



GOODMORES

— EXMOUTH —



3West Group

The best of coast & country living

Welcome to Goodmores, a collection of high quality new build homes set in an enviable location in Exmouth, East Devon.

With two miles of beautiful coastline minutes away and the rugged terrain of Woodbury Common right on its doorstep, homeowners will be spoilt for choice when it comes to exploring the outdoors.

As well as indulging in nature, there's a fabulous lifestyle on offer too, with a great selection of restaurants and a wealth of fun family days out. All of this – and so much more – helps make Exmouth a wonderful place to call home.



An outstanding location...

Our new homes are within easy reach of some of the most picturesque scenery East Devon has to offer.

Just moments away from Goodmores lies Woodbury Common, an Area of Outstanding Natural Beauty. A firm favourite with families, dog walkers, runners and mountain bikers, the ancient woodlands, heathland and stunning coastal views make this the perfect place to enjoy every day of the week.



The infamous Jurassic Coast with its 250 million year old rocks offers a beautiful landscape to be enjoyed and Orcombe Point, just to the east of Exmouth, marks the official start of the World Heritage Site.

The Exe Estuary Trail is a mainly flat route offering stunning River views linking Exmouth to Exeter via Lymptone and Darts Farm and is another great activity to enjoy by foot or cycle.

with so
much to
see and
do...



The South West Coastal Path creates another opportunity to soak up incredible views, yet if it's something more physical you are after, Exmouth is also a worldwide destination for kitesurfing, windsurfing and paddle boarding,

With two miles of golden sand and a South West facing shoreline, Exmouth is ideal for enjoying beach days, all year round.

Exmouth has something for everyone – from traditional, cosy pubs, well-known brands, to quirky independent bars and cafés, including two Michael Caines restaurants, you will be spoilt for choice.

East Devon Golf Course and Woodbury Park Golf and Country Club (Gym and Spa) are nearby. With a cinema, leisure centre, two tennis centres, and an array of other attractions including fun theme parks close by, there's endless opportunities to entertain the children.

If you're looking to explore further afield, Exmouth has excellent transport links to Exeter and beyond by car, bus, train and bicycle.

There are also a wealth of education and child care facilities in Exmouth, including a number of nurseries, primary and secondary schools, many of which are rated as Good or above by Ofsted. St Peters Prep School is just outside Exmouth with additional further education facilities just twenty minutes away in Exeter.



...offering an incredible lifestyle

As well as creating a desirable selection of 2, 3 and 4-bed homes on the 12 acre plot, there's also a site for a new school, a football pitch and five acres of mixed employment land, along with woodland walks and open spaces for residents to enjoy.





Direct distances from Goodmores taken from Google Maps and are approximate.

Specification

Every home at Goodmores will benefit from a high level of specification throughout. We are committed to delivering exceptional new build homes encompassing features you wouldn't normally find included as standard. From motion sensor lighting in the bathroom, to chrome electrical sockets giving a superior feel, every detail has been considered to create your perfect 3West new home experience.

The heart of the home

We are thrilled to be working with Exeter based System Six who are renowned for their high quality designs and installations. Their top of the range true handleless kitchen is included in every new 3West home as standard.

We're bringing a sense of luxury to the heart of the home as our kitchens benefit from integrated Bosch appliances, including an eye level oven, induction hob, dishwasher and fridge freezer.

Kitchens are extremely well appointed as standard, and for those customers wishing to personalise their space further, there is the option to upgrade worktops, add a Quooker hot water tap, integrated storage solutions and an extra combination microwave oven.



Our kitchens

- Integrated Bosch appliances, including eye level oven, induction hob and extractor hood
- Integrated Bosch dishwasher
- Integrated Bosch fridge freezer
- Cutlery drawer
- British designed and built true handleless kitchens by Exeter-based System Six
- Upstand matching the worktop, plus a splashback to the hob area
- Ceramic tiles or laminate flooring
- Full height larder unit
- Low energy LED downlights
- Chrome electrical sockets with USB port in selected outlets



Images are from 3West showhomes and are for illustrative purposes only.

Relax and recharge

Attention to detail can be found at every corner of the home, and our bedrooms are no exception.

Stepping out of bed in the morning, you'll be met with a sense of luxury underfoot thanks to the quality underlay and carpets. Master bedrooms also benefit from built-in wardrobes, complete with shelf and hanging rail.

Our bedrooms

- Built in wardrobe complete with shelf and hanging rail in master bedroom
- Luxury fitted carpets with high quality underlay throughout
- Chrome electrical sockets with USB port in selected outlets
- TV point to master bedroom



Refresh and revitalise

With this area of the home being used as a space to relax and unwind, we're bringing a sense of luxury here too. Homeowners can expect a beautiful bathroom suite, with motion sensor lighting as well as half height ceramic tiling in every bathroom.

You'll be grabbing for the scented candles in no time, ready to recharge in your new, gorgeous bathroom.

Our bathrooms

- Wall hung WC with soft close seats
- Homeowners can expect a beautiful Grohe and Armera bathroom suite
- Stylish Vado chrome taps and shower controls
- Bathroom and ensuites come with a chrome heated towel rail
- Motion sensor lighting to master ensuites
- Fitted mirrors to master ensuites
- Half height ceramic tiling to every bathroom
- Ceramic floors tiles
- Rainfall shower heads to ensuites
- Low profile shower trays and semi frameless shower screens
- Shaver socket in bathroom and ensuite
- Low energy LED lights in all bathrooms and ensuites

Superior quality inside and out

Our obsession with creating homes that exude quality and craftsmanship continues throughout the property, with the same exacting standards being transferred to all areas of the home, including the exteriors.

The devil is in the detail....

Here's a quick look at some of the other stunning features

Inside your home

- Chiltern White internal walls with white satinwood finish to skirtings, architraves and window boards
- Oak veneer internal doors with chrome ironmongery
- Oak handrails and newel cappings to staircase
- Most have generous bifold doors
- Luxury carpets or hard flooring included throughout the home
- Gas fired central heating with an energy efficient boiler and Smart heating controls
- Broadband Fibre ready
- Chrome electrical sockets
- uPVC High Performance windows
- Excellent levels of insulation throughout



Outside your home

- Turfed and landscaped gardens to front and rear
- Spacious patio area
- Mains wired doorbell
- Attractive, insulated, triple point locking front door
- Lighting to front and rear of the property
- Outside tap
- Electric car charging point

Whilst every effort has been made to ensure that the information contained in this document is correct, it is designed specifically as a guide and 3West reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Images are for illustrative purposes only.

The Development



- The Lypstone** 2 BEDROOM HOME
 Homes 72, 73, 118 & 119
- The Woodbury** 3 BEDROOM HOME
 Homes 97, 98, 102, 103, 122-125, 130, 131, 133, 134, 140-143
- The Topsham** 3 BEDROOM HOME
 Homes 120, 121, 126-129, 135, 136, 138, 139, 144 & 145
- The Sidmouth** 3 BEDROOM HOME
 Homes 74, 78, 82, 86, 90, 93, 94, 97A & 132
- The Branscombe** 4 BEDROOM HOME
 Homes 75, 76, 80, 81, 84, 85, 104-107, 111 & 112
- The Budleigh** 4 BEDROOM HOME
 Homes 77, 91, 92 & 137
- The Ottery** 4 BEDROOM HOME
 Homes 79 & 89
- The Dartmouth** 4 BEDROOM HOME
 Homes 101, 108-110, 113 & 146
- The Salcombe** 4 BEDROOM HOME
 Homes 83, 87, 88, 95, 96, 99, 100, 114-117

The site plan is not to scale and is indicative only. Whilst every effort has been made to ensure that the information contained is correct, it is designed specifically as a guide and the developer reserves the right to amend as necessary and without notice. This does not constitute or form any part of a contract or sale.



CP Car port
G Garage
P Parking

The Lympstone

2 BEDROOM HOME

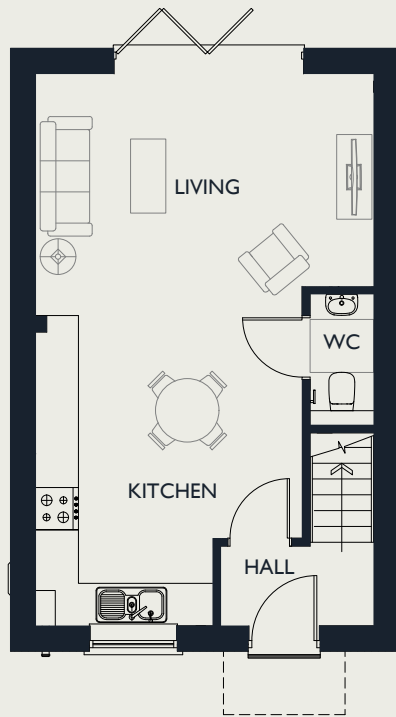
Homes 72, 73, 118 & 119

A stylish two-bedroom home, ideal for first-time buyers, the Lympstone offers an open-plan layout, with flexible space for cooking, dining and relaxing. The bifold doors add to the feeling of space and open out to a generous patio in your new garden.

The first floor presents two double bedrooms and a beautiful bathroom, including a shower and screen over the bath. With a built-in wardrobe to the master bedroom and a separate cupboard, housed on the landing, ample storage is provided.



GROUND FLOOR



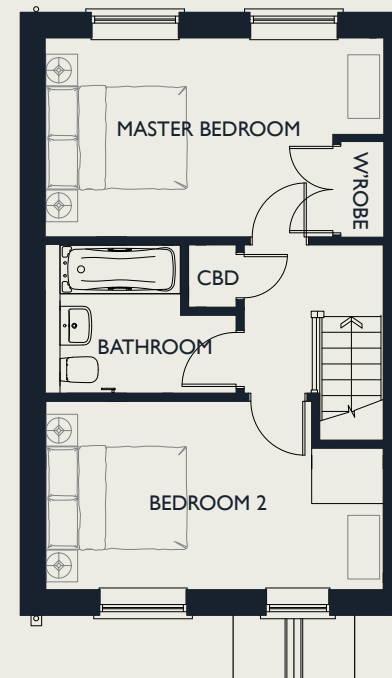
Total Internal Area 74.76 sq/m - 804 sq/ft

GROUND FLOOR 37.38 sq/m - 402 sq/ft

Kitchen 3764 × 4810mm 12'4" × 15'9"

Living 4781 × 3009mm 15'8" × 9'10"

FIRST FLOOR



FIRST FLOOR 37.38 sq/m - 402 sq/ft

Master Bedroom 4781 × 2819mm 15'8" × 9'2"

Bedroom 2 4781 × 2672mm 15'8" × 8'9"

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The Woodbury

3 BEDROOM HOME

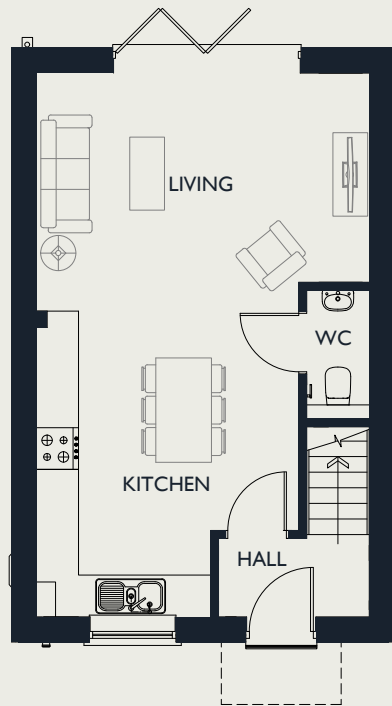
Homes 97, 98, 102, 103, 122-125, 130, 131, 133, 134, 140-143

The open-plan ground floor of the 2½ storey Woodbury, combined with the true handleless kitchen and bifold doors, creates an inspiring space to live and entertain.

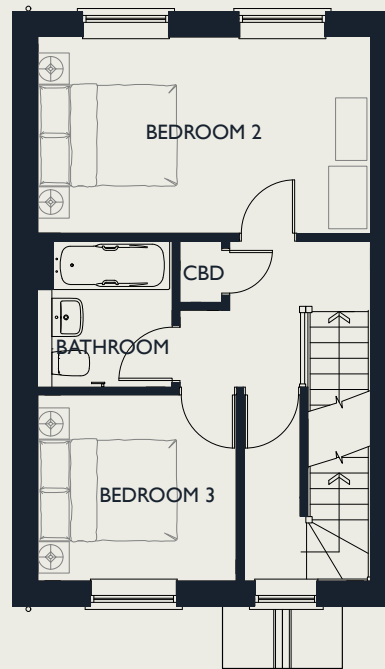
The master bedroom, including built-in wardrobe and ensuite, sits on the top floor, whilst the first floor contains two further double bedrooms and a family bathroom, along with a useful storage cupboard on the landing.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Total Internal Area 97.67 sq/m - 1,051 sq/ft

GROUND FLOOR 37.38 sq/m - 402 sq/ft

Kitchen	3764 × 4810mm	12'4" × 15'9"
Living	4781 × 3009mm	15'8" × 9'10"

FIRST FLOOR 37.38 sq/m - 402 sq/ft

Bedroom 2	4781 × 2819mm	15'8" × 9'2"
Bedroom 3	2848 × 2672mm	9'4" × 8'9"

SECOND FLOOR 22.91 sq/m - 246 sq/ft

Master Bedroom	3860 × 3780mm	12'7" × 12'4"
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The Topsham

3 BEDROOM HOME

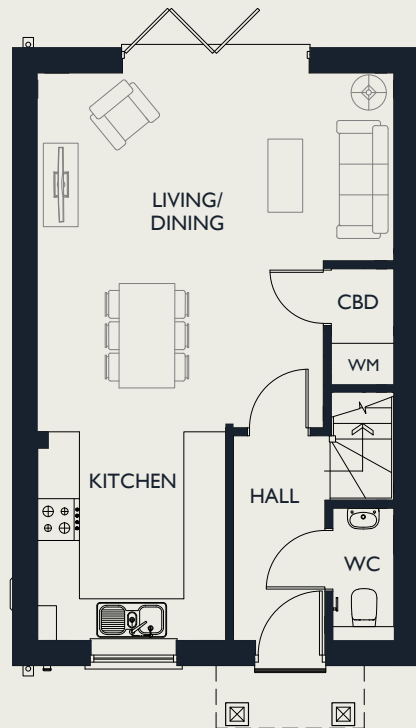
Homes 120, 121, 126-129, 135,
136, 138, 139, 144 & 145

The Topsham is a three-bedroom home, offering great kerb-appeal and the best of flexible living, with a spacious ground floor, designer kitchen and stunning bifold doors, opening to the garden and patio. The understairs storage holds a practical space for the laundry.

A master double bedroom, including an ensuite and built-in wardrobe, along with a family bathroom, further double and single bedroom and a landing storage cupboard, complete the first floor.



GROUND FLOOR



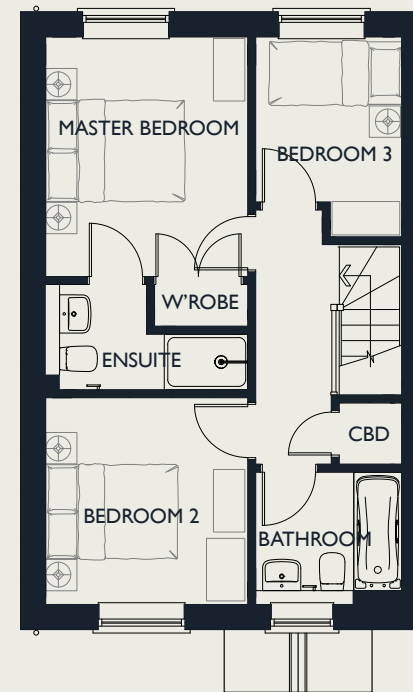
Total Internal Area 83.5 sq/m - 898 sq/ft

GROUND FLOOR 41.75 sq/m - 449 sq/ft

Kitchen 2700 x 3056mm 8'10" x 10'0"

Living 5119 x 5100mm 16'9" x 16'8"

FIRST FLOOR



FIRST FLOOR 41.75 sq/m - 449 sq/ft

Master Bedroom 2905 x 3443mm 9'6" x 11'3"

Bedroom 2 2905 x 2971mm 9'6" x 9'8"

Bedroom 3 2100 x 2870mm 6'10" x 9'4"

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The Sidmouth

3 BEDROOM HOME

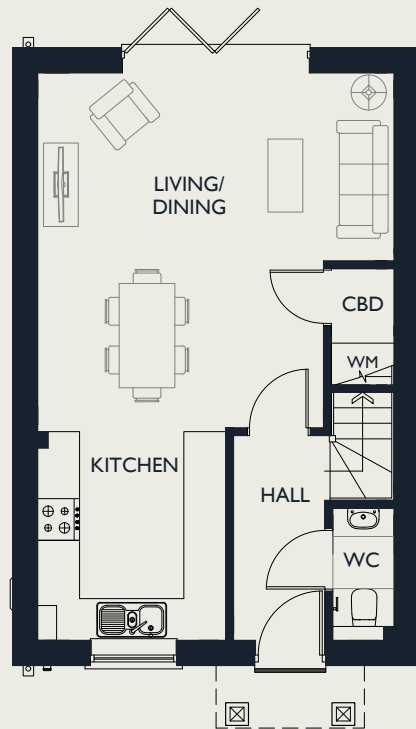
Homes 74, 78, 82, 86, 90, 93, 94
& 132

The Sidmouth is a distinctive, front-gabled, detached three-bedroom home. The bifold doors enhance the spacious open-plan ground floor, which offers so many ways to live. The beautiful kitchen, with integrated appliances, and under stairs laundry cupboard complete a well-considered ground floor.

Upstairs, the master bedroom benefits from an ensuite and built-in wardrobe, whilst the further double and single bedrooms are complemented with a family bathroom and landing storage cupboard.



GROUND FLOOR



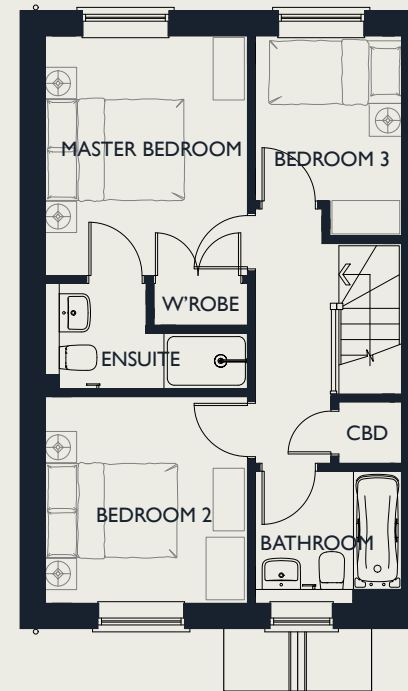
Total Internal Area 83.5 sq/m -898 sq/ft

GROUND FLOOR 41.75 sq/m - 449 sq/ft

Kitchen/Dining 2700 × 3056mm 8'10" × 10'0"

Living 5119 × 5100mm 16'9" × 16'8"

FIRST FLOOR



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The Branscombe

4 BEDROOM HOME

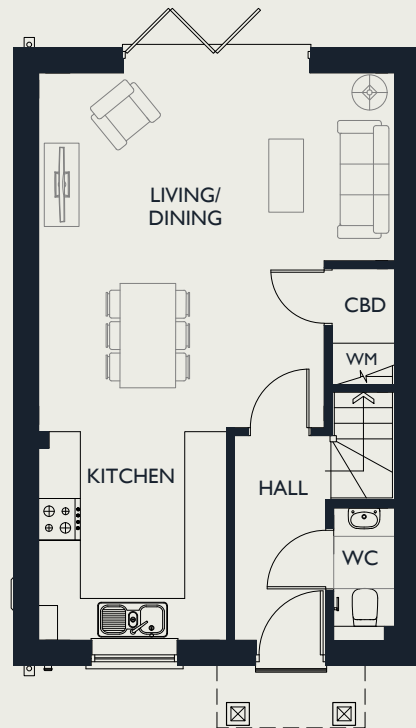
Homes 75, 76, 80, 81, 84, 85,
97A, 104-107, 111 & 112

This four-bedroom, 2½ storey home takes the very best from the flexible, open-plan design of our three-bedroom homes and adds a beautiful master bedroom, with ensuite, built-in wardrobe and storage cupboard, to the top floor:

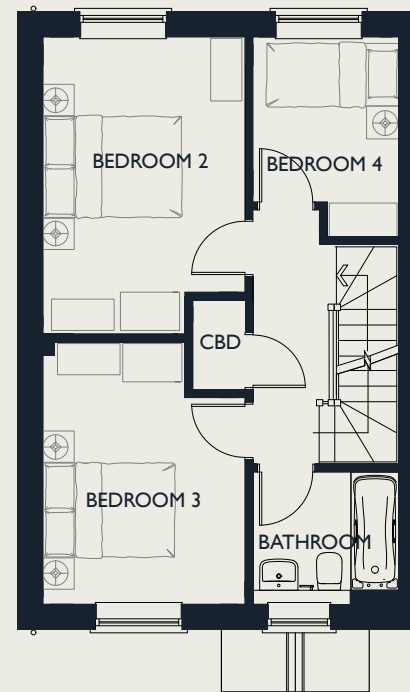
The first floor accommodates two generous double bedrooms, a further single bedroom or study/work from home space, family bathroom with shower and screen over the bath and an airing cupboard.



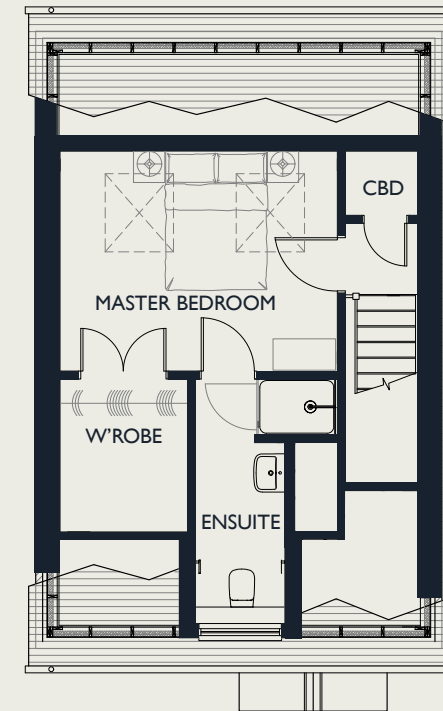
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Total Internal Area 113 sq/m - 1,216 sq/ft

GROUND FLOOR 42 sq/m - 452 sq/ft

Kitchen	2700 × 3056mm	8'10" × 10'0"
Living	5119 × 5100mm	16'9" × 16'8"

FIRST FLOOR 42 sq/m - 452 sq/ft

Bedroom 2	2905 × 4269mm	9'6" × 14'0"
Bedroom 3	2905 × 3774mm	9'6" × 12'4"
Bedroom 4	2100 × 2870mm	6'10" × 9'4"

SECOND FLOOR 29 sq/m - 312 sq/ft

Master Bedroom	4105 × 3189mm	13'5" × 10'5"
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The Budleigh

4 BEDROOM HOME

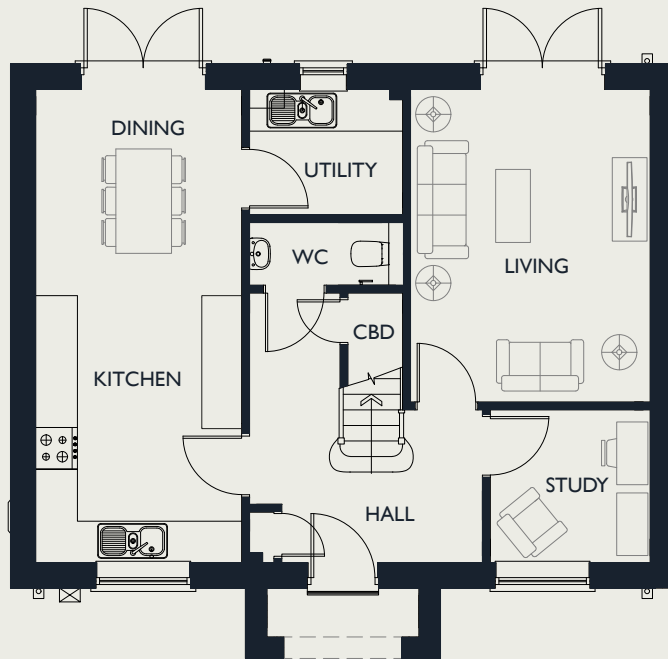
Homes 77, 91, 92 & 137

This beautiful, double-fronted four-bedroom home welcomes you, through its storm porch, into a spacious hallway. The open-plan fitted kitchen and dining room create the opportunity for culinary masterpieces, with classic French doors, leading to the garden, and a utility room completing the space. A further set of French doors adorn the well-proportioned living room and the ground floor is completed with a study and under stairs storage space.

The first floor offers four double bedrooms and a family bathroom. The master bedroom is complemented with a stunning ensuite and fitted wardrobe. The spacious landing houses an airing cupboard and a further storage cupboard.



GROUND FLOOR



Total Internal Area 122.33 sq/m - 1,316 sq/ft

GROUND FLOOR 60.11 sq/m - 647 sq/ft

Kitchen/Dining	2960 × 6807mm	9'8" × 22'3"
Living	3444 × 4493mm	11'3" × 14'8"
Study	2297 × 2200mm	7'6" × 7'2"

FIRST FLOOR



FIRST FLOOR 62.22 sq/m - 669 sq/ft

Master Bedroom	3444 × 3250mm	11'3" × 10'7"
Bedroom 2	2760 × 3490mm	9'0" × 11'5"
Bedroom 3	2960 × 3203mm	9'8" × 10'6"
Bedroom 4	3444 × 2728mm	11'3" × 8'11"

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The Ottery

4 BEDROOM HOME

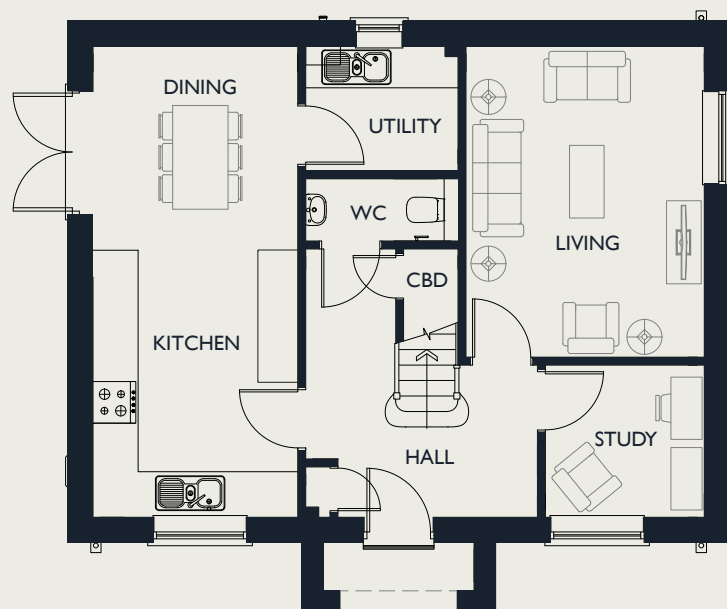
Homes 79 & 89

This beautiful, double-fronted four-bedroom home welcomes you, through its storm porch, into a spacious hallway. The open-plan fitted kitchen and dining room create the opportunity for culinary masterpieces, with classic French doors, opening to the garden, and a utility room completing the space. A well-positioned living room and study complete the ground floor.

The first floor offers four double bedrooms and a family bathroom. The master bedroom is complemented with a stunning ensuite and fitted wardrobe. The spacious landing houses an airing cupboard and a further storage cupboard.



GROUND FLOOR

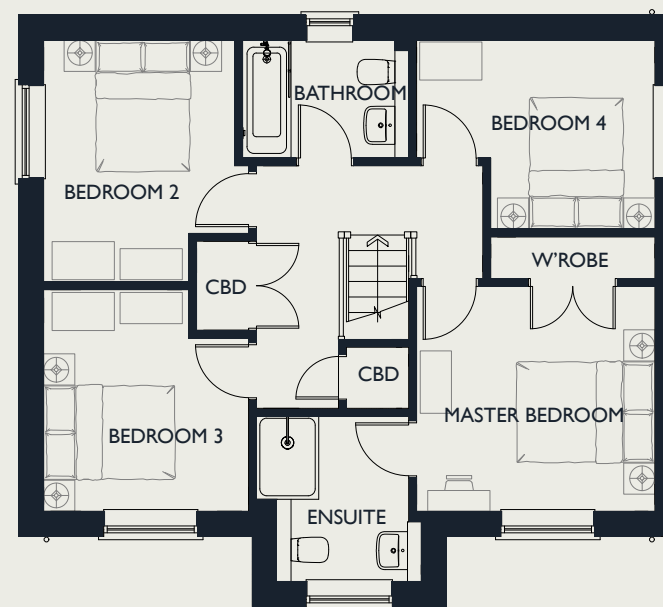


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The Dartmouth

4 BEDROOM HOME

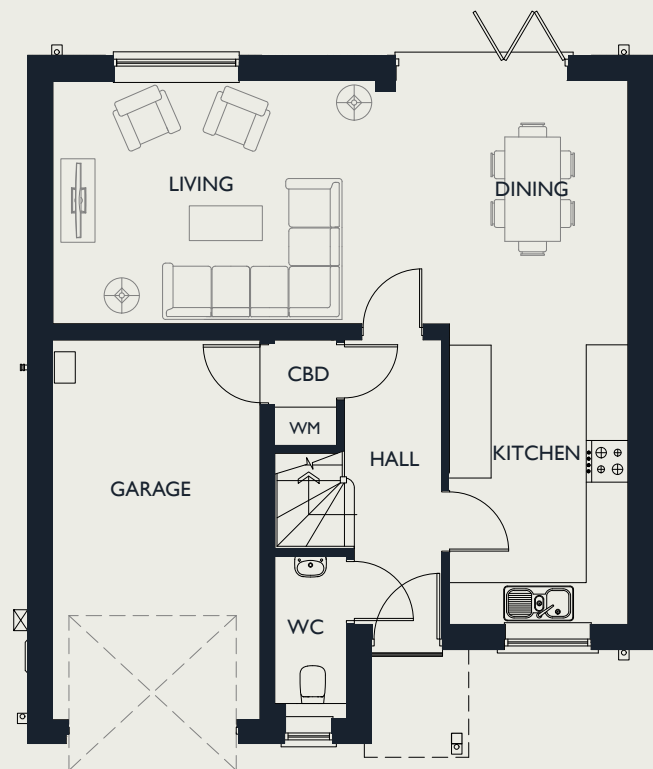
Homes 101, 108-110, 113 & 146

Offering great kerb-appeal, the Dartmouth is a beautiful open-plan four-bedroom home with integral garage. The spacious living and dining space, flows into the kitchen with bifold doors opening to the garden. It offers countless ways to live and entertain. Space for laundry is neatly contained in the under stairs cupboard.

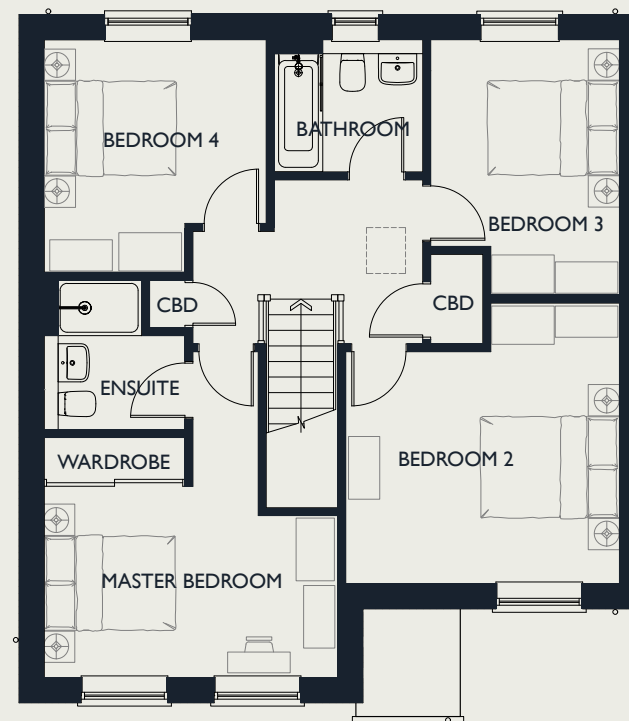
Upstairs has four double bedrooms, including the master bedroom which benefits from an ensuite and built-in wardrobe. A family bathroom and spacious landing, with airing cupboard and additional storage cupboard, complete the first floor.



GROUND FLOOR



FIRST FLOOR



Total Internal Area 122.62 sq/m - 1,319 sq/ft (139.06 sq/m - 1,496 sq/ft inc garage)

GROUND FLOOR 52.27 sq/m - 585 sq/ft

Kitchen 2568 × 4319mm 8'5" × 14'2"

Living/Dining 8269 × 3500mm 27'1" × 11'5"

FIRST FLOOR 70.35 sq/m - 757 sq/ft

Master Bedroom 4219 × 2751mm 13'10" × 9'0"

Bedroom 2 3936 × 4034mm 12'10" × 13'2"

Bedroom 3 2714 × 3671mm 8'10" × 12'0"

Bedroom 4 3190 × 3341mm 10'5" × 10'11"

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The Salcombe

4 BEDROOM HOME

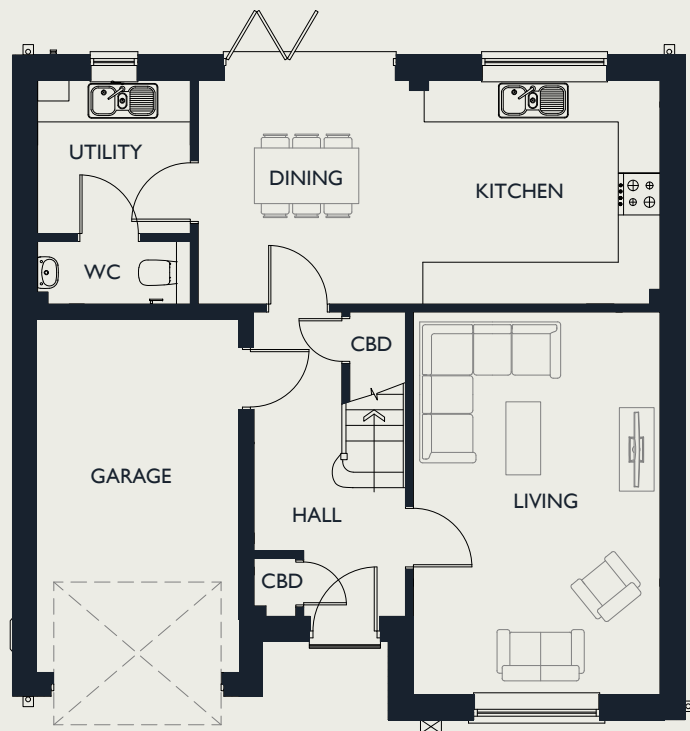
Homes 83, 87, 88, 95, 96, 99,
100, 114-117

The Salcombe is a stylish four double bedroom home with integral garage. A beautiful separate living room awaits you on the ground floor, whilst the stunning kitchen and dining space flow across the rear of the home, with bifold doors 'bringing the outside in'. A separate utility room and under stairs storage cupboard give practical solutions to everyday life.

Upstairs offers three bathrooms to complement the four bedrooms, with the master bedroom benefitting from a built-in wardrobe and ensuite with rainfall shower head. The landing provides an airing cupboard and further storage cupboard.



GROUND FLOOR



FIRST FLOOR



Total Internal Area 131.86 sq/m - 1,419 sq/ft (146.12 sq/m - 1,572 sq/ft inc garage)

GROUND FLOOR 58.95 sq/m - 634 sq/ft

Kitchen/Dining 6636 × 3218mm 21'9" × 10'6"

Living 3544 × 5500mm 11'7" × 18'0"

FIRST FLOOR 72.91 sq/m - 784 sq/ft

Master Bedroom 3544 × 3982mm 11'7" × 13'0"

Bedroom 2 2997 × 3796mm 9'9" × 12'5"

Bedroom 3 2872 × 3796mm 9'5" × 12'5"

Bedroom 4 3169 × 2846mm 10'4" × 9'4"

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About us



We are an independent housebuilder delivering high quality new build homes in great locations across the South West.

At 3West, we create beautiful homes in desirable places with a focus on attention to detail, all supported by an outstanding customer service experience.

"It's doubly rewarding to not only create quality homes but to know you've given your customers the best experience possible along the way is really satisfying – this is what drives my continued passion for house building. I look forward to helping create more exceptional property developments around the South West with James." Colin Palmer, Co-Founder, 3West

"As a third generation property developer, my passion for property came from a young age. At 3West we want to create beautiful homes with a strong attention to detail that can be the heart of the family and community." James Fowler, Co-Founder, 3West.

Our purpose is built on three principles – creating great homes, in fantastic locations and delighting our customers. As a privately owned company, we ensure these are at the forefront of everything we do.

Giving you more

We focus our time and attention on delivering an outstanding customer experience, securing a local and robust supply chain and supporting local communities.

Being an independent housebuilder also means we are able to craft each home to our exacting standards and for 3West, this means incorporating details and features you would not usually find in new build homes.

Rewriting the rule book for new home specification, 3West's aim is to delight and surprise homeowners, creating a home to feel proud of for years to come.



Buying with us

Creating an exemplary experience for our customers

We are committed to upholding the highest standards across every aspect of the process – from initial enquiry through to our aftercare service – our dedicated team is on hand to help make the experience of buying a 3West home as smooth as possible.

Ways to buy

To help you purchase your new 3West home, we are pleased to be able to offer several buying schemes including:

- Deposit Unlock
- Key Worker* & Armed Forces Discount Scheme
- Recommend a Friend Discount
- Part Exchange
- Assisted Move

With you, even after move-in day

Your journey with 3West does not stop once you've moved in and you're enjoying your new home.

Our commitment to the whole customer experience will support you at every stage – through moving in, aftercare and we include an exclusive Butler Day, helping you make the finishing touches to your new home.

You will get peace of mind with our Pre-Occupation Quality Check, 12 month Emergency Call Out Cover and 10 Year NHBC Warranty.

3West is fully compliant with the New Homes Quality Code.

*Key worker is defined as an essential employee working within but not limited to the NHS, teaching or are a member of the Emergency Services.

Customer experience

As an independent housebuilder, we continually strive to ensure that your experience is exceptional at every stage.

Here's what to expect when purchasing a new home from 3West.

1. Reservation checklist

Upon reservation, our Sales Team will take you through a detailed checklist, to ensure you understand everything about your new home, from external materials to internal specification, parking, drainage and more.

2. Make your home your own

We will offer the opportunity to personalise your new home through your selection of colour choices or by enhancing the already extensive specification further (subject to build stage).

3. Exchange of contracts

We offer a range of recommended solicitors and Financial Advisors to help you move swiftly and smoothly from Reservation to Exchange.

4. Home demonstration

Two weeks before completion and after our 3West Quality Checks, we will invite you to look around your new home and ensure you understand the key features, the operation and maintenance.

5. Home sweet home

The most important stage is Completion Day, this is the moment we hand over keys and you're able to move into your new 3West home. We'll need to do things such as meter readings and complete the final pieces of paperwork before leaving you to enjoy your beautiful new home.

6. Check in

On move in day, we will help set you up on our Customer Service platform, Clixifix. This allows you to access information about your house and message the Customer Service Team any time of the day from your smart phone.

7. After care

We like to make sure you've settled in, so you'll receive a courtesy call 24 hours after moving in as well as a personal visit a week after and again at 28 days so we can make sure everything is to your satisfaction.

8. Butler day

We know there's always so much to do in addition to unpacking, so we offer a complimentary day with our Customer Care Team to help make moving in as straightforward as possible, whether that is moving boxes, hanging curtains or other DIY help.

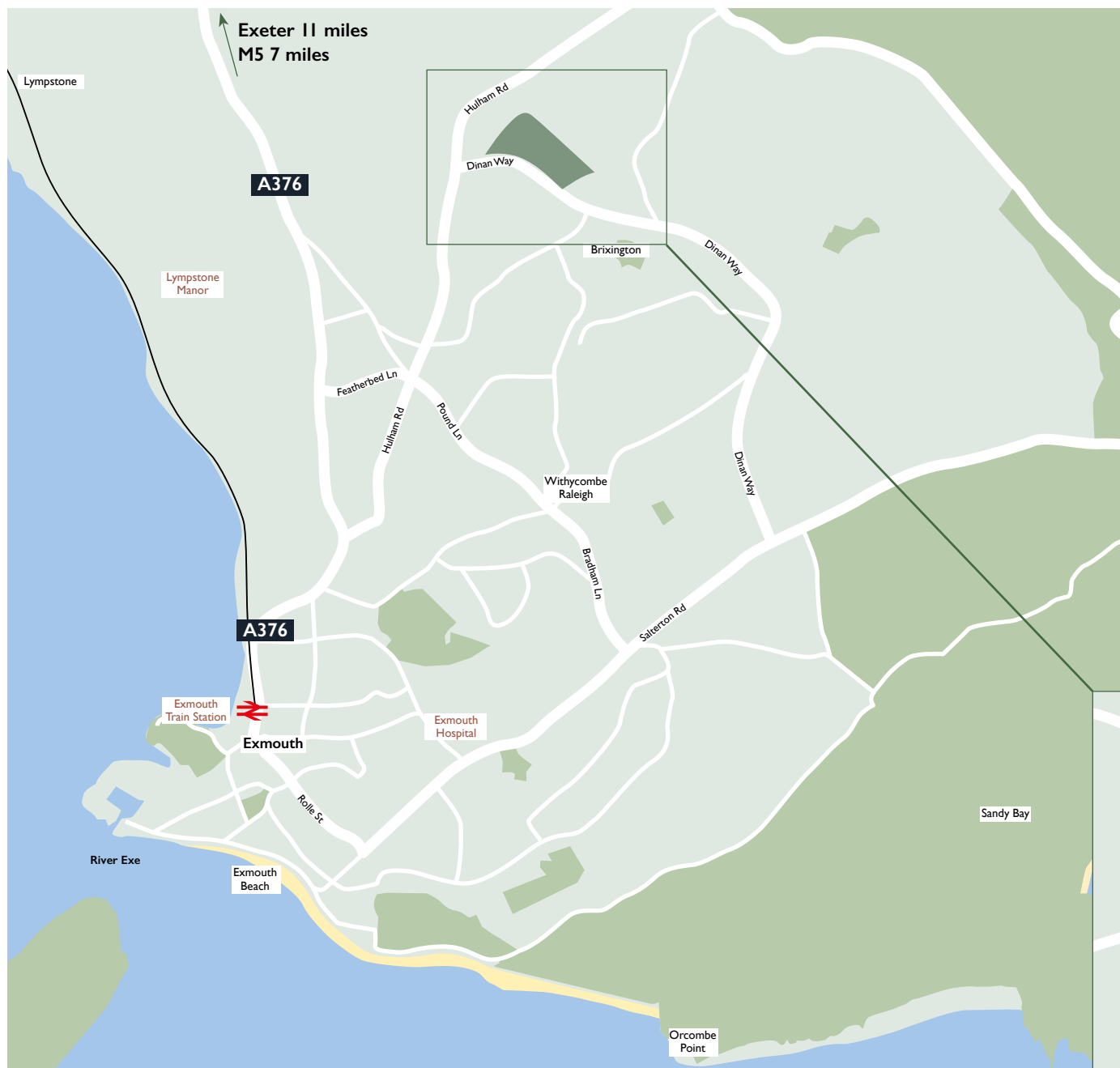
9. NHBC Warranty

During construction, your new home will be independently inspected by the NHBC as part of their 10 Year Buildmark Warranty.

10. Additional peace of mind

For two years after completion, we provide an additional 2-year Customer Care Warranty as well as British Gas Homecare Emergency Cover for 12 months.





Find us

**Goodmores,
Dinan Way,
Exmouth EX8 5FP**

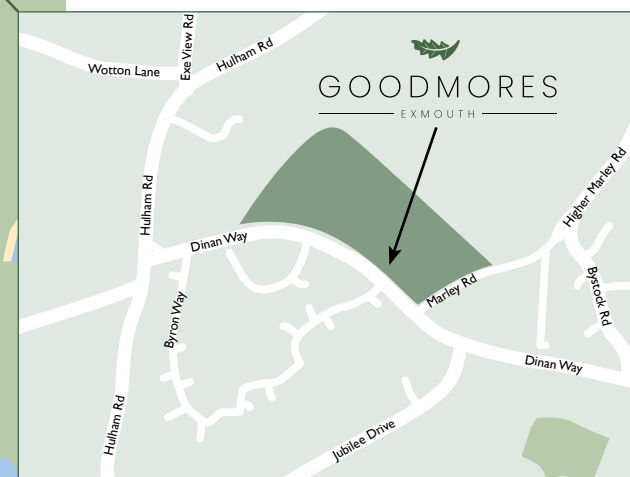
For SatNav use EX8 5SB



3West Group

For all enquiries please contact:
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