

Westlea Rise

Swindon

A collection of 2, 3 and 4 bedroom homes



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for 70 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with

the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straight forward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.



70
YEARS *of* QUALITY
SINCE 1946



A perfect place to call home

Westlea Rise is an attractive new development of 2, 3 and 4 bedroom homes set across two-storey designs. With quality specification throughout, these new homes in Swindon enjoy modern bathroom suites and contemporary kitchen appliances. Many plots feature

elegant French doors from a spacious living room or open plan kitchen/dining area onto the garden.

Whether you're a first-time buyer or have a growing family, there's a perfect home for you here.



Everything is on your doorstep at Westlea Rise

This picturesque development is located just 3 miles from Swindon town centre, and presents easy access to the M4 via the A302; connecting residents to London, Reading and Bristol. Swindon Railway Station lies near the centre of the town, providing nationwide travel by rail. The town is also well connected by road to Oxford and Cirencester.



The residents of Westlea Rise are well equipped in terms of shopping. There is a large major supermarket immediately to the north of the development, and further amenities can be found a short 15 minute walk away at West Swindon Shopping Centre. This centre is home to High Street shops, restaurants, a family pub and a large supermarket. Just across from the Shopping Centre is the Shaw Ridge Leisure Park which provides a number of fun, family activities.

Swindon's town centre is a 10 minute drive away from the development, and offers two shopping malls; the Brunel Centre and the Parade. The historic Tented Market is nearby, occupied by lively, independent stalls. The Wyvern Theatre in the heart of the town hosts a variety of events including drama, music and comedy; and is surrounded by a number of high-end bars and restaurants.

Nature lovers will revel in the accessible parks and countryside. From Westlea Rise, you can stroll to the picturesque Shaw Forest Park to the north, or take a short drive west to Lydiard Park, a historic manor garden with picturesque grounds spanning 260 acres. Both parks provide a scenic destination for walks and days out.

There are a handful of schools surrounding Westlea Rise. Juniors can attend nearby Shaw Ridge or Westlea Primary Schools, and seniors are catered to by Lydiard Park Academy. Higher education is provided by Swindon College and New College; and esteemed universities are located within Oxford, Bath and Bristol.



Photo: courtesy of STEAM - Museum of the GWR and featuring locomotives on loan from the National Railway Museum.



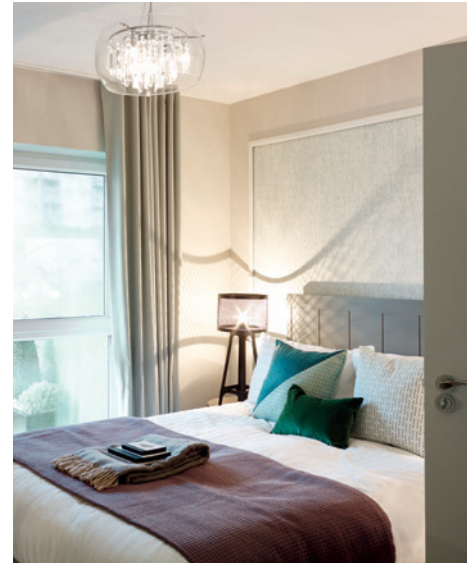
A well-connected suburban Wiltshire location, scenically nestled between the Cotswolds and North Wessex Downs with easy access to London, Oxford and Bristol.



Discover a range of house styles with 2, 3 or 4 bedrooms. Each home at Westlea Rise is finished to our exacting standards.







Make your new home
as individual as you are

Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- Granite worktops
- Integrated or freestanding washer/dryer
- Built-under double oven or steam oven (where applicable)
- Ceramic hob
- Stainless steel appliances
- Fridge/freezer
- Dishwasher
- Microwave
- Washing machine

Flooring:

- Choose from carpets, vinyl or ceramic

Tiling:

- Full and half height tiling
- Comprehensive upgrade options

Plumbing:

- Water filter tap
- Heated towel rail

Security:

- Intruder alarms
- Security lights

Electrical:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket and light
- Electric powered garage door controls
- Recessed lighting
- Light fittings
- BT and TV points

Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Wardrobes
- Fire and surround

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Making your move easier

PART EXCHANGE

We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.

EXPRESS MOVER

We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home as well as paying your estate agents' fees.

HELP TO BUY

Buy with just 5% deposit

Help to Buy is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners, on new build properties up to a maximum value of £600,000.

To use the scheme, you will need at least a 5% deposit. You will then be eligible to receive an interest free equity loan from the Government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which, we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens,

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after-sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

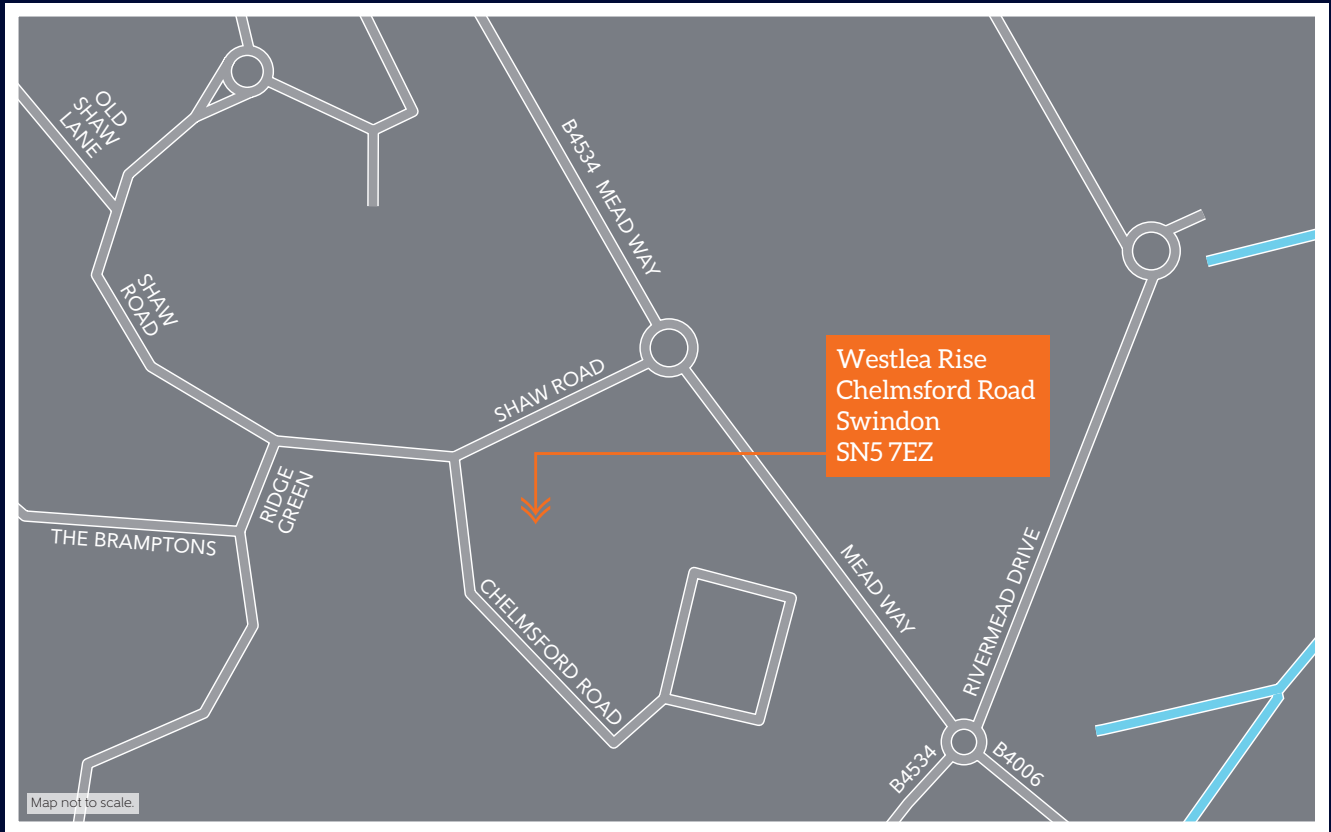
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

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Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to illustrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and livelocal.com

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

How to find us



Bellway Homes
(South West Division)
The Hub
500 Park Avenue
Aztec West
Almondsbury
Bristol
BS32 4RZ

Telephone: 01454 451960
www.bellway.co.uk

Bellway