



VERTO

# NEXA FIELDS



PINHOE, EXETER



# CONTENTS

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## Welcome to Nexa Fields

Discover our Zero Carbon Smart Homes™ and see how Pinhoe offers the perfect marriage of city and country living.

- [2](#) Welcome
- [8](#) What makes your home unique
- [10](#) Where city meets country

## Find your perfect home

Browse our selection of available homes to find the one which fits you perfectly.

- [14](#) The collection
- [15](#) Exe
- [18](#) Yeo
- [20](#) Otter
- [23](#) Dart
- [26](#) Taw
- [28](#) Mardle

## Design is in the details

Explore the sustainable materials and specification we've handpicked for each home.

- [31](#) Kitchens
- [32](#) Bathrooms
- [33](#) Flooring & finishes
- [34](#) Smart home
- [35](#) Garages
- [36](#) Sustainable living


## THE WORLD'S FIRST FULLY ZERO BILLS COMMUNITY.

Nexa Fields isn't just another development. It's the start of a new era. Because as well as emitting zero carbon emissions, every home here creates zero energy bills for you, its new owner. And that's a promise.

Just imagine. The heat from your underfloor heating, the light from your lamps, the fresh food from your fridge, and everything else that uses electricity all costs you absolutely nothing to run.

This step forward is possible thanks to the incredible energy efficiency of our homes and our partnership with Octopus Energy.

To discover more, take a look at our Zero Bills brochure or visit our website.

The logo for 'ZERO BILLS' is displayed in a dark blue rounded rectangular box. The word 'ZERO' is in a light blue, bold, sans-serif font, with a pink octopus icon integrated into the letter 'O'. The word 'BILLS' is in a white, bold, sans-serif font. The background of the image is a photograph of a modern residential development with multi-story houses, a paved road, and greenery under a blue sky with light clouds.



## WELCOME TO NEXA FIELDS

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The buzz of the city. The peace of the countryside. The freedom of paying no energy bills. Nexa Fields is a zero carbon oasis where you really can have it all.

Inspired by the Latin word for 'connected', Nexa Fields is nestled in the village of Pinhoe on the edge of Exeter. Perfectly positioned for adventures on urban streets, hilltop trails and golden sands. Wherever you go, you'll return to a home which creates zero carbon emissions. From air-sourced heating to rooftop solar panels, every drop of energy is created sustainably and consumed efficiently. This is sustainable living, without compromise.

Pinhoe, Devon, EX4 8PA

what3words: ///match.wide.poster



## MAKE YOURSELF AT HOME

After a morning spent hunting down the finest local produce Exeter has to offer, you step back into the calm of your home. You take a deep breath – fresh filtered air fills your lungs. You slip off your shoes and appreciate the warm oak floor beneath your feet. The craftsmanship which defines your Nexa Fields home is as unique as it is beautiful. Natural materials blend effortlessly with technological innovation. Sustainable energy flows through your house. A tranquil haven. A sanctuary for your body and mind.

WELCOME TO NEXA FIELDS

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## YOU LIVE. YOUR HOME LEARNS.

Fusing modern design and cutting-edge technology, a Nexa Fields home makes your move to a zero carbon lifestyle practically seamless. A fully integrated Smart Home system gets to know which rooms you use and when, how light you like them and your preferred temperature. Then determines the most efficient way to use every ounce of energy, while maintaining ultimate comfort.

With an intuitive app, you can control just about every aspect of your home from the palm of your hand – anytime, anywhere.



## YOUR ZERO CARBON SANCTUARY

As you enter your new home, you're surrounded by natural materials and eco-conscious design details. Triple-glazed windows invite the light in without letting the heat out, dimmable lights sparkle with clean energy, and the engineered oak floor makes every room feel modern yet timeless.

Step into your elegant kitchen and you'll find the most advanced appliances, powered by your rooftop solar panels. Your spacious dining area is equally suited to dinner with guests or a game with the family. And in the background, your home is quietly working for you, generating renewable power and reducing your impact on the environment.



And breathe. Enjoy freshly filtered air throughout your home thanks to a Mechanical Ventilation with Heat Recovery (MVHR) system.



## WELCOME TO NEXA FIELDS

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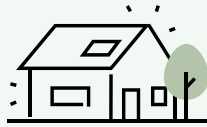
Your Zero Carbon Smart Home™ is wrapped in an equally impressive exterior. Natural materials reflect the home's eco-conscious design, sitting sympathetically within Pinhoe's green surroundings. Meanwhile, the large windows and slim roof profiles are unmistakably luxurious and modern.

Wander down the street or into the countryside beyond and you'll appreciate the carefully designed landscaping, which creates attractive street scenes at every turn. With a home at Nexa Fields, nature is always your neighbour.



## WHAT MAKES YOUR HOME UNIQUE

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### Beautiful design

A Verto home effortlessly blends contemporary aesthetics and modern house design with cutting-edge smart technology. It's a home that does good, and looks good too.

**Learn more at:**

[vertohomes.com/beautiful-design](https://vertohomes.com/beautiful-design)



### Zero carbon

We believe in creating the perfect environment inside, without harming the environment outside. That's why we only build homes that produce zero carbon emissions.

**Learn more at:**

[vertohomes.com/zero-carbon](https://vertohomes.com/zero-carbon)



### Smart automation

While you're busy living, your home is busy learning. As the seasons change, so does your home, from lighting to heating to ventilation, it will maximise efficiency and comfort.

**Learn more at:**

[vertohomes.com/smart-automation](https://vertohomes.com/smart-automation)

## HOW YOUR ZERO CARBON SMART HOME™ WORKS

Your new home at Nexa Fields creates its own energy and uses a combination of technology and clever design to achieve best-in-class energy efficiency.

The result: a home where every drop of energy is created renewably and not a single gram of carbon is released into the atmosphere.



## WHERE CITY MEETS COUNTRY

While the countryside feeds your soul, the city feeds your spirit. If connection to both is important to the way you live, Pinhoe offers the perfect balance.

A former village now encompassed within the city, the area retains a strong community spirit. Those who live here are proud of its long history, enticing local attractions and beautiful natural landscape.



### City

You're in striking distance of Exeter's shops, restaurants and charming quay. Watch swans drift by on the water or rent kayaks with the family. Potter around local craft shops then duck into the cathedral to wonder at the architecture. Sports fans can catch an Exeter Chiefs game at Sandy Park stadium, or cheer for the favourite at Exeter racecourse.

### Country

Explore the bridle paths and trails around Pinhoe or look further afield to the enticing landscapes of Dartmoor and Exmoor. Take a tour of one of the myriad country houses and estates close by, like the sprawling 18th-century Killerton. Prefer the beach? You're only half an hour from the stunning Jurassic Coast with its spectacular views and golden sands.




## CONNECTED IN EVERY WAY

In Pinhoe you'll find a tranquil escape from everyday life. With excellent connections to Exeter's ancient city centre, yet within easy reach of stunning countryside.



### By car

Pinhoe offers excellent access to the M5, only a 10-minute drive to junction 29. Head north through Devon or turn south and join the A3052 towards Bournemouth and the south coast.

 London  
4 HRS 30 MINS


### By air

Exeter Airport is conveniently located just a 10 minute drive from Pinhoe. From there, flights connect you to other UK destinations, Europe, or even further afield to Canada or the USA.

 Edinburgh  
1 HR 20 MINS


### By rail

It's about 15 minutes on foot to Pinhoe Railway Station. From there, you can catch direct South Western Railway services to Exeter St Davids or London Waterloo.

 London Waterloo  
3 HRS 15 MINS

### By bus


Eight bus routes pass through Pinhoe, so hopping on a bus couldn't be easier. A quick walk to Bradfield Road and it's just 18 minutes from the bus stop to Exeter city centre.


 Exeter  
18 MINS


## ON YOUR DOORSTEP


You wake early and decide to take a long walk, exploring the verdant countryside surrounding Nexa Fields. By lunchtime you're soaking up the ocean views and sea air at Exmouth. In the evening, your taste buds are tingling in a buzzing new pop-up eatery on Exeter quay.



 History lovers will never get tired. When you've had your fill of the stunning Gothic Revival architecture at Knightshayes estate, you can wander Exeter's ancient streets and pop into the cathedral, the Royal Albert Memorial Museum and Art Gallery, or even the vaulted 14th-century underground tunnels.

 If you have children, there are no end of options for keeping them entertained. Rent paddleboards on the river Exe. Let them explore the trees at Go Ape! Haldon. Or get the whole family mud-splattered and laughing as you tackle the 27-obstacle Bear Trail, an award-winning family assault course.

 Half an hour's drive away, Dartmoor national park is rich in wild, open moorlands and deep river valleys. Start a walk in one of the idyllic villages that dot the landscape, heading up onto the moor keep eyes peeled for wildlife.

 The area boasts some of the best schools in Devon, including the outstanding-rated Pinhoe Primary School and a choice of state and independent secondary schools. A vibrant village with a welcoming community, Pinhoe is the perfect place for families to call home.

“With all the amenities a big city has to offer coupled with the stunning countryside of Devon, Exeter is an ideal place to live.”

**The  
Guardian**








DEVON LIFE, 2022

FIND YOUR PERFECT HOME

# NEXA FIELDS

A COLLECTION  
OF ZERO CARBON  
SMART HOMES™

## HOUSE TYPES

-  EXE Plots 3, 4, 9, 10  
4-bedroom detached & semi-detached
-  YEO Plots 7 and 8  
3-bedroom semi-detached
-  OTTER Plots 26-30, 33, 34, 37-40  
4-bedroom detached
-  DART Plots 24, 25, 35, 36  
4-bedroom detached
-  TAW Plots 31 and 32  
5-bedroom detached
-  MARDLE Plots 11 to 17  
3-bedroom semi-detached & terraced
-  Affordable and discounted homes  
for local people





## FIND YOUR PERFECT HOME

### EXE

## PLOTS 3, 4, 9, 10

Light travels all the way through Exe's open-plan kitchen, living and dining room, catching on the high-spec appliances and gleaming on the clean, welcoming design. Upstairs, four airy bedrooms offer peace and quiet, with tranquil views over the garden or Nexa Fields' leafy streets.

🛏️ 4 🚿 2 🏠 98m<sup>2</sup>

- ✓ Spacious master bedroom
- ✓ Open-plan kitchen, living and dining space
- ✓ Additional double bedroom
- ✓ Private rear garden
- ✓ Two further bedrooms – perfect for kids, a nursery or a home office
- ✓ Easy drive into Exeter city centre
- ✓ Separate utility room
- ✓ Fully automated Zero Carbon Smart Home™



FIND YOUR PERFECT HOME

EXE

PLOTS 3 AND 4



## FIND YOUR PERFECT HOME

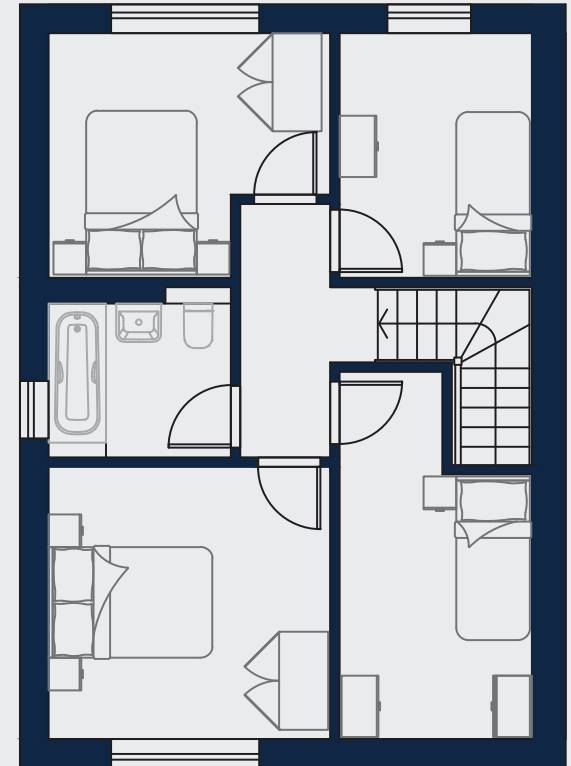
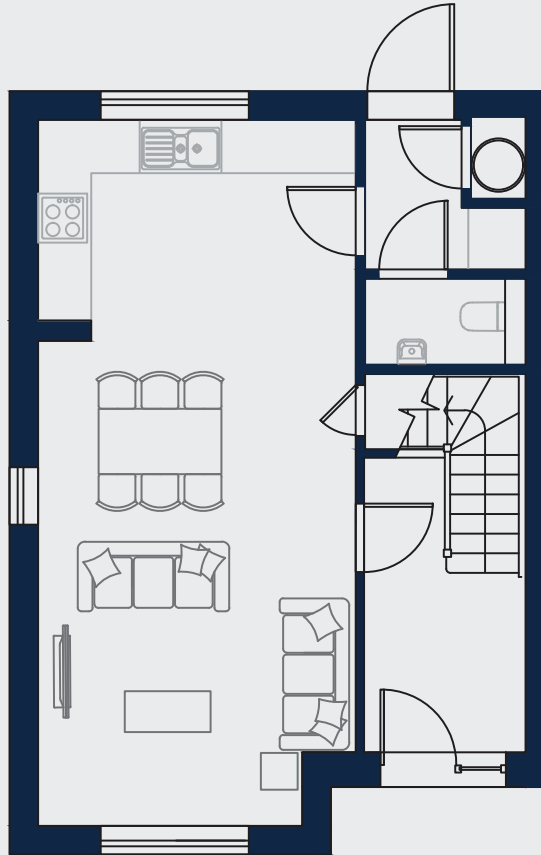
EXE

FLOOR PLANS

### Dimensions

Kitchen/Dining area	3.9 x 4.7m
Living area	3.9 x 3.9m
WC	1.9 x 1.0m
Bedroom 1	3.4 x 3.4m
Bedroom 2	3.4 x 3.0m
Bedroom 3	2.3 x 3.0m
Bedroom 4	2.3 x 4.4m
Bathroom	2.2 x 2.0m

Plot 4 is a mirrored version of this floor plan.  
All dimensions are identical.






## FIND YOUR PERFECT HOME

YEO

### PLOTS 7 AND 8

Enter Yeo through the smartly appointed hallway, turn left or right – these two houses are mirror images of one another – and you'll find yourself in a beautiful, airy space where light streams in from front and back over the open-plan kitchen, dining and living room. With a WC and utility room downstairs and three bedrooms and a bathroom upstairs, you'll have everything you could need to make your move to a zero carbon lifestyle utterly seamless.

 3  2  95m<sup>2</sup>

- ✓ Three light-filled bedrooms
- ✓ Two bathrooms
- ✓ Open-plan kitchen, living and dining space
- ✓ Separate utility room
- ✓ Private rear garden
- ✓ Plenty of storage space
- ✓ Easy drive into Exeter city centre
- ✓ Fully automated Zero Carbon Smart Home™



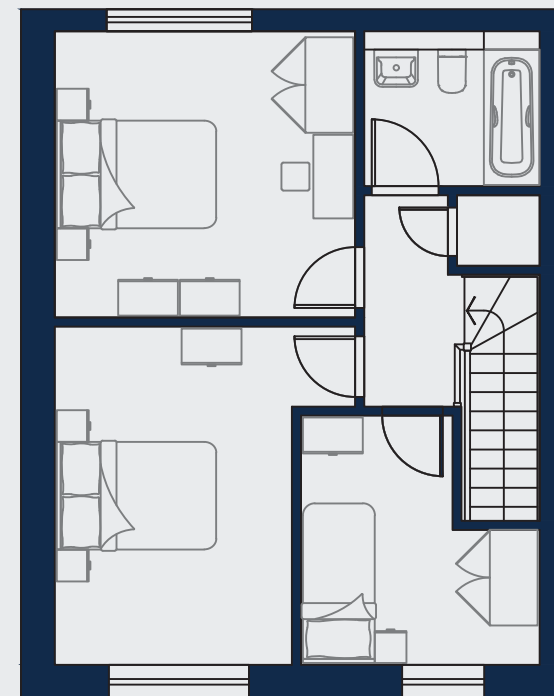
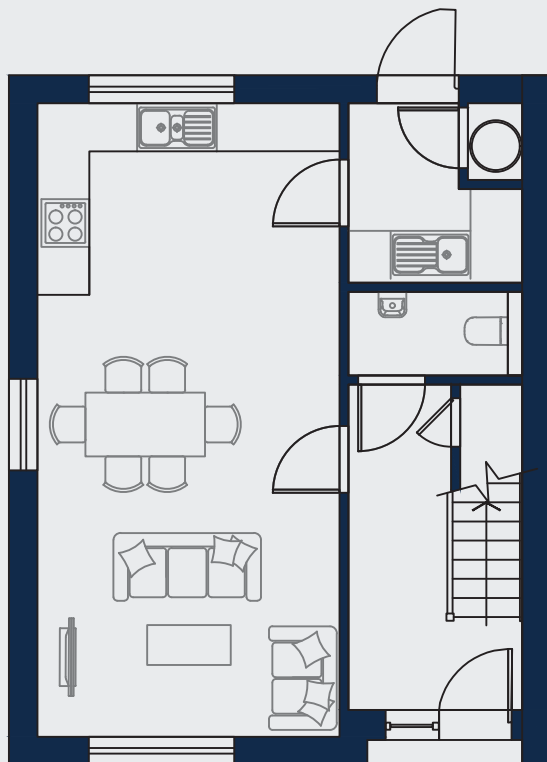
YEO

FLOOR PLANS

Dimensions

Kitchen/Dining area	3.8 x 4.4m
Living area	3.8 x 3.4m
Utility room	2.2 x 2.2m
WC	2.1 x 1.0m
Bedroom 1	3.7 x 3.6m
Bedroom 2	3.7 x 4.2m
Bedroom 3	3.0 x 3.1m
Bathroom	2.2 x 1.4m




Plot 8 is a mirrored version of this floor plan.  
All dimensions are identical.



OTTER

**PLOTS 26-30, 33,  
34, 37-40**

With four double bedrooms – including a master with an en-suite bathroom – Otter is the perfect choice both for families and those who simply love to entertain. Spend the evening cooking together before migrating across the open-plan living space to snuggle up and watch a film as the sky darkens through your tall picture window.

 4  3  124m<sup>2</sup>

- ✓ Attractive master bedroom with en-suite
- ✓ Three additional double bedrooms
- ✓ Family bathroom with additional downstairs WC
- ✓ Open-plan kitchen, living and dining space
- ✓ Private rear garden
- ✓ Garaging to select plots
- ✓ Separate utility room
- ✓ Fully automated Zero Carbon Smart Home™



FIND YOUR PERFECT HOME

OTTER



PLOT 28



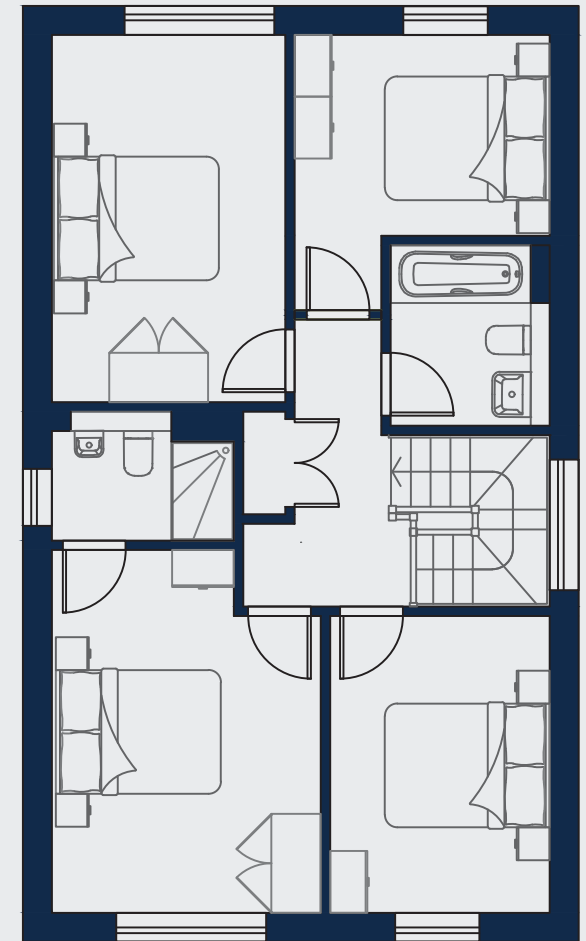
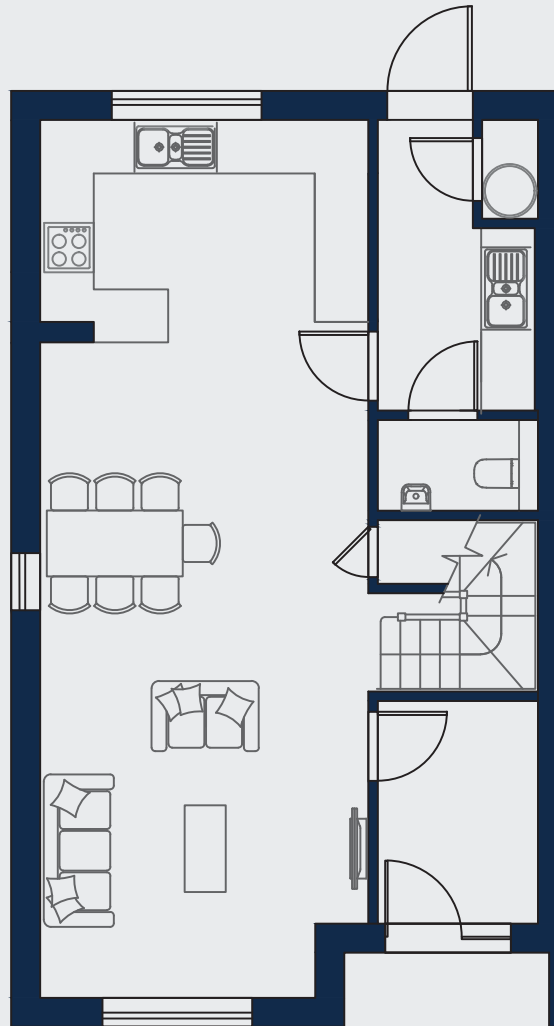
OTTER

FLOOR PLANS

Dimensions

Kitchen/Dining area	4.0 x 6.0m
Living area	4.0 x 4.6m
Utility	2.0 x 3.5m
WC	2.0 x 1.1m
Bedroom 1	3.2 x 4.4m
En-suite	2.2 x 1.5m
Bedroom 2	2.8 x 4.4m
Bedroom 3	3.1 x 3.3m
Bedroom 4	2.6 x 3.6m
Bathroom	1.9 x 2.1m

Plots 27, 34, 37, 38, 39 and 40 are a mirrored version of this floor plan. All dimensions are identical.








## FIND YOUR PERFECT HOME

### DART

## PLOTS 24, 25, 35, 36

Enjoy the flexibility of multiple reception rooms in the spacious Dart, with your high-spec kitchen and light-filled dining space across the hallway from your cosy living room. There's the perfect spot for a study at the front of the house with views out over Nexa Fields' peaceful, leafy streets. Upstairs, the master bedroom with en-suite and three further bedrooms offer a tempting retreat from busy everyday life.

 4  3  126m<sup>2</sup>

- ✓ Attractive master bedroom with en-suite
- ✓ Three additional double bedrooms
- ✓ Two bathrooms with additional downstairs WC
- ✓ Single garage
- ✓ Separate utility room
- ✓ Private rear garden
- ✓ Fully automated Zero Carbon Smart Home™



FIND YOUR PERFECT HOME

DART



DART

## FIND YOUR PERFECT HOME

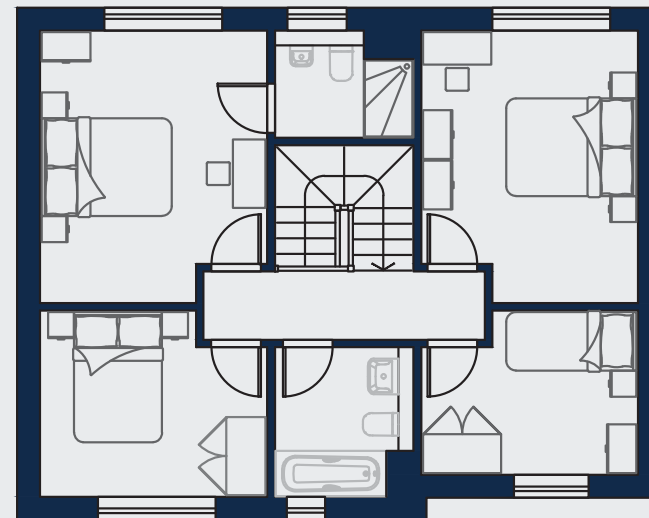
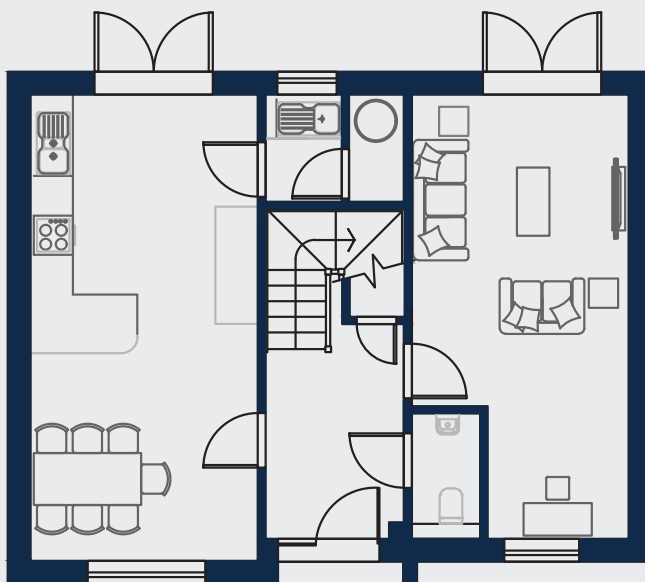
### DART

### FLOOR PLANS

#### Dimensions

Kitchen/Dining area	3.5 x 7.1m
Utility	1.1 x 1.6m
WC	1 x 1.9m
Living area	3.3 x 6.8m
Bedroom 1	3.5 x 4.2m
En-suite	2.1 x 1.6m
Bedroom 2	3.3 x 4.2m
Bedroom 3	3.5 x 2.9m
Bedroom 4	3.3 x 2.5m
Bathroom	2.1 x 2.3m

Plots 24 and 25 are a mirrored version of this floor plan. All dimensions are identical.



TAW

PLOTS 31 AND 32

Spread into every corner of Taw and discover just how enchanting zero-carbon living can be. The gleaming kitchen and dining space tempt you to come together as a family, and across the hall you'll find an airy living room to make your own. Turn the flexible final ground-floor room into a fifth bedroom with garden access, or leave it as a useful office or play room. This is a home which effortlessly adapts to match your lifestyle.

🛏 5 🚿 4 🏠 154m<sup>2</sup>

- ✓ Attractive master bedroom with en-suite
- ✓ Three additional double bedrooms
- ✓ Versatile family room/5th bedroom
- ✓ Two en-suites, family bathroom with additional downstairs WC
- ✓ Generous plot
- ✓ Single garage and car port
- ✓ Separate utility room
- ✓ Private rear garden
- ✓ Fully automated Zero Carbon Smart Home™



## FIND YOUR PERFECT HOME

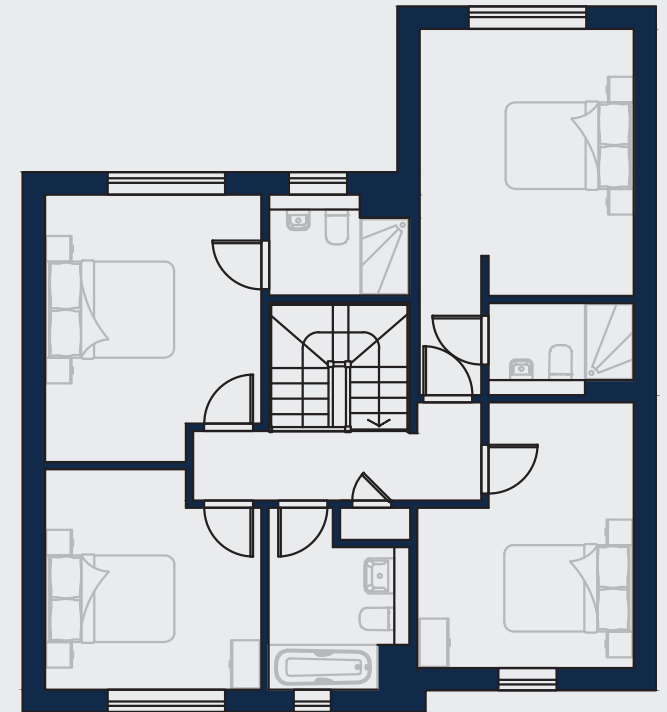
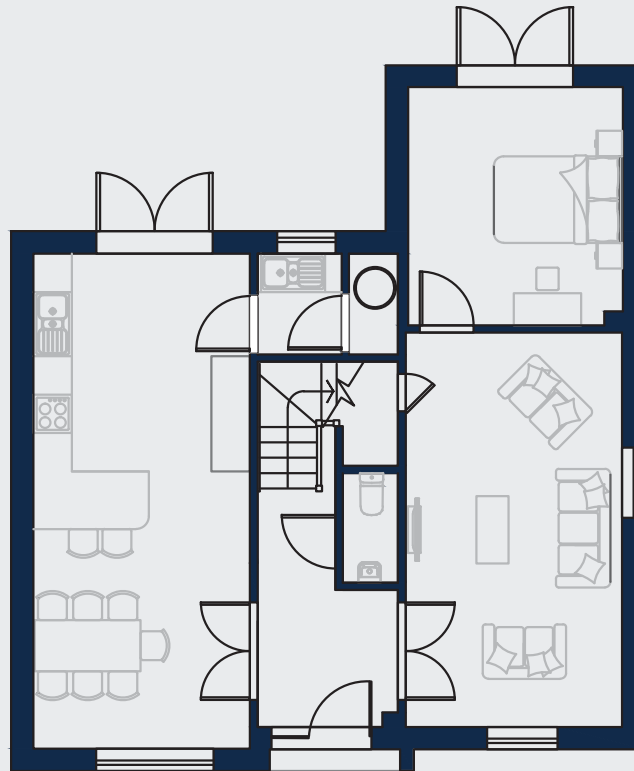
### TAW

### FLOOR PLANS

#### Dimensions

Kitchen/Dining area	3.3 x 7.7m
Utility	1.5 x 2.2m
WC	0.9 x 1.7m
Living area	3.3 x 6.1m
Family room/Bedroom 5	3.4 x 3.7m
Bedroom 1	3.3 x 5.7m
Bedroom 1 en-suite	2.2 x 1.4m
Bedroom 2	3.4 x 4.1m
Bedroom 2 en-suite	2.2 x 1.5m
Bedroom 3	3.4 x 3.4m
Bedroom 4	3.4 x 4.1m
Bathroom	2.1 x 2.8m

Plot 32 is a mirrored version of this floor plan.  
All dimensions are identical.






## FIND YOUR PERFECT HOME

### MARDLE

## PLOTS 11 TO 17

Cunningly designed to nestle into Nexa Fields' gentle incline, this is compact living at its finest. Head upstairs from the hallway past your third bedroom – or perhaps your home office – and breathe in the fresh air that floats in through your bi-fold doors from the garden, over your airy, open-plan kitchen, dining and living space. One more storey up you'll find two comfortable bedrooms, the perfect place to flop down after a busy day.

 3  2  102m<sup>2</sup>

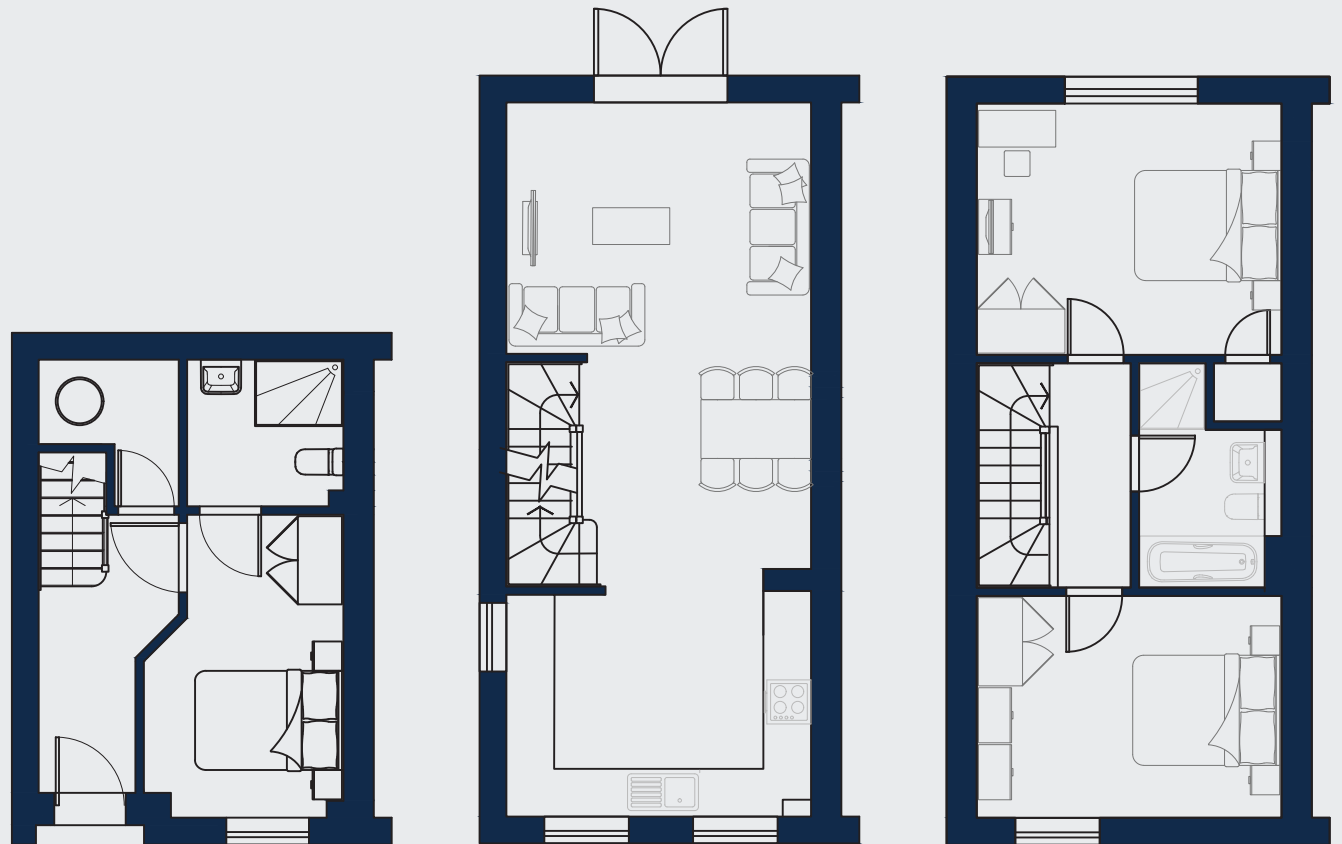
- ✓ Double bedroom with en-suite
- ✓ Two further double bedrooms
- ✓ Open-plan kitchen, living and dining room
- ✓ Family bathroom
- ✓ Three storey townhouse
- ✓ Private rear garden
- ✓ Easy drive into Exeter city centre
- ✓ Fully automated Zero Carbon Smart Home™



**MARDLE** FLOOR PLANS

**Dimensions**

Kitchen/Dining area	4.1 x 6.5m
Living area	4.1 x 3.4m
Bedroom 1	4.1 x 3.4m
Bedroom 2	4.1 x 3.0m
Bedroom 3	2.2 x 3.5m
En-suite	3.1 x 1.2m
Bathroom	2.0 x 3.0m







## KITCHENS

### Kitchen units

- A choice of elegant Nobilia handleless kitchens with a durable matt finish to door fronts and decorative end panels

### Worktops

- A choice of hard wearing laminate styles as standard, along with a range of Silestone quartz upgrades

### Appliances

- Siemens four zone induction hob
- Siemens integrated fan assisted oven and multi-function combination oven
- Siemens integrated dishwasher with Flex 1 basket system
- Blanco Lanora single lever tap in brushed stainless steel
- Silgranit bowl and a half inset composite sink with upgrade options for quartz worktop
- Siemens Warming drawer to 5 bedroom properties
- Siemens 60/40 217 litre fridge/freezer



## BATHROOMS

### Main bathroom

- Duravit D-Neo wall hung pan with Grohe concealed cistern and chrome flush plate
- Duravit D-Neo porcelain basin with inset vanity storage unit\*
- Vado chrome slimline basin mixer tap
- Tissino bath with hinged tempered glass bath screen
- Vado rain shower head with separate hand shower attachment
- Vado three-function thermostatic bath/shower valve
- Zehnder programmable heated chrome towel rail
- Heated and illuminated Ambiance mirror



### En-suites (where applicable)

- Duravit D-Neo wall hung pan with Grohe concealed cistern and chrome flush plate
- Duravit D-Neo porcelain basin with inset vanity storage unit\*
- Vado chrome slimline basin mixer tap
- Fully tiled shower area and tray with Merlyn shower screen
- Vado rain shower head and separate hand shower attachment
- Vado multi-function thermostatic bath/shower valve
- Zehnder programmable heated chrome towel rail
- Heated and illuminated Ambiance mirror

### Heating/hot water

- Zonal underfloor heating to the ground floor, Smart Home controlled
- Smart Home controlled radiators to first floor
- Vaillant aroTHERM Plus Air Source Heat Pump for heating and hot water
- Integrated temperature and humidity sensors to all habitable rooms
- Vent-Axia Mechanical Ventilation with Heat Recovery System to all habitable rooms

\*size will vary depending on room and house type

## FLOORING & FINISHES

### Internal finishes

- Engineered Oak flooring to living areas and hallway
- Carpets available to upgrade in bedrooms, landing and stairs
- Ceramic Tiling to floor of bathrooms and wet areas
- Fully tiled walls to wet areas within bathrooms and en-suites
- Gloss to all woodwork and doors, walls painted in matt white

### External finishes

- Triple-glazed windows and patio doors
- Smoked Branco brick, Redwood timber cladding
- Passiv insulated front door
- Landscaped communal areas
- LED external lighting to front and rear doors
- External tap to rear garden
- Slabbing to patio and pathways at side and rear



FSC/PEFC certified timber externally and internally.

## SMART HOME

### Sensors and automation

- Fully integrated Loxone Smart Home system
- In-ceiling presence sensors to habitable rooms
- Thermostats and humidistats to all habitable rooms
- Data and aerial points to all bedrooms and living areas
- 5-Point multi touch smart switches
- Dimmable recessed LED downlights
- Hager outlets



On the move? Loxone Smart Home system gives you perfect control in the palm of your hands. Anytime, anywhere.

### Sustainable Energy

- Integrated and on roof large solar PV array
- GivEnergy 5kWh hybrid inverter
- GivEnergy 9.5kWh home battery



## GARAGES

- Electric garage door with key fob
- LED lighting, Hager electrical outlets
- Electric Vehicle charging available to property as optional upgrade



EV charging ready.



## YOUR HOME WARRANTY

10 YEAR STRUCTURAL WARRANTY  
WITH PREMIER GUARANTEE



WE PROUDLY ADHERE TO  
THE CONSUMER CODE

**CONSUMER  
CODE** FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)

### Disclaimer

Specification and room dimensions are accurate at time of production and may be subject to change during construction.

All images used are for illustrative purposes only.

## THIS IS SUSTAINABLE LIVING



### CREATE YOUR OWN RENEWABLE HEAT

- ✓ Air source heat pumps are over 300% more efficient than a gas boiler
- ✓ Zonal underfloor heating reduces annual energy demand for space heating by up to 15%



### FRESHLY FILTERED AIR AT ANY TIME OF DAY

- ✓ Mechanical Ventilation with Heat Recovery (MVHR) passively recovers the heat from outgoing air, before preheating incoming, filtered air, distributed throughout your living spaces



### CREATE YOUR OWN CLEAN ELECTRICITY

- ✓ The integrated solar roofing system contributes to your energy supply via on-site renewable generation
- ✓ Octopus Energy provides renewable energy to all properties under their groundbreaking Zero Bills contract



### USE LESS, LOSE LESS

- ✓ Triple-glazed, argon-filled windows for zero heat loss
- ✓ Thermally efficient superstructure and roof makeup coupled with air-tight construction methods



READY TO  
**LIVE ZERO?**  
LET'S TALK

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Speak to our team to find your new home and begin your zero-carbon lifestyle.

✉ [sales@vertohomes.com](mailto:sales@vertohomes.com)

📞 01872 672237

🌐 [vertohomes.com](http://vertohomes.com)

