



PENPOL
GROUP LTD

SALCOMBE MEWS



PG PENPOL GROUP LTD

Penpol Group Limited are probably the fastest growing quality development company in the south of England.

Our reputation is being built upon traditional values of excellence in construction. From the smallest detail, through to the carefully selected locations where we choose to build our highly sought after homes.

Penpol Group Limited have an extensive design and planning process geared solely to achieving a quality of build set within landscaped grounds and secure environments which blend with the local surroundings.

We specialise in prime location schemes which comprise luxury apartments, town houses and individual homes of character and quality.

The directors have over 80 years experience in the property development field and the company prides itself on being able to offer a standard of build giving enhancement to quality of life.

The whole process from land acquisition and planning through to individual unit sales is dealt with by Penpol Group in-house.

PG SALCOMBE MEWS

Salcombe Mews is a prestigious development of seventeen high quality apartments including a superb top floor penthouse occupying an excellent location on the site of the former grand regency building of the Salcombe Hill House Hotel on Beatlands Road in Sidmouth.

All the apartments are built to a high specification to include bespoke kitchens and bathrooms, a basement swimming pool, jacuzzi, changing facilities, and a lift to all floors.

There is gated vehicular access to the development from Hillside Road, pedestrian access via Beatlands Road and garaging for selected units with ample underground & overground parking for residents and visitors. The development will have private communal gardens. Most of the apartments will enjoy either a coastal, rural or town view.

PG ABOUT SIDMOUTH

Sidmouth is a select and prosperous East Devon coastal town which nestles in a sheltered valley between the red cliff hills overlooking Lyme Bay which is now a designated World Heritage 'Jurassic' coastline.

The town, once a popular and fashionable resort for the Victorians and Edwardians, including the young Queen Victoria, has a rich blend of Regency and Victorian buildings.

Sidmouth today enjoys an excellent range of amenities that include an extensive shopping centre, large supermarket, modern health centre, library, sports hall with gym and an indoor swimming pool, cinema, theatre, primary schools and community colleges, churches of various denominations and excellent sporting facilities ranging from sailing, golf, indoor and outdoor bowls to cricket and rugby.

There are also lovely beaches to be enjoyed at Sidmouth or nearby Branscombe and Ladram Bay.

The Cathedral City of Exeter, M5 motorway (junction 30) and Exeter International Airport lie some 15 miles north west of Sidmouth. Numerous pretty villages intersperse the beautiful surrounding countryside which is a walker's delight.

The East Devon coastal towns of Exmouth, Budleigh Salterton and Seaton are also easily accessible.



PG ARTISTS IMPRESSION



PG DEVELOPMENT SPECIFICATION & SITE LAYOUT

Apartment Specification – Generally

Fully fitted kitchens (selected bespoke range) with matching black granite worktops and splashbacks. Fully integrated 'Miele' appliances comprising induction hob, chimney style extractor hood over, pyrolytic oven, fridge/freezer, dishwasher and combined washer/dryer. One and a half bowl sink with chrome taps.*

All apartments will benefit from an under floor heating system with thermostatic controls to each habitable room.

All apartments have a main bathroom including white sanitary ware with wash hand basin, WC and bath, chrome fittings and taps with bath shower unit and electric towel rail.*

Ensuite shower rooms, white shower tray, WC and wash hand basin, glazed cubicle, chrome fittings/taps and mains shower head.

Pressurised hot water system for enhanced performance showers to bathrooms and ensuites.

Solid panel doors, with polished chrome door furniture, ceiling coving throughout & fully decorated.*

Double glazed 'sash' soft wood windows, white paint finish.

Double glazed external hardwood doors, white paint finish.

Satellite TV system and telephone outlet points in all habitable rooms (lounges and bedrooms) wi-fi systems to all apartments, including broadband connection.

Full specification of finishes will be produced for each apartment.

Management Company

The apartments will be sold on a 999 year lease. The freehold of the property will be held by our Management Company, which will ensure that all amenities and communal areas are maintained to the highest standard.

Individual lessees will be required to pay an annual charge which shall cover the ground rent, communal area maintenance, window cleaning and building insurance. Lift maintenance, communal water/electric charges and swimming pool maintenance.

Security

All apartments will have benefit of colour video door entry systems, allowing control of all entrance gates & main doors on the development.

External lighting to all courtyard and parking areas on dusk sensors.

Wiring for alarm system to each property. (Alarm system available for additional cost subject to purchasers requirements.)

Full smoke and emergency lighting systems to communal areas and interlinked smoke detection within each of the apartments.

Parking

Automatic entrance and exit control, together with proximity card readers to access entrance doors, communal stairs and passenger lift.

There will be ample underground and over ground parking for residents and visitors.

Swimming Pool

Fully tiled swimming pool & jacuzzi, consistently heated, ventilation system and changing facilities.

Overall Dimensions

Basement and Ground Floor

1	2 Bedroom	138m ²	1485sq ft
2	3 Bedroom	209m ²	2249sq ft
3	2 Bedroom	98m ²	1054sq ft
4	2 Bedroom	77m ²	828sq ft
5	2 Bedroom	116m ²	1248sq ft

First Floor

6	2 Bedroom	86m ²	925sq ft
7	3 Bedroom	129m ²	1388sq ft
8	2 Bedroom	84m ²	904sq ft
9	1 Bedroom	61m ²	656sq ft
10	1 Bedroom	56m ²	602sq ft
11	2 Bedroom	98m ²	1054sq ft

Second Floor

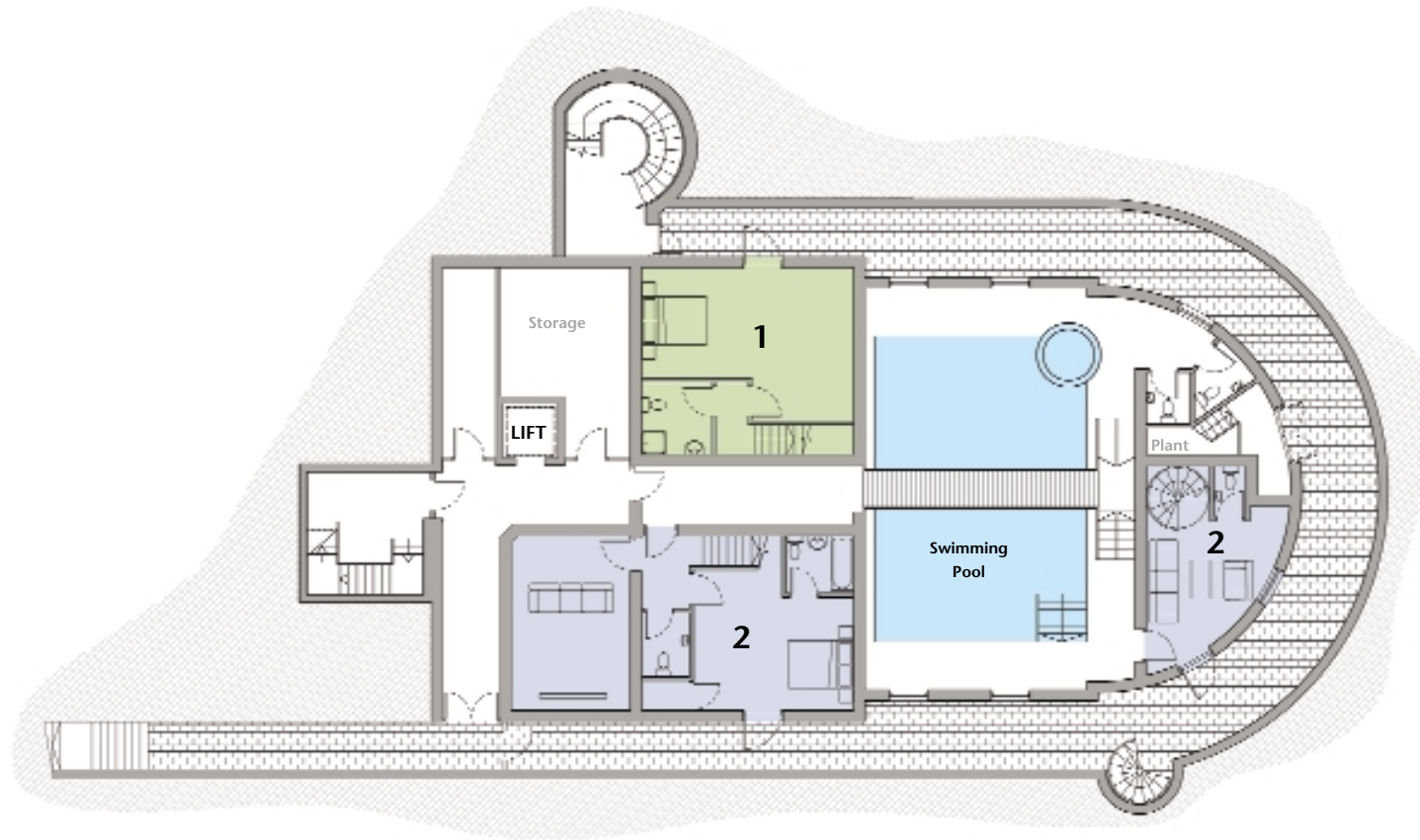
12	3 Bedroom	188m ²	2023sq ft
13	2 Bedroom	84m ²	904sq ft
14	1 Bedroom	62m ²	667sq ft
15	1 Bedroom	56m ²	602sq ft
16	2 Bedroom	98m ²	1054sq ft

Third Floor

17	3 Bedroom + Study	212m ²	2281sq ft
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* Denotes opportunity for the potential purchaser subject to programme and purchase price adjustment to tailor and individualise kitchen fittings, appliances, sanitary ware, tiling and decoration.

PG BASEMENT



PG APARTMENT DIMENSIONS

APARTMENT 1

- Kitchen / Dining / Living**
13.20m x 5.20m (43ft 3ins x 17ft 0ins)
- Bedroom 1**
4.80m x 6.63m (15ft 7ins x 21ft 7ins)
- Bedroom 2**
3.60m x 4.80m (11ft 8ins x 15ft 7ins)

The main accommodation for apartments 1 and 2 is on the ground floor, please see floor plan on facing page.
Apartments 1 and 2 have their own private garden.

APARTMENT 2

- Kitchen / Dining / Living Upper**
6.70m x 5.90m (21ft 9ins x 19ft 3ins)
- Bedroom 1**
6.60m x 4.30m (21ft 6ins x 14ft 1ins)
- Bedroom 2**
3.30m x 3.20m (10ft 8ins x 10ft 4ins)
- Bedroom 3**
3.50m x 3.30m (11ft 4ins x 10ft 8ins)
- Kitchen / Dining**
5.40m x 6.60m (17ft 7ins x 21ft 6ins)
- Lounge**
5.20m x 4.50m (44ft 3ins x 14ft 7ins)
- Cinema Room**
5.40m x 3.70m (17ft 7ins x 12ft 1ins)

PG GROUND FLOOR



PG APARTMENT DIMENSIONS

APARTMENT 3

Kitchen / Dining / Living
5.60m x 8.10m (18ft 3ins x 26ft 5ins)

Bedroom 1
5.10m x 4.40m (16ft 7ins x 14ft 4ins)

Bedroom 2
4.40m x 3.60m (14ft 4ins x 11ft 8ins)

APARTMENT 4

Living
3.28m x 5.15m (10ft 7ins x 16ft 8ins)

Kitchen / Dining
3.88m x 5.46m (12ft 7ins x 17ft 9ins)

Bedroom 1
3.62m x 3.97m (11ft 8ins x 13ft 0ins)

Bedroom 2
2.52m x 3.68m (8ft 2ins x 12ft 0ins)

APARTMENT 5

Kitchen / Dining / Living
8.00m x 6.80m (26ft 2ins x 22ft 3ins)

Bedroom 1
4.20m x 5.00m (13ft 7ins x 16ft 4ins)

Bedroom 2
4.00m x 4.00m (13ft 1ins x 13ft 1ins)

PG FIRST FLOOR



PG APARTMENT DIMENSIONS

APARTMENT 6

Kitchen / Dining / Living
5.20m x 8.20m (16ft 6ins x 26ft 9ins)
Bedroom 1
4.23m x 4.68m (13ft 8ins x 15ft 3ins)
Bedroom 2
3.12m x 3.58m (10ft 2ins x 11ft 7ins)

APARTMENT 7

Kitchen / Dining / Living
6.99m x 9.03m (22ft 9ins x 29ft 6ins)
Bedroom 1
4.56m x 4.09m (14ft 9ins x 13ft 4ins)
Bedroom 2
3.90m x 5.46m (12ft 7ins x 17ft 9ins)
Bedroom 3
3.12m x 3.45m (10ft 2ins x 11ft 3ins)

APARTMENT 8

Living
3.28m x 5.15m (10ft 7ins x 16ft 8ins)
Kitchen / Dining
3.88m x 5.46m (12ft 7ins x 17ft 9ins)
Bedroom 1
3.62m x 3.97m (11ft 8ins x 13ft 0ins)
Bedroom 2
2.52m x 3.68m (8ft 2ins x 12ft 0ins)

APARTMENT 9

Kitchen / Dining / Living
7.07m x 6.33m (23ft 1ins x 20ft 7ins)
Bedroom
3.08m x 3.65m (10ft 1ins x 11ft 9ins)
APARTMENT 10
Kitchen / Dining / Living
5.65m x 5.94m (18ft 5ins x 19ft 4ins)
Bedroom
3.75m x 4.02m (12ft 3ins x 13ft 1ins)

APARTMENT 11

Kitchen / Dining / Living
5.61m x 8.20m (18ft 3ins x 26ft 9ins)
Bedroom 1
4.39m x 5.19m (14ft 4ins x 17ft 0ins)
Bedroom 2
3.62m x 4.61m (11ft 8ins x 15ft 1ins)

PG SECOND FLOOR



PG APARTMENT DIMENSIONS

APARTMENT 12

Kitchen / Dining / Living
6.95m x 12.55m (22ft 8ins x 41ft 0ins)

Bedroom 1
4.56m x 5.85m (14ft 9ins x 19ft 1ins)

Bedroom 2
4.56m x 5.47m (14ft 9ins x 17ft 9ins)

Bedroom 3
3.90m x 5.47m (12ft 7ins x 17ft 9ins)

APARTMENT 13

Living
5.17m x 3.34m (16ft 9ins x 10ft 9ins)

Kitchen / Dining
3.90m x 5.46m (12ft 7ins x 17ft 9ins)

Bedroom 1
3.63m x 5.63m (11ft 8ins x 18ft 4ins)

Bedroom 2
3.69m x 4.30m (11ft 9ins x 14ft 1ins)

APARTMENT 14

Kitchen / Dining / Living
7.07m x 6.33m (23ft 1ins x 20ft 7ins)

Bedroom
3.08m x 3.65m (10ft 1ins x 11ft 9ins)

APARTMENT 15

Kitchen / Dining / Living
5.65m x 5.94m (18ft 5ins x 19ft 4ins)

Bedroom 1
3.75m x 4.02m (12ft 3ins x 13ft 2ins)

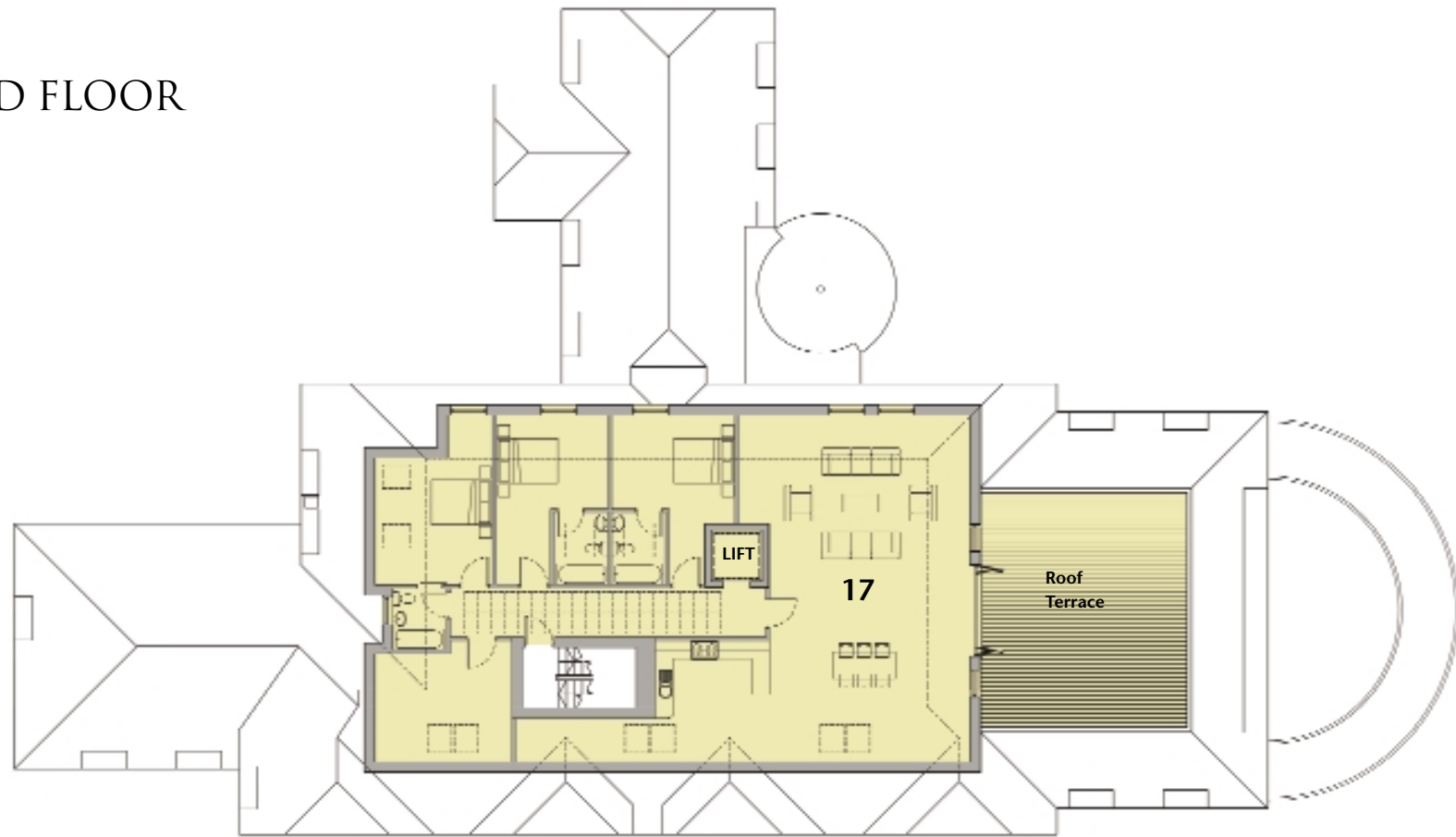
APARTMENT 16

Kitchen / Dining / Living
5.61m x 8.20m (18ft 3ins x 26ft 9ins)

Bedroom 1
4.39m x 5.19m (14ft 4ins x 17ft 0ins)

Bedroom 2
3.62m x 4.61m (11ft 8ins x 15ft 1ins)

PG THIRD FLOOR



PG APARTMENT DIMENSIONS

APARTMENT 17

Kitchen / Living / Dining

11.58m x 7.74m (37ft 9ins x 25ft 3ins)

Bedroom 1

4.12m x 5.79m (13ft 5ins x 18ft 9ins)

Bedroom 2

3.74m x 5.66m (12ft 2ins x 18ft 5ins)

Bedroom 3

3.93m x 4.24m (12ft 7ins x 13ft 9ins)

Study

4.58m x 4.04m (14ft 9ins x 13ft 1ins)

PG LOCATION

Salcombe Mews apartments are located in Sidmouth overlooking the Devon coastline.

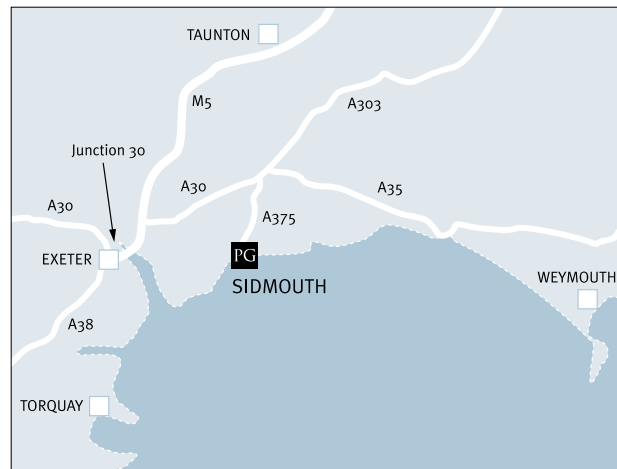
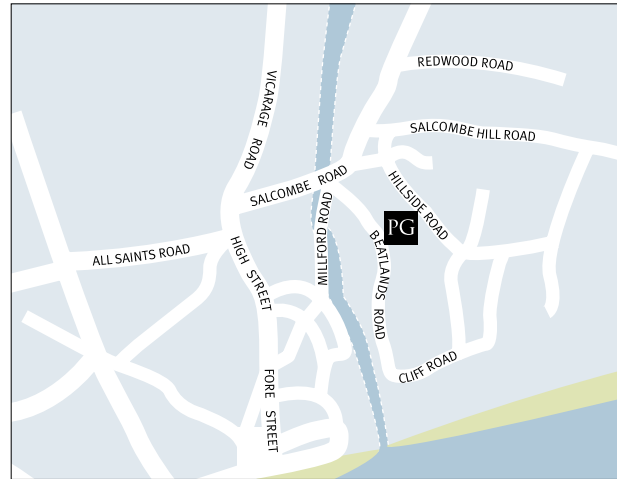
Easily accessible, Sidmouth is only 20 minutes from Exeter and the M5 motorway (junction 30).

Nearest railway stations are Exeter (11 miles) and Honiton (9 miles).

Exeter airport is conveniently located approximately 30 minutes away.

SALCOMBE MEWS

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