

Please note that as of 1st July 2020 the specification, floorplans and shown dimensions of some of our homes have changed. For further information please speak to our development sales executive.

# TEIGN VIEW

KINGSTEIGNTON

A SUPERB COLLECTION OF  
2, 3, 4 & 5 BEDROOM HOMES



## Welcome to Teign View

This superb collection of two, three, four and five bedroom homes lies just over the River Teign valley from Newton Abbot in the town of Kingsteignton. It's a great place to live, work and enjoy life.

# Location

Teign View is in a beautiful part of south Devon surrounded by rolling countryside, river views and amazing coastline.

Just 15 miles by car to the city of Exeter, 8 to Torquay, and 2 to Newton Abbot, you can relax and enjoy the peace and charm of the surrounding area yet still be connected to local towns and amenities.



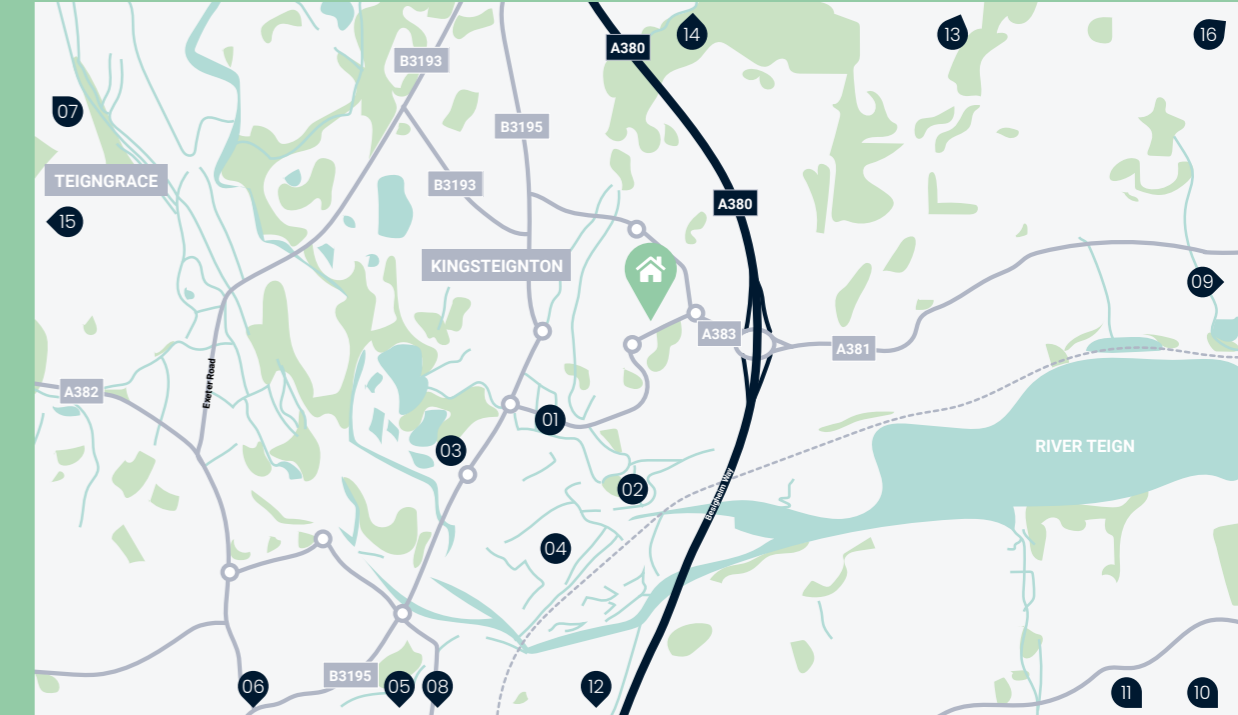
**Kingsteignton Retail Park**  
From Boots to Next, and Costa to Pets at Home.



**Hackney Marshes Nature Reserve**  
Free parking and perfect for dog walkers.



**Teignmouth Beach**  
Vast expanses of golden sand.



## Your nearest transport links



Newton Abbot station



A380



Exeter Airport

### 2 Miles

- 01. Kingsteignton Retail Park
- 02. Hackney Marshes Nature Reserve
- 03. Tesco Superstore
- 04. Newton Abbot Race Course

### 5 Miles

- 05. Newton Abbot
- 06. Cinema
- 07. Stover Country Park
- 08. Newton Abbot Station

### 10 Miles

- 09. Teignmouth Beach
- 10. Torquay
- 11. Babbacombe Model Village
- 12. Paignton Zoo Environmental Park

### 25 Miles

- 13. Exeter Airport
- 14. Exeter
- 15. Dartmoor National Park
- 16. Exmouth

Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](http://google.co.uk/maps) and [nationalrail.co.uk](http://nationalrail.co.uk).

# Connections

Kingsteignton lies between the A38 and A380 south of Exeter just before Newton Abbot.

Road travel is swift and easy through the Devonshire countryside and Exeter can be reached in 24 minutes by car.

Buses visit local towns and villages while Newton Abbot station with its car park is a 6-minute drive. Great Western trains go direct to Torquay in 11 minutes, Exeter in 19 minutes, and Plymouth in 38 minutes.

The nearest airport with national and international flights is Exeter, which is only a 23-minute drive away making, it ideal for holiday travel.



Destinations by car

**9**  
min | **Newton Abbot**  
2.5 miles

**22**  
min | **Torquay**  
9.3 miles

**23**  
min | **Exeter**  
15 miles



Destinations by train  
FROM NEWTON  
ABBOT STATION

**11**  
min | **Torquay**

**19**  
min | **Exeter**

**38**  
min | **Plymouth**

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# Education

Education is varied and well covered from local primaries to secondary, and with the benefit of Exeter close by colleges and a University are easy to get to.

Kingsteignton School is a primary school with a 'good' Ofsted report and can be easily reached a mile away from Teign View. Other alternatives include a Church of England primary, also local.

Teign School on the other side of the road to Kingsteignton School is a secondary academy also easily within reach. Further afield, Exeter colleges and Exeter University boast some of the best education in the country.

## Kingsteignton School

A new primary school that moved to its premises in 2019. Children range from reception to Year 3 and enjoy the new surroundings. The school's strengths are reading and mathematics as well as social and cultural development.

## Teign School

An 11-18 academy with a mission to encourage students to become proud individuals to leave as successful and confident young adults. Working in partnership with parents and business Teign School integrates well into the community.

## Exeter College

A general further education college in Exeter and the first such college in England - currently one of the highest-ranked in the country. Ofsted 'outstanding', their vision is to deliver excellence to realise students' ambitions.

# TEIGN VIEW

KINGSTEIGNTON

This superb collection of two, three, four and five bedroom homes lies just over the River Teign valley from Newton Abbot in the town of Kingsteignton. It's a great place to live, work and enjoy life.



**2 Bedroom Homes**

- The Leighton

**3 Bedroom Homes**

- The Charnwood
- The Hopwood
- The Lockwood
- The Kingswood

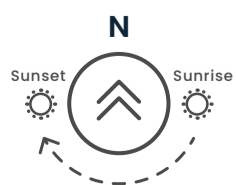
**4 Bedroom Homes**

- The Chelmsford
- The Pennsford

**5 Bedroom Homes**

- The Ravensworth

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Site plan is not to scale. Please speak to our Sales Executives for more details. January 2021.



- Affordable Housing
- BCP - Bin Collection Point
- SB - Self-Build Plots
- SS - Sub-Station
- V - Visitor Parking

# The Kingswood

3 Bedroom Home



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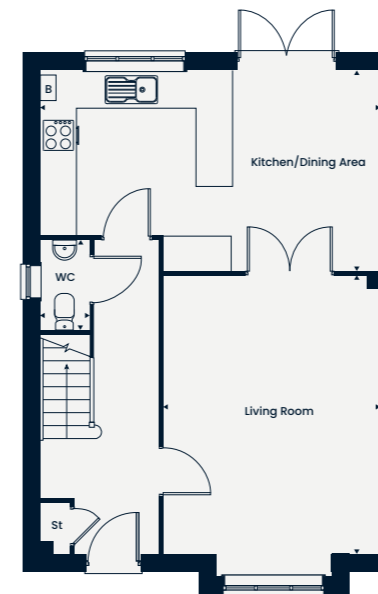


# The Kingswood

3 Bedroom Home

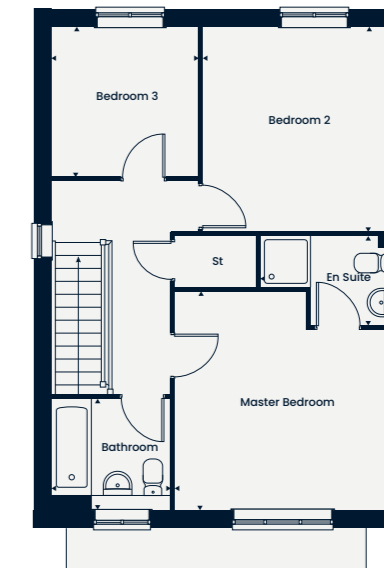
Total Area 1,132 sq. ft.

A delightful three bedroom home with the ground floor featuring a separate living room and a kitchen/dining area with double doors to the rear garden. Upstairs boasts a lovely master bedroom with an en suite, the second and third bedrooms and the family bathroom.



### Ground Floor

Kitchen/Dining Area	6.04m x 3.53m		19'10" x 11'7"
Living Room	4.83m x 3.85m		15'11" x 12'7"
WC	1.62m x 0.95m		5'3" x 3'1"



### First Floor

Master Bedroom	3.85m x 3.16m		12'7" x 10'4"
En suite	2.30m x 1.58m		7'8" x 5'2"
Bedroom 2	3.57m x 3.35m		11'9" x 10'11"
Bedroom 3	2.60m x 2.59m		8'6" x 8'6"
Bathroom	2.10m x 1.90m		6'10" x 6'4"

### Plots 1, 2\*, 3, 21, 41 & 42

B – Boiler St – Store WC – Cloakroom

The floorplans depict a typical layout of this housetype. The room sizes shown are taken from the dimension arrows on the floorplans, and a tolerance of +/- 50mm is allowed. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplans differences consult our Sales Executive. \*Denotes handed plot. March 2021.

# The Hopwood

3 Bedroom Home



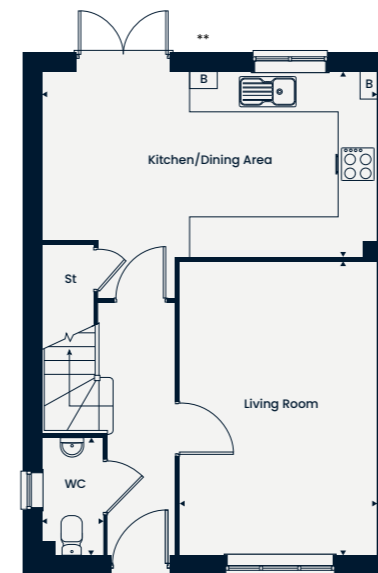
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# The Hopwood

3 Bedroom Home

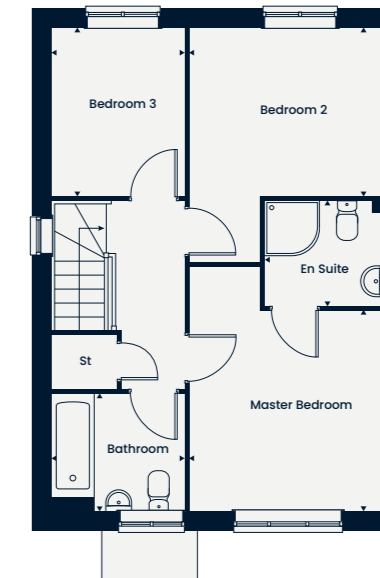
Total Area 953 sq. ft.

A modern three bedroom home with a spacious living room and a kitchen/dining area with double doors leading to the rear garden, perfect for entertaining. Upstairs there is a master bedroom with an en suite and fitted wardrobe, two further bedrooms and the family bathroom.



## Ground Floor

Kitchen/Dining Area	5.48m x 3.02m		17'11" x 9'11"
Living Room	4.84m x 3.17m		15'10" x 10'5"
WC	1.96m x 0.98m		6'5" x 3'2"



## First Floor

Master Bedroom	3.29m x 3.20m		10'11" x 10'9"
En Suite	1.99m x 1.75m		6'6" x 5'8"
Bedroom 2	3.20m x 2.76m		10'9" x 9'0"
Bedroom 3	2.76m x 2.19m		9'0" x 7'2"
Bathroom	2.19m x 1.89m		7'2" x 6'4"

## Plots 4\*, 5, 11, 12, 33\* & 34\*

B – Boiler St – Store WC – Cloakroom

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# The Lockwood

3 Bedroom Home



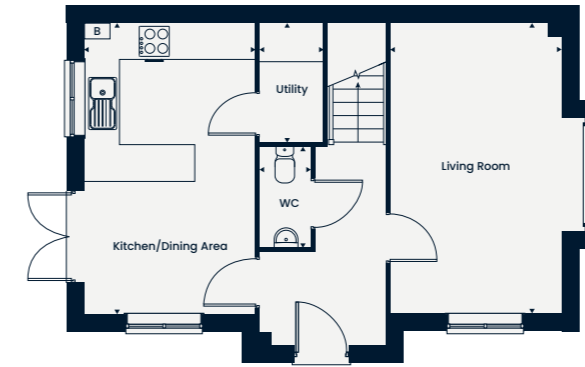
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# The Lockwood

3 Bedroom Home

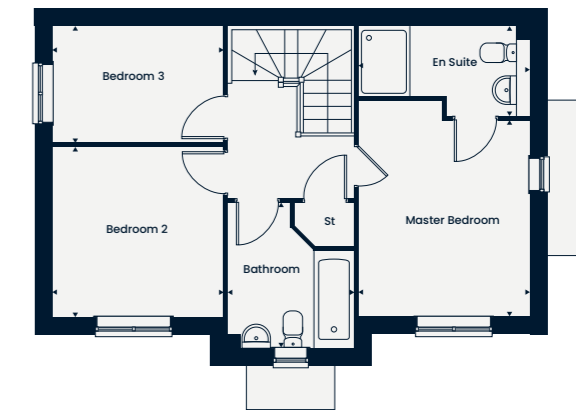
Total Area 998 sq. ft.

A superb three bedroom family home offering a kitchen/dining area, plus a separate utility and living room. Upstairs, the master bedroom benefits from an en suite and fitted wardrobe, while there are two further bedrooms and a family bathroom completing the first floor.



### Ground Floor

Kitchen/Dining Area	5.14m x 3.00m		16'11" x 9'11"
Living Room	5.14m x 3.00m		16'11" x 9'11"
Utility Room	2.09m x 1.16m		6'10" x 3'8"
WC	1.82m x 0.96m		5'11" x 3'1"



### First Floor

Master Bedroom	3.49m x 3.06m		11'5" x 10'0"
En suite	3.03m x 1.56m		10'0" x 5'1"
Bedroom 2	3.06m x 3.00m		10'0" x 9'10"
Bedroom 3	3.06m x 2.05m		10'0" x 6'9"
Bathroom	2.54m x 2.22m		8'5" x 7'3"

### Plot 6

B – Boiler St – Store WC – Cloakroom

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# The Leighton

2 Bedroom Home



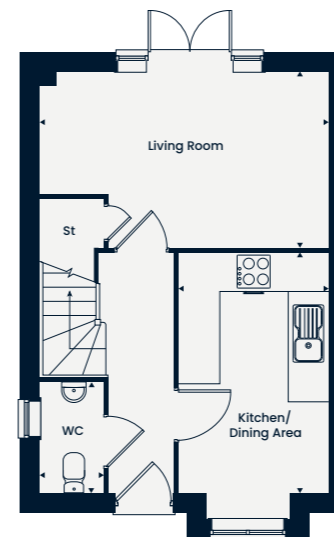
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# The Leighton

2 Bedroom Home

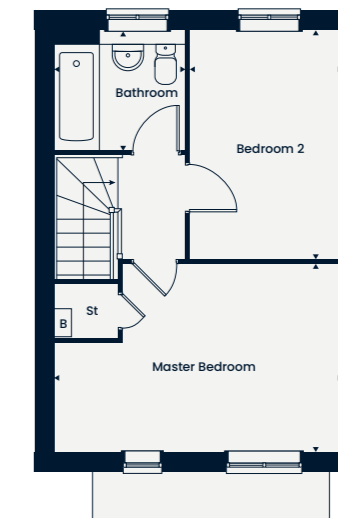
Total Area 702 sq. ft.

A charming two bedroom home with a kitchen/dining area and separate living room downstairs. Upstairs boasts a spacious master bedroom with fitted wardrobe, a further bedroom and the family bathroom.



### Ground Floor

Kitchen/Dining Area	3.89m x 2.42m		12'9" x 7'11"
Living Room	4.64m x 2.85m		15'3" x 9'4"
WC	1.79m x 1.03m		5'10" x 3'4"



### First Floor

Master Bedroom	4.64m x 3.04m		15'3" x 9'11"
Bedroom 2	3.70m x 2.46m		12'1" x 8'0"
Bathroom	2.11m x 1.90m		6'10" x 6'4"

### Plots 17, 18, 31, 32, 35 & 36\*

B – Boiler St – Store WC – Cloakroom

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# The Charnwood

3 Bedroom Home



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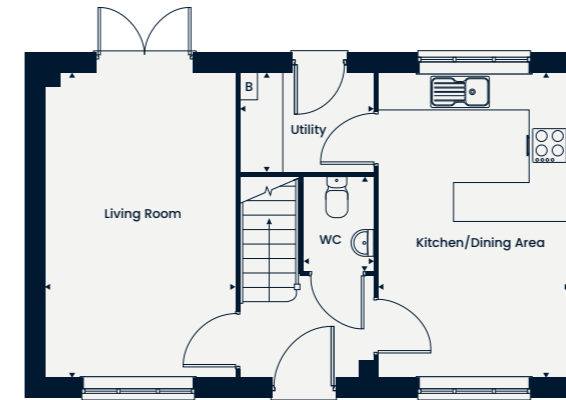


# The Charnwood

3 Bedroom Home

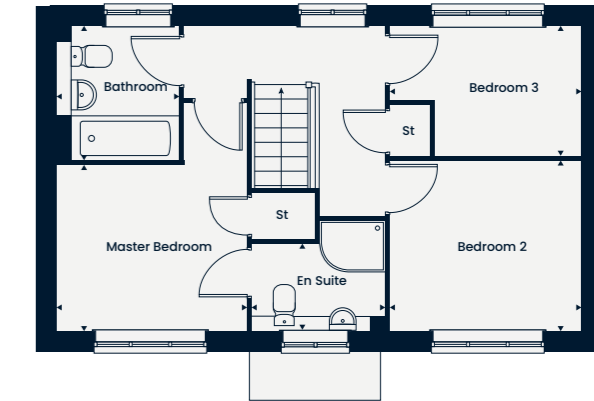
Total Area 871 sq. ft.

A modern three bedroom home with a spacious living room with double doors leading out to the garden, a large open-plan kitchen/dining area and a separate utility. Upstairs there is a master bedroom which benefits from an en suite, two further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	4.80m x 3.00m		15'9" x 9'10"
Living Room	4.80m x 3.01m		15'9" x 9'10"
Utility	2.12m x 1.59m		6'11" x 5'2"
WC	1.52m x 1.10m		4'11" x 3'7"



### First Floor

Master Bedroom	3.01m x 2.61m		9'10" x 8'7"
En suite	2.10m x 1.70m		6'10" x 5'8"
Bedroom 2	3.00m x 2.68m		9'10" x 8'10"
Bedroom 3	3.00m x 2.04m		9'10" x 6'8"
Bathroom	2.10m x 1.94m		6'10" x 6'4"

### Plots 37' & 38'

B – Boiler St – Store WC – Cloakroom

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# The Chelmsford

4 Bedroom Home



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# The Chelmsford

4 Bedroom Home

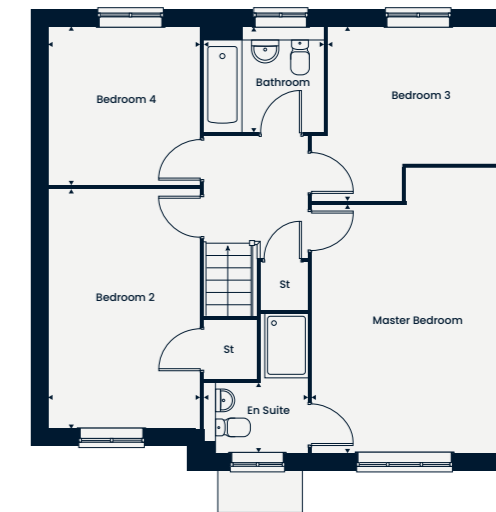
Total Area 1,272 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is a master bedroom featuring a fitted wardrobe and an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	5.59m x 2.93m		18'4" x 9'8"
Living Room	4.87m x 3.56m		16'0" x 11'8"
Utility	1.93m x 1.74m		6'4" x 5'7"
WC	1.98m x 1.00m		6'5" x 3'3"



### First Floor

Master Bedroom	4.63m x 3.56m		15'2" x 11'8"
En suite	2.58m x 1.94m		8'6" x 6'4"
Bedroom 2	4.46m x 2.84m		8'10" x 8'5"
Bedroom 3	3.26m x 3.22m		10'8" x 10'7"
Bedroom 4	2.95m x 2.84m		9'8" x 9'3"
Bathroom	2.23m x 1.91m		7'3" x 6'4"

### Plots 19\* & 20\*

B – Boiler St – Store WC – Cloakroom

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# The Pennsford V1

4 Bedroom Home



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# The Pennsford V1

4 Bedroom Home

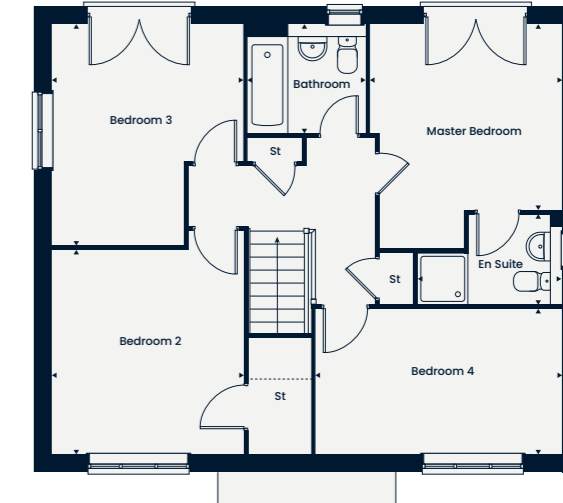
Total Area 1,516 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining area, a separate living room and utility to the ground floor. Upstairs, the master bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	7.62m x 3.34m		25'5" x 10'11"
Living Room	7.62m x 3.34m		25'5" x 10'11"
Utility	2.55m x 2.10m		8'4" x 6'11"
WC	2.15m x 1.02m		7'0" x 3'4"



### First Floor

Master Bedroom	3.40m x 3.29m		11'2" x 10'9"
En suite	2.53m x 1.59m		8'7" x 5'2"
Bedroom 2	3.60m x 3.40m		11'2" x 11'10"
Bedroom 3	3.93m x 3.40m		12'10" x 11'2"
Bedroom 4	4.38m x 2.56m		14'4" x 8'5"
Bathroom	2.10m x 1.94m		6'10" x 6'4"

### Plots 39° & 40°

B – Boiler St – Store WC – Cloakroom ----- – Bulkhead above stairs

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# The Pennsford V2

4 Bedroom Home



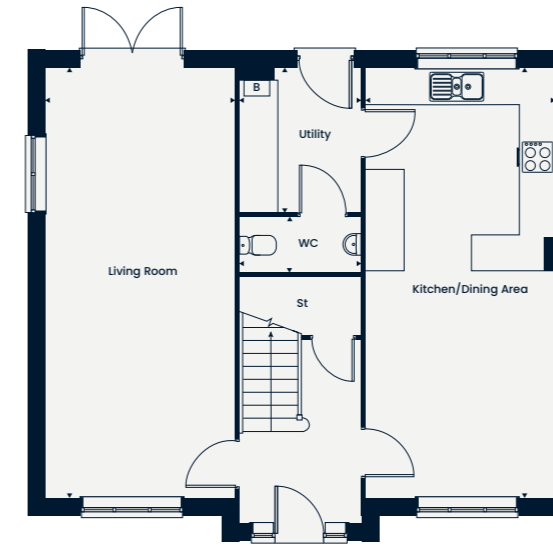
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# The Pennsford V2

4 Bedroom Home

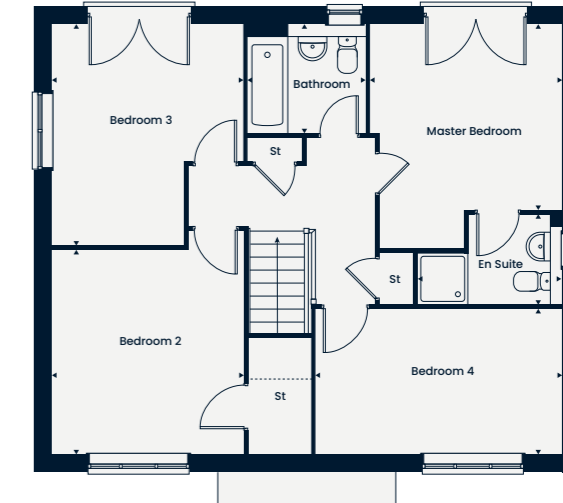
Total Area 1,516 sq. ft.

A spacious four bedroom home with a large kitchen/dining area and utility room, and a separate living room to complete the ground floor. Upstairs, there is a master bedroom featuring an en suite, three further bedrooms and a family bathroom.



### Ground Floor

Kitchen/Dining Area	7.62m x 3.34m		25'5" x 10'11"
Living Room	7.62m x 3.34m		25'5" x 10'11"
Utility	2.55m x 2.10m		8'4" x 6'11"
WC	2.15m x 1.02m		7'0" x 3'4"



### First Floor

Master Bedroom	3.40m x 3.29m		11'2" x 10'9"
En suite	2.53m x 1.59m		8'7" x 5'2"
Bedroom 2	3.60m x 3.40m		11'2" x 11'10"
Bedroom 3	3.93m x 3.40m		12'10" x 11'2"
Bedroom 4	4.38m x 2.56m		14'4" x 8'5"
Bathroom	2.10m x 1.94m		6'10" x 6'4"

### Plot 22\*

B – Boiler St – Store WC – Cloakroom ----- – Bulkhead above stairs

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# The Ravensworth V2

5 Bedroom Home



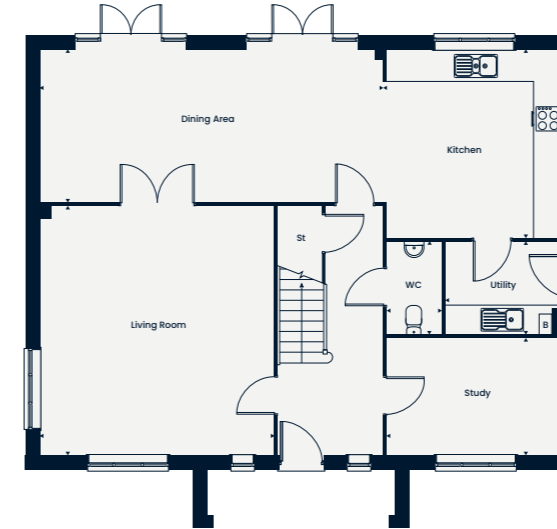
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# The Ravensworth V2

5 Bedroom Home

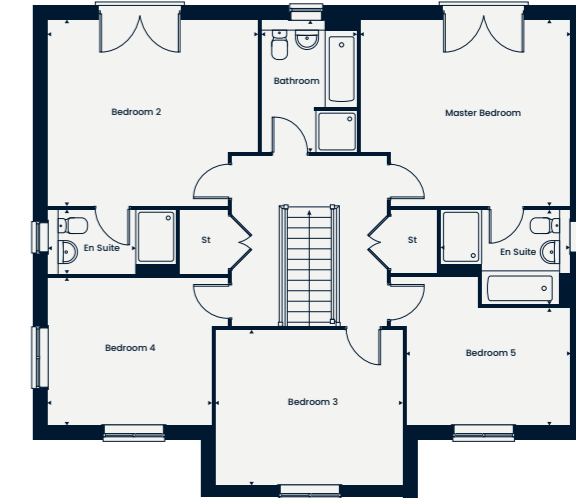
Total Area 2,313 sq. ft.

A lovely five bedroom family home offering a large kitchen/dining area with a separate utility room and double doors into the garden. A separate living room and a study complete the ground floor. Upstairs the master bedroom and bedroom 2 both benefit from an en suite, while three further bedrooms and a family bathroom complete this excellent home.



### Ground Floor

Kitchen	4.13m x 3.83m		13'6" x 12'6"
Living Room	5.42m x 5.16m		18'0" x 16'11"
Dining Area	7.59m x 3.34m		24'11" x 10'11"
Study	3.89m x 2.58m		12'7" x 8'5"
Utility	2.59m x 2.02m		8'6" x 6'7"
WC	2.06m x 1.21m		6'9" x 3'11"



### First Floor

Master Bedroom	4.62m x 4.11m		15'2" x 13'6"
En suite	2.83m x 2.10m		9'4" x 6'10"
Bedroom 2	4.62m x 4.11m		15'2" x 13'6"
En suite	2.81m x 1.40m		9'3" x 4'8"
Bedroom 3	4.12m x 3.43m		13'6" x 11'3"
Bedroom 4	3.62m x 3.26m		11'11" x 10'8"
Bedroom 5	3.62m x 2.56m		11'11" x 8'5"
Bathroom	2.91m x 2.11m		9'6" x 6'10"

### Plots 23\* & 24\*

B – Boiler St – Store WC – Cloakroom

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# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



Backed by HM Government

## Help to Buy: Equity Loan

Help to Buy: Equity Loan is a Government-backed scheme open to first-time buyers looking to buy a new home with as little as a 5% deposit. Subject to eligibility, terms and conditions.



## Part Exchange

If you want to ensure a smooth and easy move to your new home, you may wish to consider our Part Exchange scheme.



## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.

# Benefits of Buying New

It's time to stop wasting your time and money fixing all of those hidden problems that often come with buying older properties. Buying new offers many benefits and advantages.



This image shows a typical Tilia Homes home and may include optional upgrades at an additional cost.



## Energy-Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Incentives

Benefit from incentives, only available when buying a new build. Including Government schemes such as Help to Buy: Equity Loan.



## Have Your Say

If your potential home is still under construction\*, you may have the opportunity to choose your finishes inside your home.



## Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

Be the first to live in the property. Built with high specifications. It's brand new – and all yours!

\*Available only at specified stages of build.

# Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment, we create neighbourhoods that we can all be proud of for many years to come.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in. We pride ourselves on being there for our customers throughout the buying and selling process – and beyond – helping build homes and communities we can all be proud of, for many years to come.

After all, we've been building to the highest standard in some of the UK's most desirable locations for decades. We've won awards for our considerate construction, preventing accidents and investing in people, to name just a few. So, you can always be sure that we're making homes of the highest standard, while also doing our very best to respect – and protect – the unique character of your local area.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

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



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