

BRADLEY BARTON VIEW

Newton Abbot · Devon



Persimmon
Together, we make a home.

TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



HOME CHANGE

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.



Bradley Barton View

Newton Abbot · Devon



Bradley Barton View at a glance:

- 👉 Beautiful range of 2, 3 & 4-bedroom homes
- 👉 Fantastic proximity to transport links
- 👉 Close to the town centre with plenty of local amenities
- 👉 Excellent selection of local schools

ENJOY COAST, TOWN AND COUNTRY WITH A NEW HOME AT BRADLEY BARTON VIEW

Discover our range of beautiful two, three and four-bedroom homes in Newton Abbot, between the Devon coast and Dartmoor National Park.

Less than 10 miles from the scenic beaches of South Devon, Newton Abbot is a bustling community set between the larger towns of Exmouth and Torquay. The historic market town is home to everyday amenities, from high street shops and outdoor markets to great pubs and eateries. There's something for everyone here – families will benefit from the selection of local schools and leisure facilities, while commuters to centres of industry such as Plymouth and Exeter are well-catered for by the train station, just 5 minutes away by car.

Set in a quiet residential area around a mile from the town centre, Bradley Barton View is perfectly positioned to benefit from all of these amenities, plus the beautiful natural surroundings.

Fantastic days out

One of the biggest attractions of living in Devon is that you're never far from scenic attractions and fun activities. Living at Bradley Barton View, you'll be just a 20-minute drive from Teignmouth Beach, Ness Beach and Shaldon Beach, along with many stunning coastal walks and seaside attractions. Other nearby places of interest include Compton Castle National Trust Site, Stover Country Park, and Newton Abbot's own museum and GRW museum.

Easy access to education

There are several education options for children of all ages, all within a mile of Bradley Barton View. These include Bradley Barton Primary School (just 0.1 miles away), Wolborough CofE Nursey and Primary School and St Joseph's Catholic Primary; for older students, there's Coombeshead Academy and Newton Abbot College. Persimmon will also be funding a play space for children and young people close to the development.

Always in reach

Despite the semi-rural location, with a National Park on your doorstep, Bradley Barton View benefits from great transport options within easy reach. Newton Abbot train station, just a 5-minute drive from the development, operates regular routes to nearby centres including the cities of Exeter and Plymouth. Road travel is convenient too, with the A38 providing easy access to Exeter, Exmouth, Torquay, Paignton and Plymouth.

JUMP IN THE CAR AND START EXPLORING:

- Newton Abbot Train Station | 2.1 miles
- A38 | 8 miles
- Torquay | 8.6 miles
- Paignton | 9.8 miles
- Exeter | 18.3 miles



SITE PLAN

BRADLEY BARTON VIEW





KEY

- The Alwicks (2)
- The Barton (3)
- The Stafford (3)
- The Bickleigh (3)
- The Lockwood (3)
- The Foxcote (4)
- The Longthorpe (4)
- Affordable Housing

(3) indicates number of bedrooms

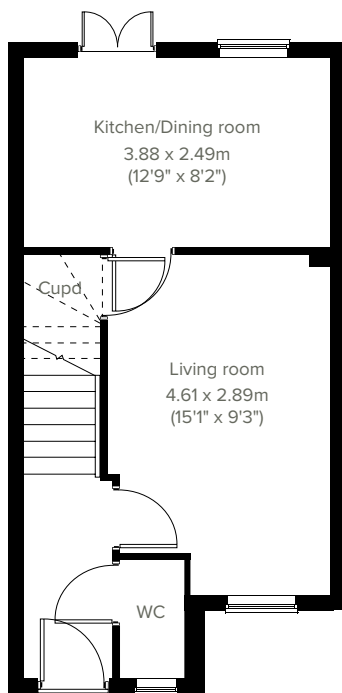
Bradley Barton School



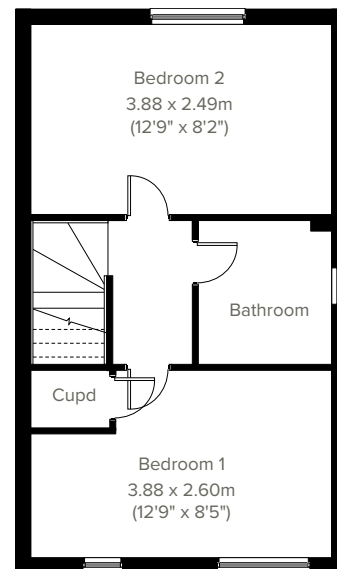
ALNWICK
Two bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	Not energy efficient - higher running costs
England & Wales	
EU Directive 2002/91/EC	

Perfectly-proportioned, the Alwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor



First floor

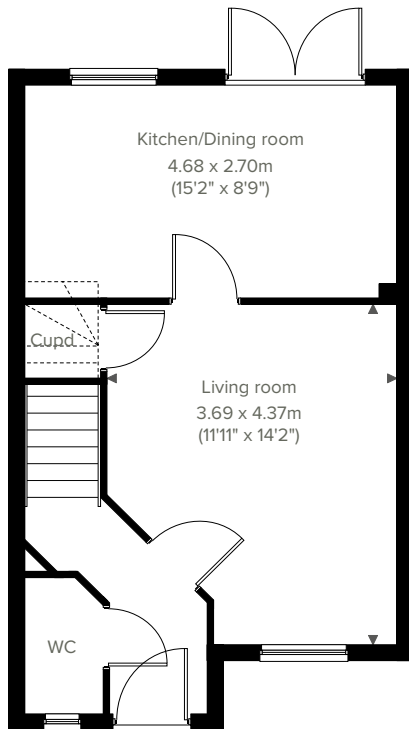
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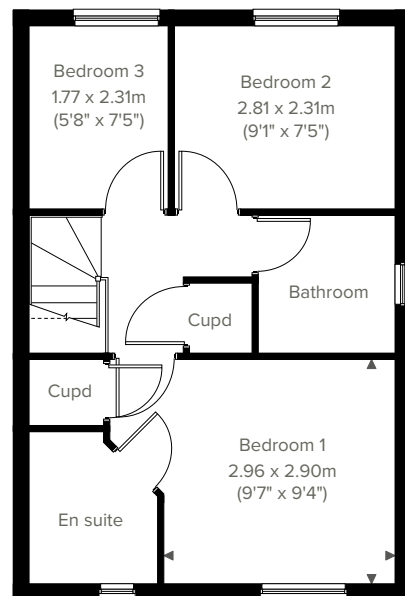
BARTON
Three bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	Not energy efficient - higher running costs
England & Wales	EU Directive 2002/91/EC

The popular Barton is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



Ground floor



First floor

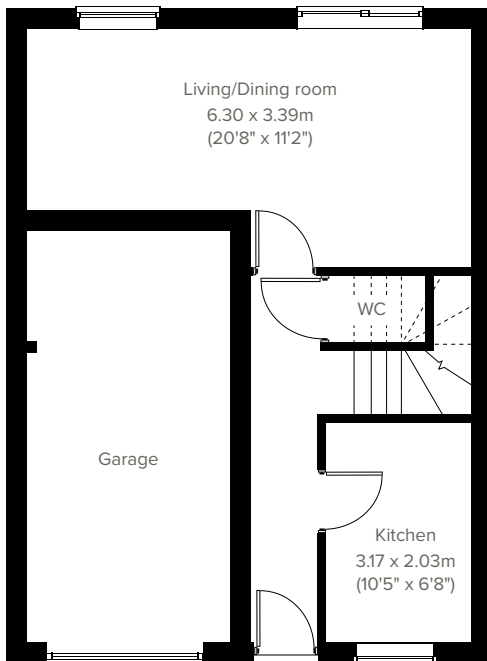
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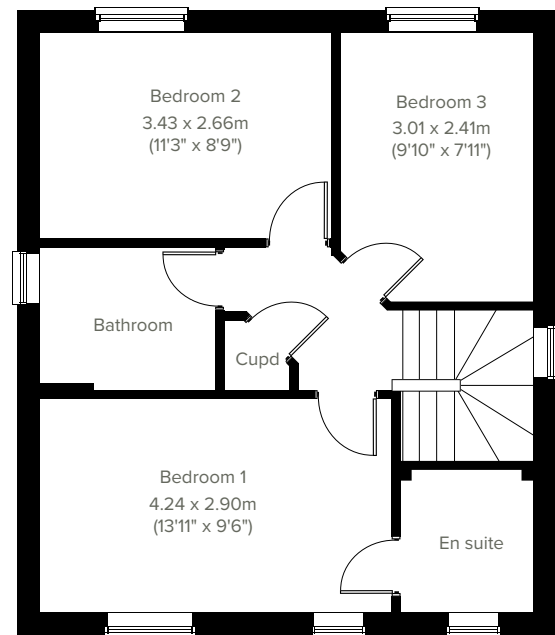
STAFFORD
Three bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	Not energy efficient - higher running costs
England & Wales	
EU Directive 2002/91/EC	

Benefiting from a large integral garage, an open plan living/dining room with French doors leading into the garden, plus three double bedrooms, the Stafford is a popular family home. The downstairs WC, handy first floor storage cupboard, family bathroom and en suite to bedroom one means its practical as well as stylish.



Ground floor



First floor

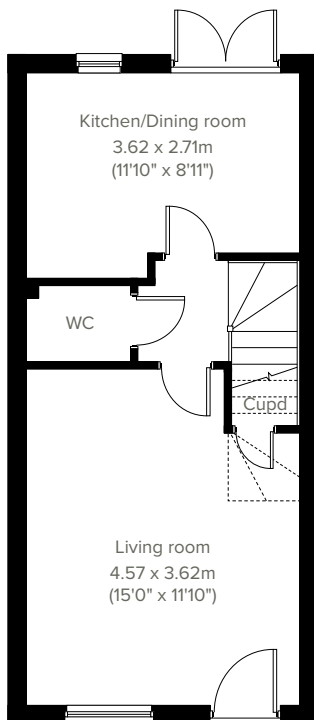
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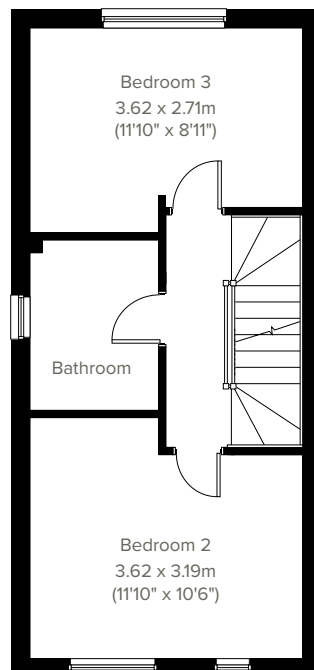
BICKLEIGH
Three bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	Not energy efficient - higher running costs
England & Wales	EU Directive 2002/91/EC

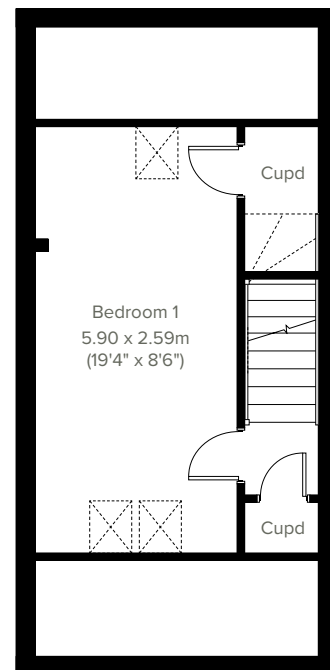
The thoughtfully-designed, the Bickleigh boasts an open plan kitchen/dining room with French doors leading into the garden, a front-aspect living room, downstairs WC and handy storage cupboard. The first floor features two well-proportioned bedrooms and family bathroom and on the top floor there's a spacious bedroom one with further storage cupboards.



Ground floor



First floor



Second floor

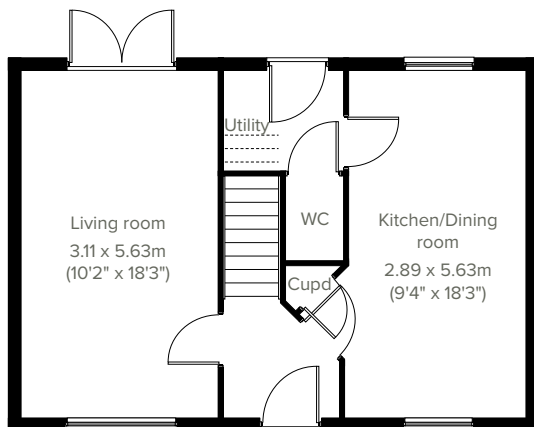
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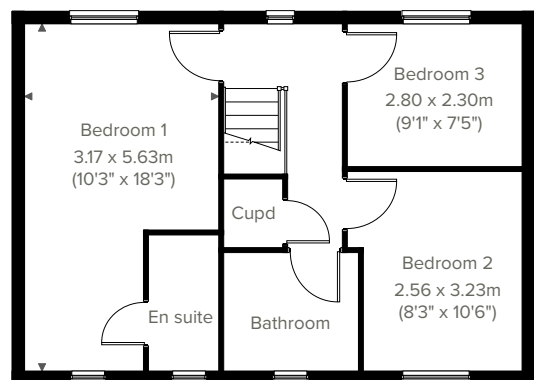
LOCKWOOD
Three bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	Not energy efficient - higher running costs
England & Wales	EU Directive 2002/91/EC

A superb family home, The Lockwood features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



Ground floor



First floor

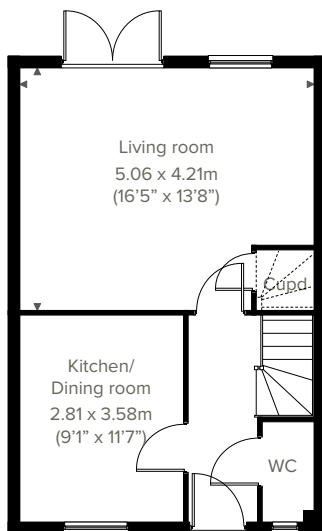
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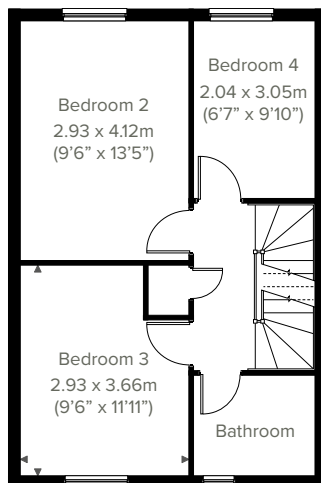
FOXCOTE
Four bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	Not energy efficient - higher running costs
England & Wales	
EU Directive 2002/91/EC	

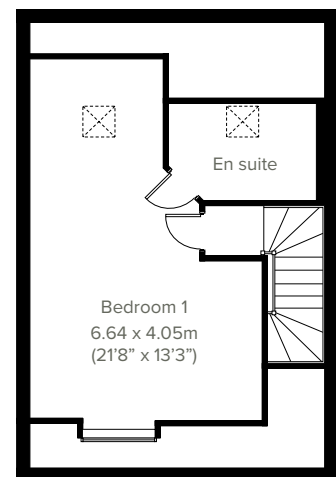
Modern three-storey living at its best; the Foxcote is a four-bedroom home ideal for families. It features an open plan kitchen/dining room, a light-filled living room with French doors leading into the garden, plus a handy under-stairs storage cupboard and WC. The first floor has three good-sized bedrooms and the main family bathroom, and on the top floor, there's an impressive bedroom one with en suite.



Ground floor



First floor

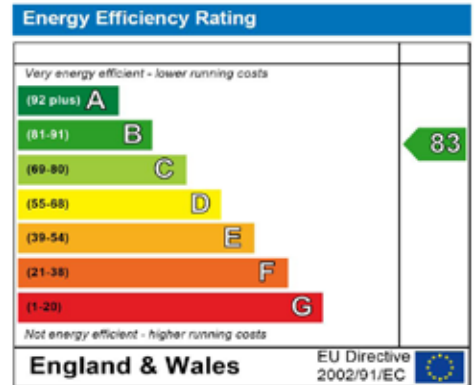


Second floor

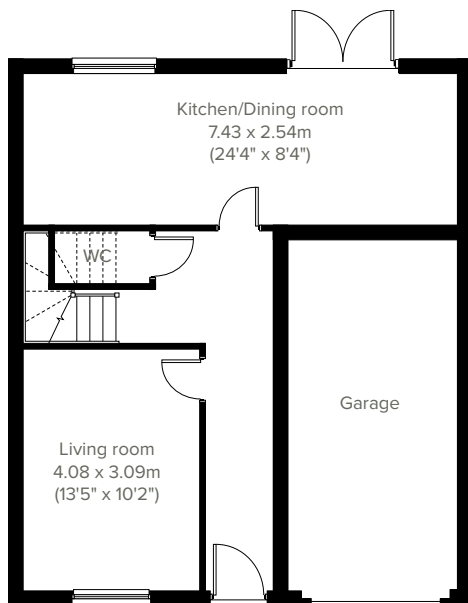
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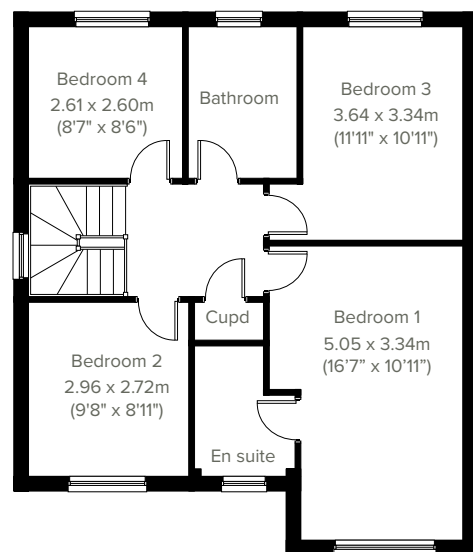
LONGTHORPE
Four bedroom home



An attractive family home, the Longthorpe is designed for modern living. It's a four-bedroom detached home with an integral garage, a front-aspect living room and a spacious open plan kitchen/dining room with French doors leading out into the garden - idea for family life and entertaining friends. Bedroom one has an en suite with the roomy landing leading on to three further bedrooms, a storage cupboard and the main family bathroom.



Ground floor



First floor

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SPECIFICATIONS



External

Walls	Traditional cavity walls (Inner: timber frame or block Outer: Style suited to planned architecture)
Roof	Tile or slate-effect with PVCu rainwater goods
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)



Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with white hinges
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically controlled valves)
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms
General	TV point and phone extension point in living room (where living room is at rear of property) phone point in entrance hall



Kitchen

General	Fully fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel single bowl sink with pillar taps to kitchen only
Appliances	Plumbing for washing machine
Appliances	Single electric oven in white, gas hob in white and integrated cooker hood



Bathroom

Suites	White bathroom suites with chrome-finished fittings
Extractor fans	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings. Hand showers over bath (only where there's no en suite)
Tiling	Half height tiling to sanitaryware walls
Splash-backs	En suite splashback to basin and full height to shower enclosure. Three-course splashback to bath area or separate cubicle
En suite	En suite to bedroom one (where applicable)



Security

Locks	Three-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke detectors wired to the mains with battery backup



Garage & Gardens

Garage	Garage with single roller shutter or up-and-over white door; or car ports or parking space
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate



BUILT BY US, STYLED BY YOU

Our goal is to make your house feel like your home before you've even collected the keys. Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous **Finishing Touches** collection.

FINISHING TOUCHES

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out.

And rest assured, every upgrade and item available has been carefully chosen to complement the style and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Lighting packages
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. And best of all, it can all be arranged from the comfort and convenience of one of our marketing suites.

The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.



#LOVEMYERSIMMONHOME

A new home is the perfect opportunity to showcase your unique style, creativity and personality at every turn which is why we love seeing how you transform your interior and exterior spaces. If you're thinking about redecorating but aren't sure where to start, head over to our Instagram page at [@persimmon_homes](#) for home décor ideas and colour inspiration.



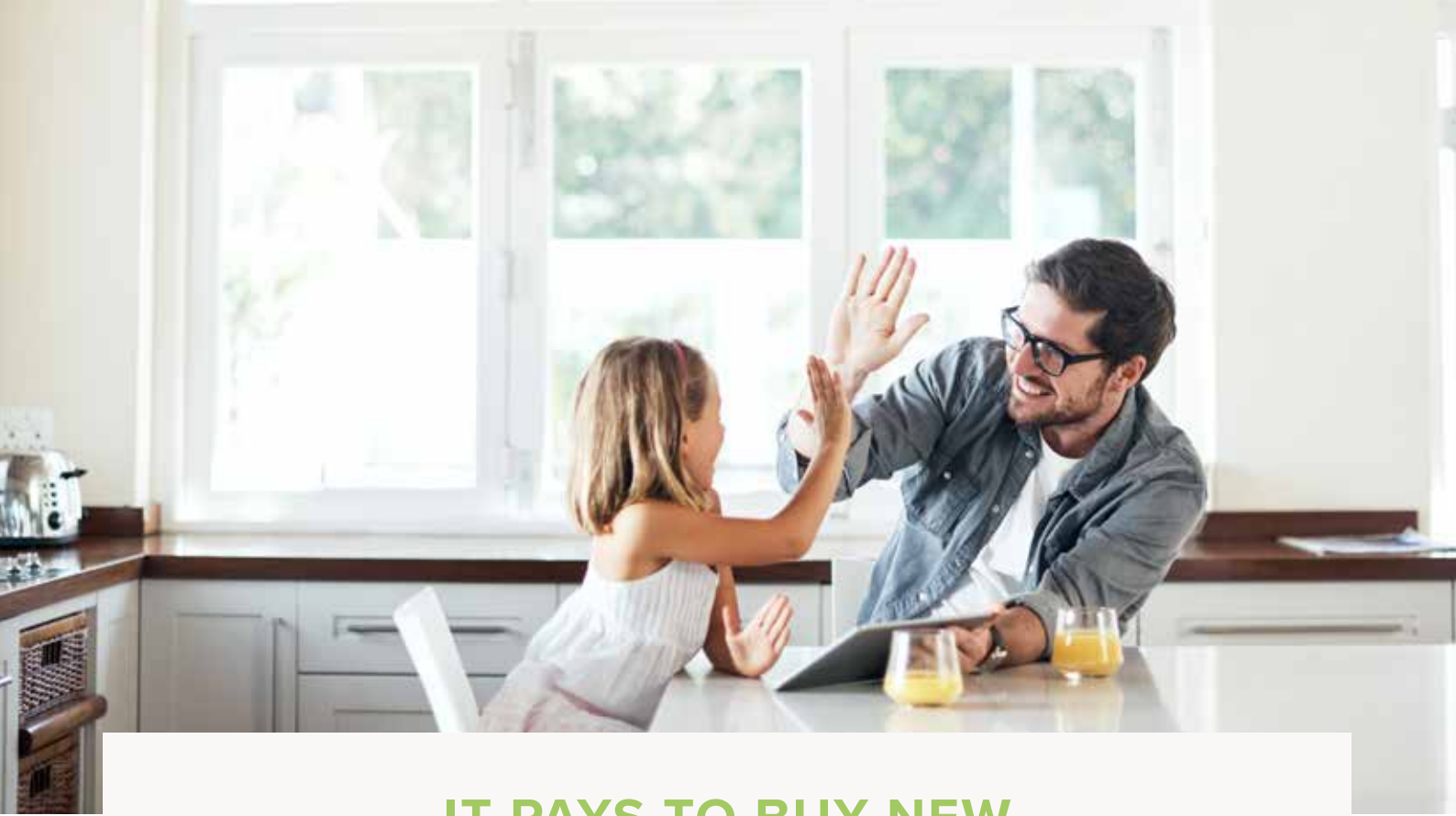
SNAP. SHARE. WIN.

Upload your own photos with the hashtag [#lovemyersimmonhome](#) and you could be one of the three lucky winners we pick every month to receive a **£100 Next voucher**. We've included a few past winners on this page so you can check out the competition.

Good luck!



Visit our Instagram page for terms and conditions.



IT PAYS TO BUY NEW

✔ NO CHAINS

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

✔ NO SPACE GOES TO WASTE

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.

✔ LIVING IT UP IN STYLE

When you buy a new Persimmon home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.

✔ LESS WORK, MORE FREEDOM

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.

✔ FLEXIBLE WAYS TO BUY

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

✔ BETTER SAFE THAN SORRY

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

✔ LOWER ENERGY BILLS

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.

✔ FIRST-RATE, NOT SECOND-BEST

From your boiler and windows to your bathroom suite and kitchen, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefiting from the manufacturers' warranties that come with them.

✔ LONG-TERM PEACE OF MIND

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Persimmon warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.

✔ THE CHOICE IS ALL YOURS

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So, while our homes come with fitted kitchens and bathrooms; you can fully customise them with our Finishing Touches (depending on the build stage).

Your home, better connected for a brighter future.

Great news! Bradley Barton View will benefit from access to ultrafast, full fibre-optic broadband.



Your home, better connected with FibreNest

- ▶ 100% full fibre-optic internet access installed directly into your new home
- ▶ You and your family can do more online at the same time, with less lag and hold-ups
- ▶ Enjoy lightning-fast speeds that won't be affected by the length of the line serving your property
- ▶ Full-fibre future-proofs your home, ensuring you'll always be able to access the latest in online services
- ▶ Stream 4k content, play online games and more on multiple devices all at the same time with less interruptions
- ▶ Work from home like you do in the office, thanks to our high-capacity, super reliable network
- ▶ Enjoy an exceptional level of customer support from our UK call centres

How our packages compare¹

Download type	500Mb	250Mb	125Mb	75Mb	20Mb	10Mb
 HD movie (12GB)	3m 15s	6m 30s	13m	23m	1h 20m	2h 40m
 Video game (40GB)	11m	21m 45s	43m 45s	1h 17m	4h 30m	9h

To have your new home connected, register now at fibrenew.com/connect
 Questions? Just give our friendly team a call on 0333 234 2220



Please see fibrenew.com for up-to-date details on our packages and pricing.

¹Estimated download times are calculated at the maximum attainable speed and assumes that speed being available for the duration of the download. Speeds are delivered to your FibreNest Hub and may not be achieved when using a device that is incapable of communicating at that speed. Circular graphical illustrations represent proportional segments of time based on the longest and shortest download times displayed. ²FibreNest will not increase the price of your package during the minimum term of your contract unless required to by a change in law or regulatory obligations, for example, due to an increase in the rate of VAT. FibreNest does not plan automatic price increases to apply at the end of your minimum term; however, the basic price of our packages may vary over time and may take effect before you enter a subsequent minimum term with us.

YOUR MODERN HOME

The benefits of buying a new-build home have never been more important. Buying a home that uses Space4's modern method of construction timber frame will save you money whilst being kinder to the environment.

Space4 are one of the UK's leading producers of precision-engineered construction systems, and we're aiming to include their PEFC certified sustainable timber frames in 50% of our homes by 2025.

Many Persimmon homes already benefit from Space4's modern method of construction, with its technology offering improved insulation and air-tightness. For you, this means a reduction of 50% in heating costs compared to the average home in the UK**, plus you'll own a cosier, more comfortable home.

On the outside, your Space4 home will feature the familiar design of a Persimmon home which uses traditional materials such as brick, stone or render. Underneath, the hi-tech timber frame backbone creates new levels of efficiency and building rigidity. Your property will be durable and finished to an excellent standard.

50% lower energy bills

High-performance insulation together with Space4 construction, an efficient boiler, and attention to air-tightness and ventilation during the construction process means that our homes can use 59% less gas than the average home in the UK**.

The use of Space4 technology creates a better place to live and work. Lower consumption of heating fuels and transport helps reduce

CO2 emissions, while sustainable, recyclable materials create less impact on the wider environment. The overall carbon dioxide emissions for timber construction (the embodied carbon dioxide) are up to six times lower than for masonry*

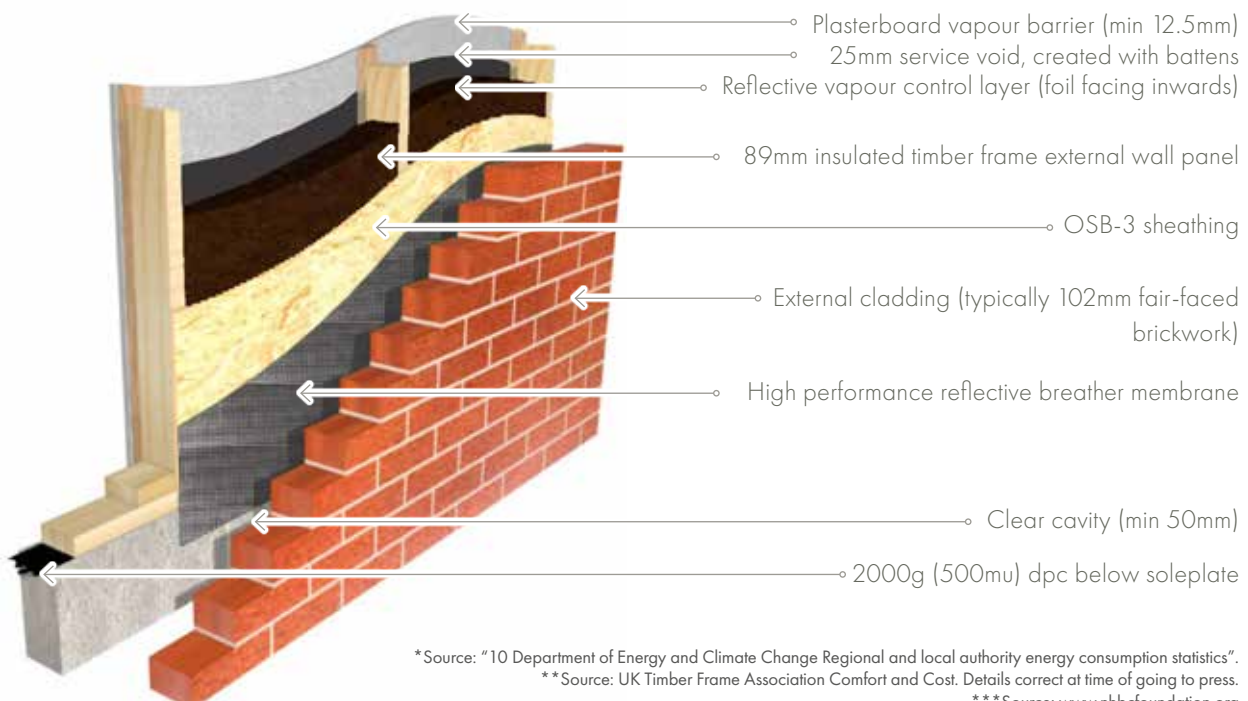
Concerning the Government's code for sustainable homes, most building elements with timber specifications largely fall into the 'A+' or 'A' rated categories compared to masonry**.

According to recent research by the NHBC, those who live in new build homes constructed to today's standards could save more than £1,400 a year on their energy bills compared to neighbours in older homes.* This means families could save approximately £35,000 over the lifetime of a 25-year mortgage.

Average energy bill of £1,200

	Existing homes	Space4 homes
60% space heating	£720	£360
40% light/water	£480	£480
Heating saving		50%
Total saving		30%

Cross-section of timber-frame technology



*Source: "10 Department of Energy and Climate Change Regional and local authority energy consumption statistics".

**Source: UK Timber Frame Association Comfort and Cost. Details correct at time of going to press.

***Source: www.nhbcfoundation.org



Bradley Barton View

For prices, opening times and availability contact:

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E: bradleybartonview.swst@persimmonhomes.com

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