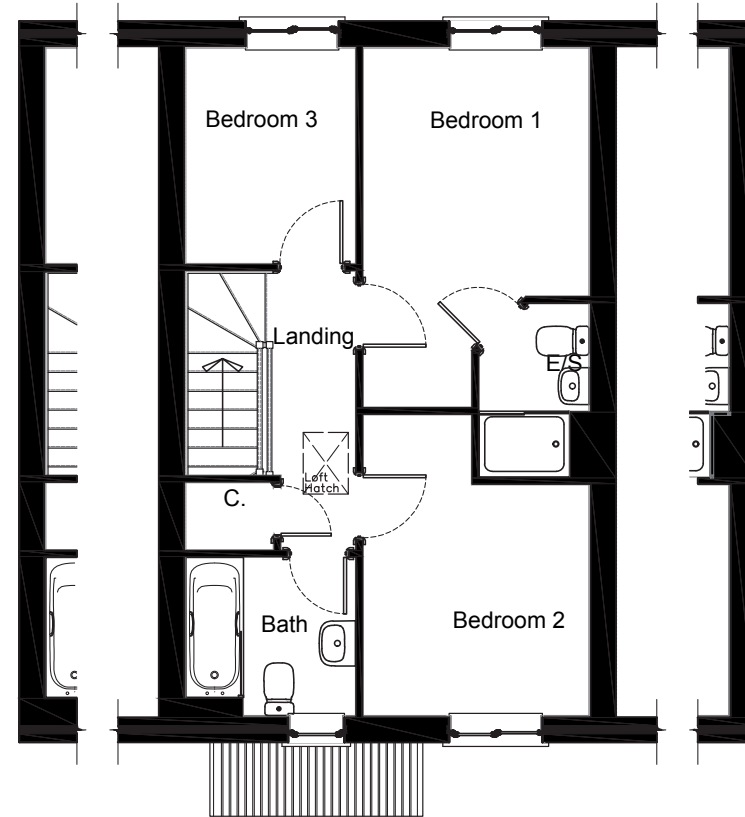


A 3 bedroom house with the front entrance hall leading you to the downstairs cloakroom, kitchen/dining room and lounge with double doors that open onto the garden. The stairs lead you to the first floor to bedroom one with en-suite, bedroom two and bedroom three and a separate bathroom.



**GROUND FLOOR**

KITCHEN/DINING ROOM	LOUNGE
2.66 x 4.89m (8'9" x 16'0")	4.90 x 3.13m (16'1" x 10'3")



**FIRST FLOOR**

BEDROOM 1	BEDROOM 2	BEDROOM 3
2.74 x 3.02m (9'0" x 9'11")	2.74 x 2.80m (9'0" x 9'2")	2.06 x 2.62m (6'9" x 8'7")

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► Indicates dimensions in irregular rooms



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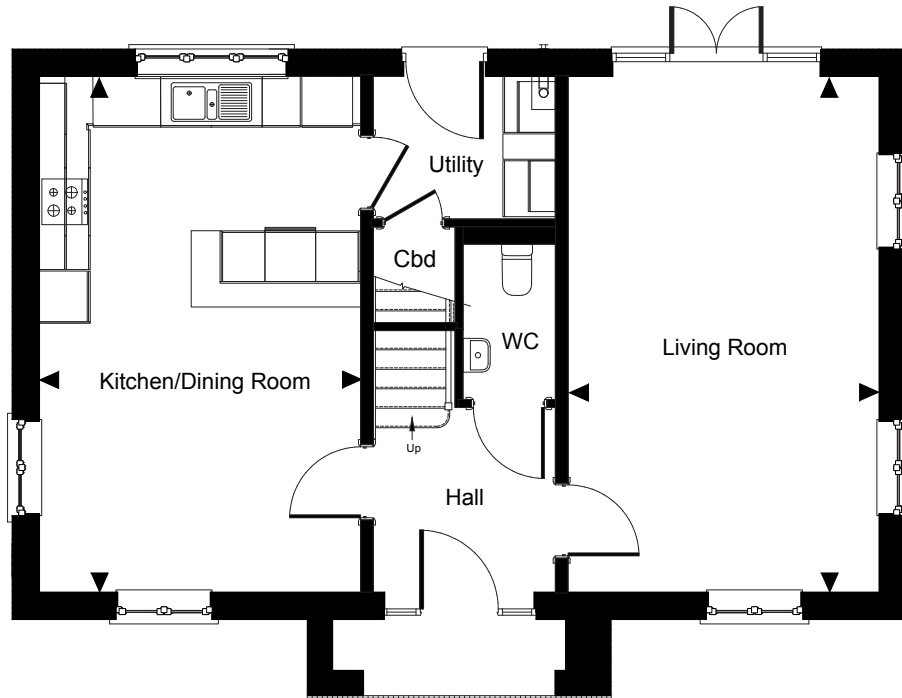
**CORNDON** | 4 BEDROOM DETACHED HOUSE | 125.1m<sup>2</sup>

PHASE 1B – PLOTS 48, 84\*, 86

- 4 bedrooms
- Kitchen/dining room
- Utility room
- Master bedroom with en-suite
- Garage and parking
- Lawned garden

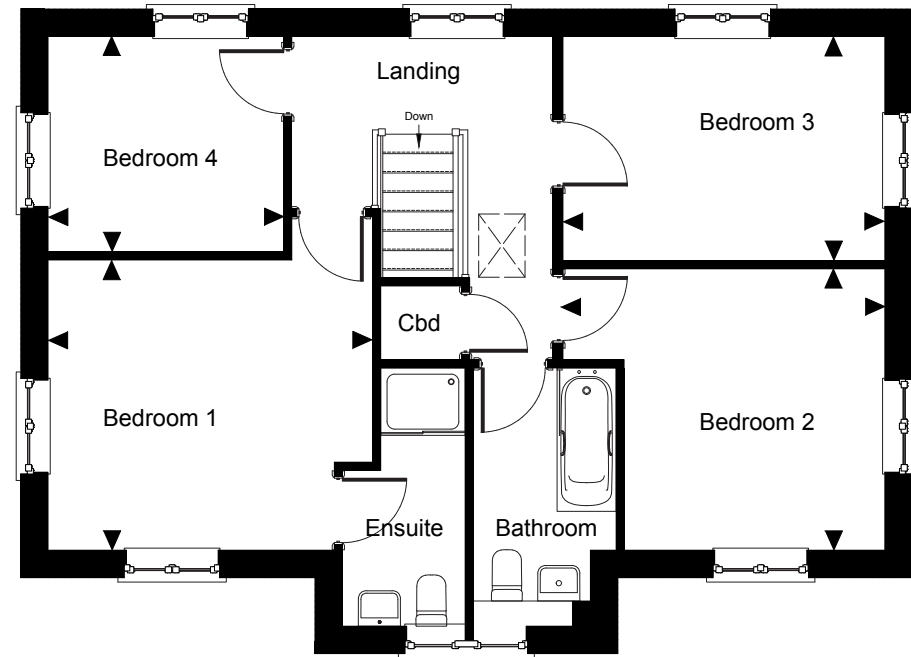


A 4 bedroom detached house. The entrance hall leads to the downstairs cloakroom and spacious lounge with double doors leading out into the garden, a kitchen/dining room and a utility room with direct access to outside. Stairs lead to the first floor to the en-suite master bedroom, bedroom two, three and four and a separate bathroom.



**GROUND FLOOR**

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



**FIRST FLOOR**

<b>BEDROOM 1</b>	<b>BEDROOM 2</b>	<b>BEDROOM 3</b>	<b>BEDROOM 4</b>
3.84m x 3.44m (12'7" x 11'3")	3.08m x 3.33m (10'1" x 10'11")	3.83m x 2.66m (12'7" x 8'8")	2.79m x 2.55m (9'2" x 8'4")

**PLEASE NOTE: GROUND FLOOR LAYOUT VARIES ON SELECTED PLOTS. PLEASE ASK FOR DETAILS**

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# BELLEVUE SITE PLAN

## PHASE 1B | PLOTS 40-93

### 2 BEDROOMS

**RIPPON**  
PLOTS 62, 63, 74, 75

### 3 BEDROOMS

**STEEPERTON**  
PLOTS 44, 49, 80, 93\*

**LAKEHEAD**  
PLOTS 45, 47, 66, 67, 68

**LONGAFORD**  
PLOTS 87, 88\*

**BRENT/BRACKEN**  
PLOTS 61, 64, 76, 77, 78,  
79, 81, 82, 83

### 4 BEDROOMS

**EASDON**  
PLOTS 40, 41, 42, 43

**LITTAFORD**  
PLOTS 65\*, 85\*

**CORNDON**  
PLOTS 48, 84\*, 86

**BELSTONE**  
PLOT 46, 89\*, 90, 91, 92\*

### AFFORDABLE HOUSING

**1-4 BEDROOM APARTMENTS**  
PLOTS 50, 51, 52, 53, 54, 55, 56,  
57, 58, 59, 60, 69, 70, 71, 72, 73



\* Includes home office pod

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.