

CITY GLADE

ST. LOYES • EXETER

A selection of brand new 3 & 4 bedroom homes
within a quiet leafy enclave, close to Exeter city centre



Linden
HOMES





Welcome to City Glade, a quiet and exclusive new development of family homes brought to you by Linden Homes.

City Glade is a fine selection of 3 and 4 bedroom homes that combines tranquil surroundings in a sought after riverside location, with the convenience of being close to Exeter city centre.

Here you can enjoy all the advantages of a brand new Linden home, including contemporary kitchens and bathrooms, spacious accommodation and high quality fittings.

Your beautiful new home at City Glade has been individually created by our experienced team of dedicated specialists, backed up by the reassurance and guarantees of an award winning housebuilder.





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For enjoying the best of both worlds.



Set back off the Topsham Road, City Glade is situated in a stunning location. Nestled in a hidden leafy setting with the River Exe nearby and the Riverside Valley Park beyond, the heart of Exeter city centre is less than 2 miles from your doorstep.

Exeter is full of character and ancient history, yet also provides you with all the amenities and facilities of a vibrant modern city.

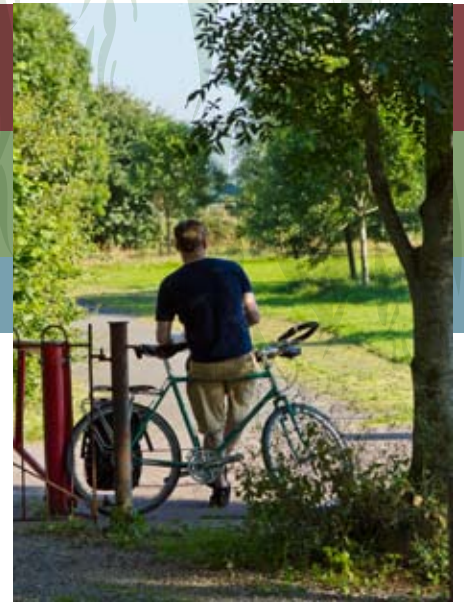
As the area's centre for education, medicine, sport, commerce and culture, the city excels. As well as being home to its crowning glory, the magnificent Exeter Cathedral, there are many historic sights to see and an abundance of leisure and entertainment venues for you to enjoy. Exeter has an excellent range of schools and is home to a world renowned university.

Cultural events and festivals are plentiful and fine shopping is on offer within the city's pedestrianised centre.

Whether it's big national retailers or small independent shops that you're after, the combination of street and shopping centre is sure to satisfy. Princesshay, Harlequins and the Guildhall Shopping Centre form the main covered areas, while nearby streets also offer great shopping opportunities. And whenever you feel like a break, there are many cafés, bars, pubs and restaurants for you to enjoy. When daylight fades, in addition to the cosmopolitan array of bars, pubs and restaurants, there are cinemas, theatres and nightclubs, with a number of the nightspots being based around Exeter's Historic Quayside.







A quiet setting, perfectly placed for the riverside, Topsham and the surrounding countryside.

For sport and fitness fans, the city has several sports centres and swimming pools. Exeter City provides league football, there's speedway with Exeter Falcons, while Exeter Chiefs Rugby Club compete at the very highest level. For golf lovers, Northbrook Approach Golf Course is virtually next door to City Glade.

The city also provides many parks and gardens, beautiful places to walk or cycle, while Exeter's Historic Quayside offers boating and the chance to relax at the water's edge in one of its lively mix of cafés, pubs or restaurants. Less than 3 miles south east of City Glade, Topsham is an attractive small town on the Exe estuary, offering its own distinct maritime identity. Sailing, wildlife, riverside walks, bespoke shops, historic inns and fine restaurants are all features of this delightful little town.

City Glade is close to open countryside and is ideally placed for Dartmoor National Park and the unspoilt beaches of two coastlines. The area has many places for you to visit and sights to see. Whether it's stately homes and gardens, adventure fun parks, picturesque villages, historic castles or prehistoric caves - Devon has something for everyone.

With excellent road links, good local bus services, railway stations and an airport, City Glade couldn't be better placed. Situated off the A3015 Topsham Road, you'll enjoy direct access into Exeter city centre and Topsham with convenient links to the M5 and A30.

For rail travellers, the city has two main railway stations, Exeter Central and Exeter St David's. Between them they provide local branch line services and main line services to many parts of the country, including London Paddington, with a fastest journey time of 2 hours 19 minutes* and London Waterloo. By air, Exeter International Airport offers you a range of scheduled and charter flights.



*Source: National Rail Enquiries

Why choose Linden Homes



Linden Homes is a market leader with a truly impressive brand, offering a distinctive and diverse product range, both in terms of house styles and specification.

Dedicated to regenerating brownfield land, we are a responsible, award-winning housebuilder with a reputation for quality and creative sustainable developments in prime locations. Signature architecture that enhances a development's location is often employed, as are flexible layouts with contemporary design features that maximise space or light.

Creative Land Solutions

Land is a finite resource, and through our expertise and close working relationships with Local Authorities we are able to add value to projects through skill and imagination. Each development has its own individual

approach and solution, and we are undertaking more and more mixed-use schemes, providing retail, live/work, nursing home and community facilities, as well as the provision for leisure space in the form of health clubs. Our brownfield developments account for 95% of all homes that we build, and are typically well-located within established neighbourhoods and close to local amenities and transport links. We also have experience in building commercial properties.

We often use public consultation to work with local residents and action groups to consider what is best for each development. We also have a formal environmental policy

and are dedicated to recycling on-site material wherever possible, as well as producing highly-efficient homes that reduce running costs for the customer.

Customer Experience

Each region has a dedicated customer service team who work with the customer from the initial enquiry right through to legal completion day and beyond. Through our Connections database, we are able to maintain a personal relationship with each customer, advising them of forthcoming events and incentives that may not be available to the general public.



Part of the Galliford Try Group

Linden Homes is part of the Galliford Try Group. As well as housebuilding there is a Construction Division that is responsible for high profile projects such as the Centre Court roof at Wimbledon, the 2012 Olympic village and the new Forth Road Bridge in Scotland. We are currently active on projects within the water, transport and telecommunications sectors.

The Group's hybrid mix of specialist skills and experience in the areas of regeneration, affordable housing, commercial and retail gives us a unique perspective. Meaning we can confidently tackle complicated projects that many housebuilders would not consider.

A Commitment to the Future

Along with our Construction Division we are actively pushing our commitment to the environment and sustainability as far as we can. We are experimenting with renewable energy and ground source energy pumps to reduce our reliance on traditional fuel sources. And we are installing dual flush toilets and aerated taps to reduce water wastage, as well as making our homes as energy efficient as possible.

This not only means a brighter future for our children, but cheaper to run homes for you.

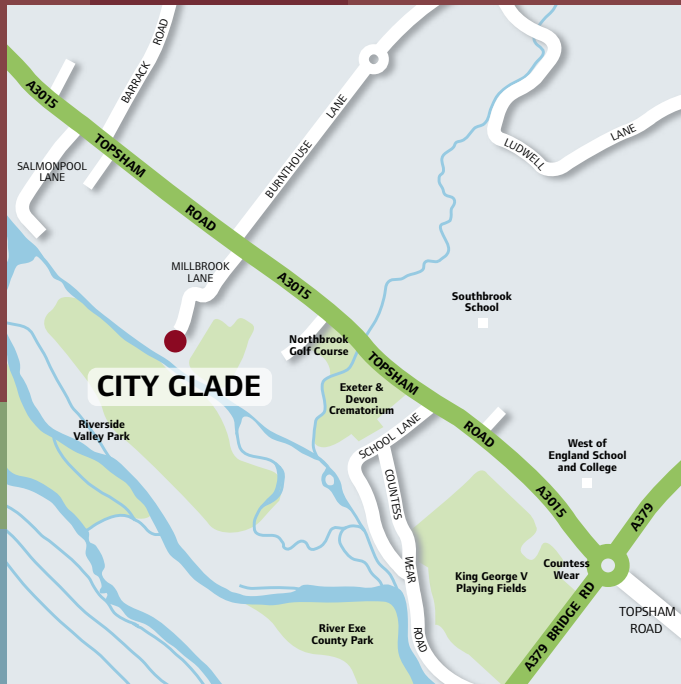
New Homes Mortgage Helpline

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. They are the leading new home mortgage specialist in the UK and can provide advice and help on all the financial aspects of buying a new home.

For more information visit nhmh.co.uk or call **01206 715 415**



City Glade, Millbrook Lane, Exeter EX2 6EP



How to find us

From the M5

Leave the motorway at junction 30 and then at Sandygate roundabout take the 1st exit onto the A379. At Countess Wear roundabout take the 3rd exit onto the A3015 Topsham Road, signposted City centre. After just under a mile, at traffic lights by a footbridge over the road, turn left into Millbrook Lane where you'll find City Glade.

From Exeter city centre

Take the A3015 signposted Taunton (M5). After just over a mile on the Topsham Road, at traffic lights by a footbridge over the road, turn right into Millbrook Lane where you'll find City Glade.



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Homeside House, Silverhills Road,
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TQ12 5YZ


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Specification

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Kitchens

- Fitted appliances to include Electrolux stainless steel built in/built under single/double oven, gas hob and chimney hood (single oven 3 beds, double oven 4 beds)
- Fully integrated fridge freezers
- Fully integrated dishwasher (4 bedroom homes)
- Space and plumbing for washing machine
- Removable base unit and plumbing for dishwasher (3 bedroom homes)
- Stainless steel one and a half bowl sink with mixer taps
- Soft close doors and drawers
- Nairn cushion floor

Bathrooms & en-suites

- Contemporary sanitary ware, mixer taps in chrome
- Shower cubicles with bi-fold door to homes with en-suites
- Showers over baths in main bathroom have electric showers and curved glass screen
- Saloni range tiling in main bathroom and en-suites
- Standard 900/600 mirror over sink or alternative wall
- Towel warmers

Decoration

- Walls painted in Timeless White (washable paint in kitchen)
- Feature wall, painted from a choice of colours in lounge and master bedroom +
- White matt finish emulsion to walls and smooth ceilings
- Vicaima oak style internal doors with contemporary chrome fittings
- White gloss skirting and architraves

Heating & Lighting

- Black cast iron wood burner (4 bedroom homes)
- Brushed stainless steel sockets/switches to kitchen, lounge and dining room (4 bedroom homes)
- Contemporary style light fittings to kitchen, bathroom and en-suite
- External lighting – wall mounted globe unit
- Renewable technology – photovoltaic panels on selected 3 and 4 bedroom homes (2 panels – homes 35-39 and 50-58, 4 panels – homes 7-10, 25-27 and 51-53)

Entertainment & communication

- TV outlet in lounge, kitchen, dining room and master bedroom
- BT point in lounge, hall, master bedroom and study (smallest bedroom if no study)
- SKY Plus ready point in lounge and master bedroom

Peace of Mind

- Wiring for alarm system
- Mains operated smoke detector
- 10 year NHBC warranty. Each home will be independently surveyed during construction by the National House Building Council, who will issue their 10 year warranty certificate on completion of the home

Personal Optional Extras

When it comes to choice*, Linden Homes' philosophy is clear, you can never have too much. We also appreciate that making the choices for your new home is an important decision and one that should be made over time and in comfort.

Optional extras include:

- Additional power point/TV/BT sockets.*
- Integrated or freestanding appliances.*
- Fitted wardrobes.*

*As an upgrade and subject to stage of construction.

+Choice subject to stage of construction.

10 year NHBC Warranty (valid from date of completion of construction.

This is not the same date as that of purchase Please ask for specific information).

Specification may be slightly different and is dependant on property phase number.

Ask Sales Executive for details on specific homes.

Linden Homes subscribes to the consumer Code of Conduct.

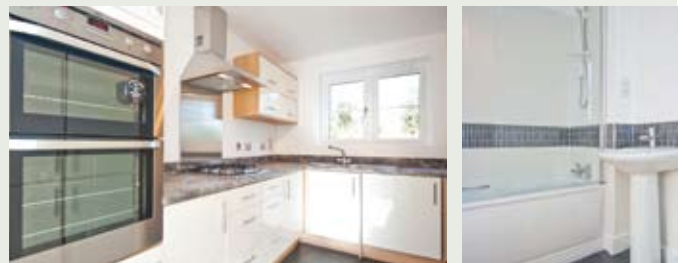
Please refer to [HYPERLINK](#)

"<http://www.consumercodeforhomebuilders.com>" \t "_blank"

www.consumercodeforhomebuilders.com

or ask your Sales Executive for further information.

Preliminary information subject to change.



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● **The Avon**
4 bedroom home
Homes 1 & 16

● **The Ashburn 1**
3 bedroom home
Homes 4, 5, 6, 13, 18, 19, 20, 21, 30, 31, 32, 43 & 46

● **The Ashburn 2**
3 bedroom home
Homes 2, 3, 11, 12, 33, 34, 44 & 45

● **The Bovey**
4 bedroom home
Homes 7, 10, 25, 27, 47 & 49

● **The Dart**
4 bedroom home
Homes 8, 9, 50, 51 & 52

● **The Heddon**
4 bedroom home
Homes 14, 15, 23, 24, 28, 29, 41 & 42

● **The Swincombe**
4 bedroom home
Home 17

● **The Otter**
3 bedroom home
Homes 22 & 40

● **The Taw**
4 bedroom home
Homes 26, 48 & 53

● **The Walden 1**
4 bedroom home
Homes 35, 36, 37, 38 & 39

● **The Walden 2**
4 bedroom home
Homes 54, 55, 56, 57 & 58

■ Bin/cycle store

VP Visitors parking



Preliminary information subject to change.
Not to scale. Trees and landscaping are indicative only and may alter during construction.
Finishes and materials may vary from those shown within the plan.
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The Ashburn 3 bedroom home



GROUND FLOOR

Lounge/Dining Room*

5650 x 5215mm 18'5" x 17'1"

Kitchen*

3000 x 2695mm 9'8" x 8'8"

FIRST FLOOR

Homes 4, 5, 6, 13, 18, 19, 20, 21, 30, 31, 32, 43 & 46

Master Bedroom

3748 x 3412mm 12'3" x 11'2"

Bedroom 2

3674 x 3248mm 12'0" x 10'7"

Bedroom 3

2603 x 2442mm 8'6" x 8'0"

FIRST FLOOR

Homes 2, 3, 11, 12, 33, 34, 44 & 45

Master Bedroom

3745 x 3420mm 12'3" x 11'2"

Bedroom 2

3680 x 3245mm 12'1" x 10'6"

Bedroom 3

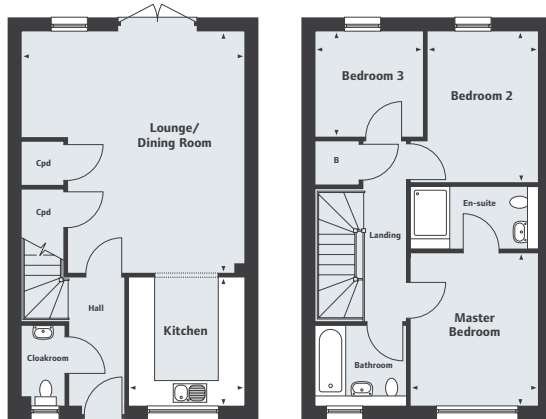
2610 x 2450mm 8'6" x 8'0"

* Refer to floor plans for details.

* Please ask to see separate kitchen layouts.

Ashburn 1

Homes 4, 5, 6, 13, 18, 19, 20, 21, 30, 31, 32, 43 & 46

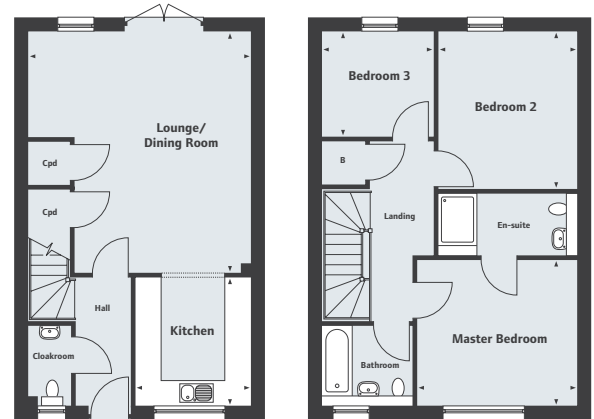


GROUND FLOOR

FIRST FLOOR

Ashburn 2

Homes 2, 3, 11, 12, 33, 34, 44 & 45



GROUND FLOOR

FIRST FLOOR

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The Bovey 4 bedroom home



Home 10 shown.

GROUND FLOOR

Lounge

6110 x 3515mm 20'0" x 11'5"

Dining Room

3515 x 3070mm 11'5" x 10'0"

Kitchen**

4085 x 3605mm 13'4" x 11'8"

FIRST FLOOR

Master bedroom*

4505 x 3515mm 14'7" x 11'5"

Bedroom 2

4085 x 3015mm 13'4" x 9'9"

Bedroom 3

3515 x 2865mm 11'5" x 9'4"

Bedroom 4*

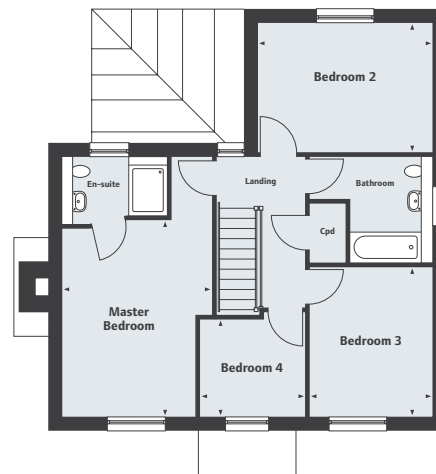
2455 x 2280mm 8'1" x 7'5"

* Refer to floor plans for details.

** Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR

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The Dart 4 bedroom home



Homes 8 shown. Homes 9 & 51 are handed (mirror image).

GROUND FLOOR

Lounge/Dining Room

7220 x 4830mm 23'7" x 15'8"

Kitchen/Breakfast Room*

5220 x 2995mm 17'1" x 9'8"

Study*

3100 x 2700mm 10'1" x 8'9"

FIRST FLOOR

Master Bedroom*

3830 x 3350mm 12'6" x 10'10"

Bedroom 2*

4100 x 3770mm 13'5" x 12'4"

Bedroom 3*

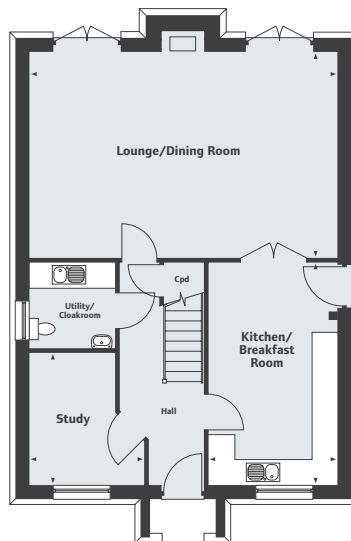
3960 x 3750mm 12'10" x 12'3"

Bedroom 4*

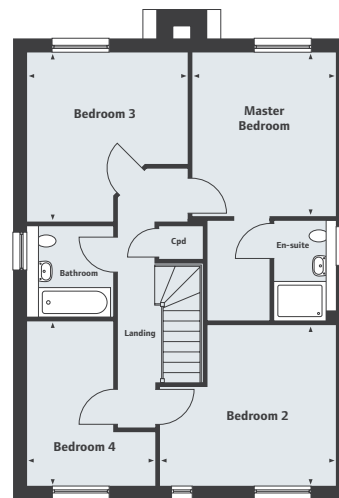
3855 x 2985mm 12'6" x 9'8"

*Refer to floor plans for details.

*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR

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The Heddon 4 bedroom home



GROUND FLOOR

Lounge/Dining Room*

5925 x 5310mm 19'4" x 17'4"

Kitchen*

3600 x 2390mm 11'8" x 7'8"

FIRST FLOOR

Master Bedroom

3615 x 2995mm 11'9" x 9'8"

Bedroom 2

3860 x 2995mm 12'7" x 9'8"

Bedroom 3

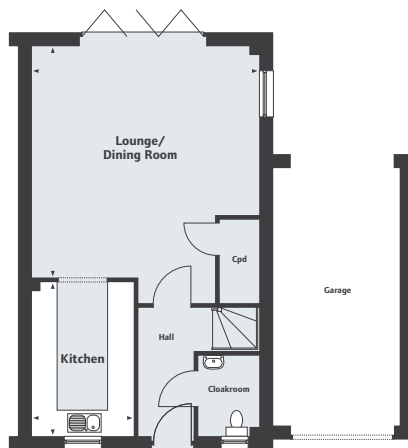
2970 x 2950mm 9'7" x 9'7"

Bedroom 4

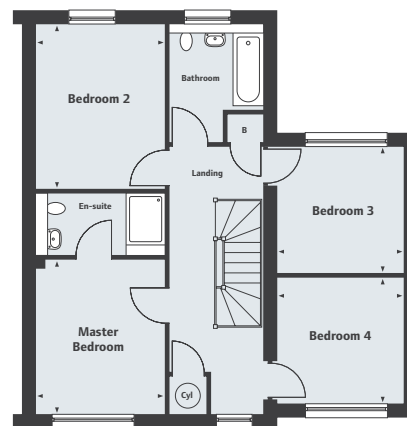
2970 x 2950mm 9'7" x 9'7"

* Refer to floor plans for details.

* Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR

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The Otter 3 bedroom home



Home 40. Home 22 is handed (mirror image) and has no garage.

GROUND FLOOR

Lounge

5445 x 3750mm 17'9" x 12'3"

Dining Area

3175 x 2670mm 10'4" x 8'8"

Kitchen**

3100 x 2775mm 10'2" x 9'1"

Study

2185 x 2020mm 7'2" x 6'6"

FIRST FLOOR

Master Bedroom*

4140 x 3000mm 13'6" x 9'8"

Bedroom 2

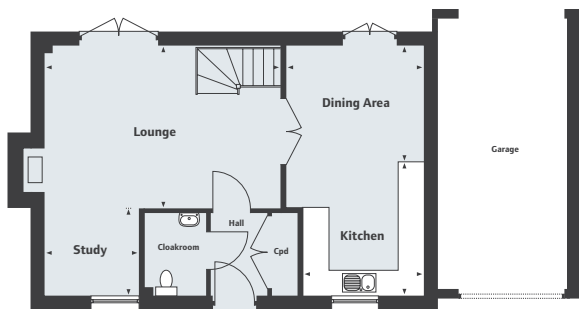
3595 x 3170mm 11'8" x 10'4"

Bedroom 3*

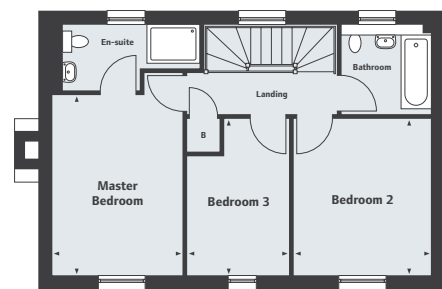
3595 x 2340mm 11'8" x 7'7"

* Refer to floor plans for details.

** Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR

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The Taw 4 bedroom home



Home 48 is shown. Home 53 is handed (mirror image)..

GROUND FLOOR

Lounge

6575 x 3860mm 21'6" x 12'7"

Kitchen*

6020 x 2735mm 19'8" x 8'9"

Dining Room*

3835 x 3605mm 12'6" x 11'8"

FIRST FLOOR

Master Bedroom*

4520 x 3605mm 14'8" x 11'8"

Bedroom 2

3620 x 2540mm 11'9" x 8'3"

Bedroom 3

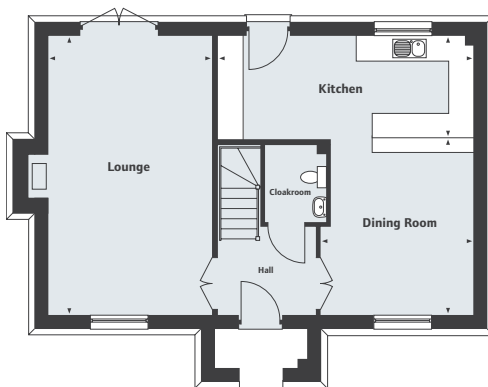
3235 x 2880mm 10'6" x 9'4"

Bedroom 4

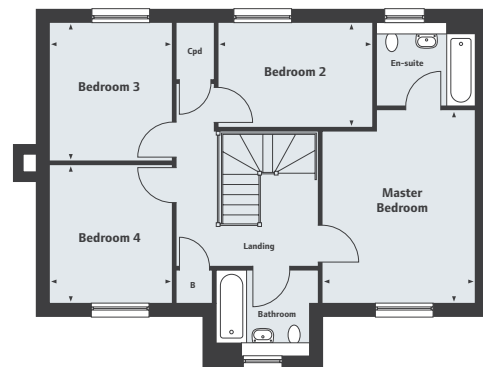
3240 x 2880mm 10'6" x 9'4"

* Refer to floor plans for details.

* Please ask to see separate kitchen layouts.



GROUND FLOOR



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The Walden 1 4 bedroom home



Homes 35, 36, 37, 38 & 39

GROUND FLOOR

Lounge/Kitchen*

6460 x 4495mm 21'2" x 14'7"

Study

2730 x 2250mm 8'9" x 7'4"

FIRST FLOOR

Living Room

4495 x 3735mm 14'7" x 12'3"

Master Bedroom*

4495 x 4100mm 14'7" x 13'5"

Bedroom 2*

4485 x 3075mm 14'7" x 10'1"

SECOND FLOOR

Bedroom 3*

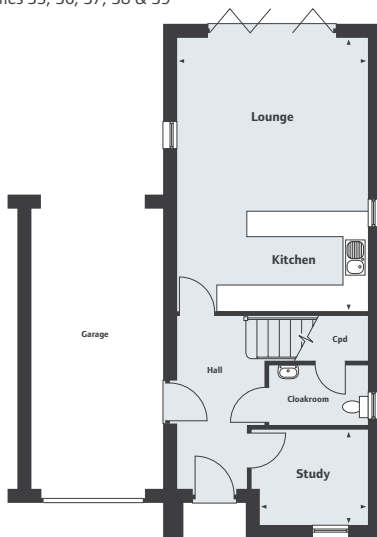
4495 x 3150mm 14'7" x 10'3"

Bedroom 4

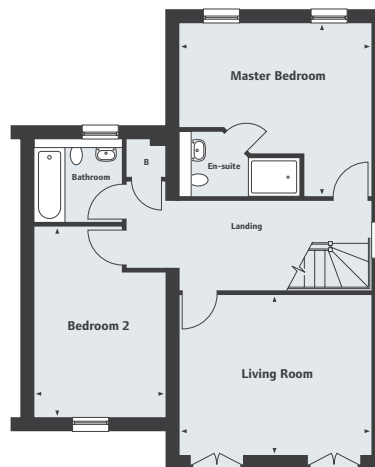
4495 x 2785mm 14'7" x 9'1"

*Refer to floor plans for details.

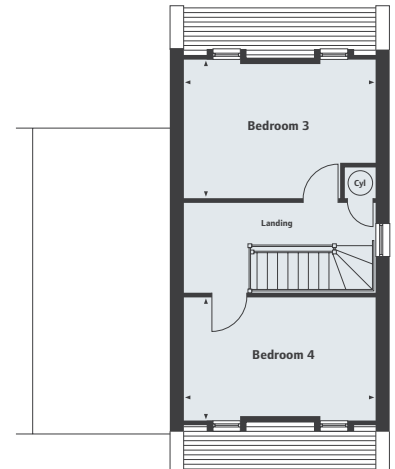
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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The Walden 2 4 bedroom home



Homes 54, 55, 56, 57 & 58

GROUND FLOOR

Lounge/Kitchen*

6531 x 4865mm 21'5" x 15'11"

Study

2923 x 2248mm 9'7" x 7'4"

FIRST FLOOR

Living Room

4865 x 3718mm 15'11" x 12'2"

Master Bedroom*

4865 x 4096mm 15'11" x 13'5"

Bedroom 2*

4480 x 3060mm 14'8" x 10'0"

SECOND FLOOR

Bedroom 3*

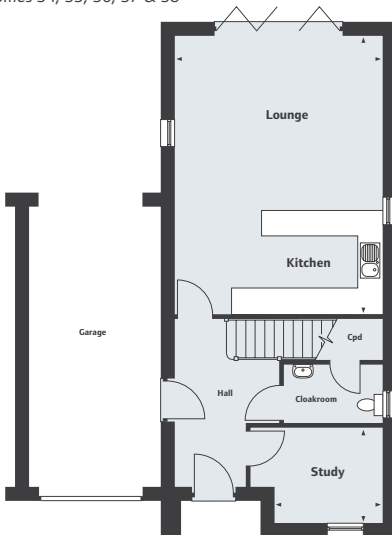
4865 x 2906mm 15'11" x 9'6"

Bedroom 4

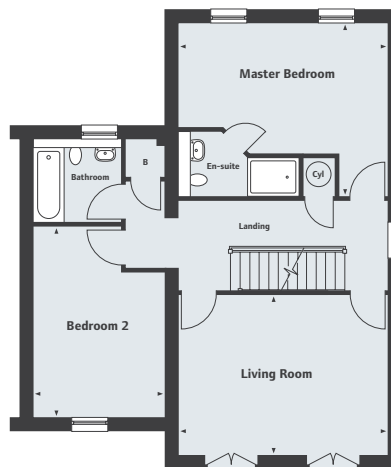
4865 x 2768mm 15'11" x 9'0"

*Refer to floor plans for details.

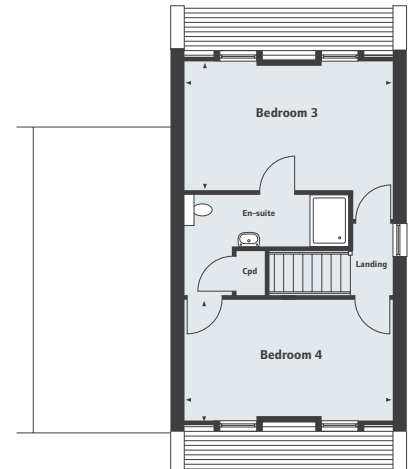
*Please ask to see separate kitchen layouts.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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