



## THE MEADOWS CULLOMPTON

Creating Better Life Experiences.  
One Home at a Time.



The Meadows Sales & Marketing Suite  
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**CONSUMER  
CODE FOR  
HOME BUILDERS**

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





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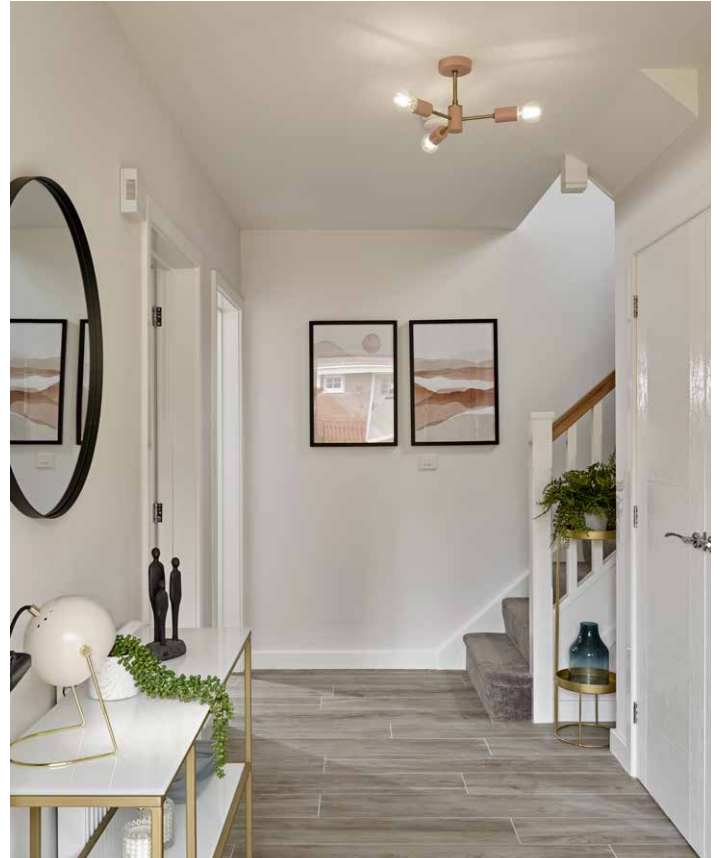
# WELCOME HOME

A lot may have changed since the day that John Bloor built the first Bloor home in 1969, but one thing has remained the same. Our dedication to providing beautifully crafted homes in fantastic locations, so you and your family can enjoy life to the fullest.

We're still owned by the Bloor family and today, that same dedication is clearly present throughout our careful consideration of the development layout and each home we've chosen to build here at The Meadows.

We understand that buying a new home is a big commitment so we want your Bloor home here in Cullompton to be ready to accompany you throughout your life – no questions asked. That's why it's important each one of our homes appreciates your need for space and growth.

Plus, when you reserve your new Bloor home in the early stages of construction, you can have the freedom to choose your internal fixtures and fittings for your kitchen, bathroom and en suite facilities. Our comprehensive 'Your Choice' brochure can help with choosing those extra details for your new home, should you wish you upgrade from our chosen specification here at The Meadows.



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① → The Meadows Street Scene CGI    ② → Typical Interior



SAT NAV

Development  
The Meadows, Cullompton

Find Us Here  
Rull Lane, Cullompton  
Devon, EX15 1NQ.

**You'll quickly find you have all you need with a new Bloor home at The Meadows.**

## BEST OF BOTH WORLDS

There's no such thing as 'compromising' at The Meadows. You'll have all you could possibly wish for when you move into one of our well-built, thoughtfully-designed and characterful 2, 3 or 4 bedroom homes here.

Located on the edge of the market town of Cullompton, in the picturesque Culm Valley, you'll be surrounded by stunning countryside. So getting closer to nature and escaping the everyday couldn't be easier. Yet accessing all you need for the 'everyday' is a doddle too.

You're less than a mile from the town centre with its many shops. From independent boutiques and convenience stores, to big-chain supermarkets like Tesco and Aldi. If you enjoy staying fit, it's less than a 5-minute drive to Culm Valley Sports Centre or Padbrook Park Health & Fitness Studio. Although in theory, you should probably walk there and back.

Enjoy dining out or a couple of drinks? You're spoilt for choice. Be it a few pints in a traditional cosy pub like the White Hart. Some top-notch food in The Blacksmith Arms gastropub. Or a relaxing coffee and cake in one of the many cafes.

There's plenty to keep everybody entertained too – even the kids. And if they are happy, everyone is. There's Killerton – an elegant National Trust house surrounded by landscaped gardens and acres of parkland. Or if you're feeling adventurous, see if you can tackle The Bear Trail – Devon's muddiest family assault course.

Heading further afield? It's a short drive to the M5, then about 20 minutes on to Exeter, or Tiverton is just a 15-minute drive in the other direction. If you prefer the train to take the strain, head to Tiverton Parkway (15-minute drive), with its connections to Exeter, Bristol, London and more. There are plans to re-open Cullompton station in 2025, which would make travelling by train even easier.

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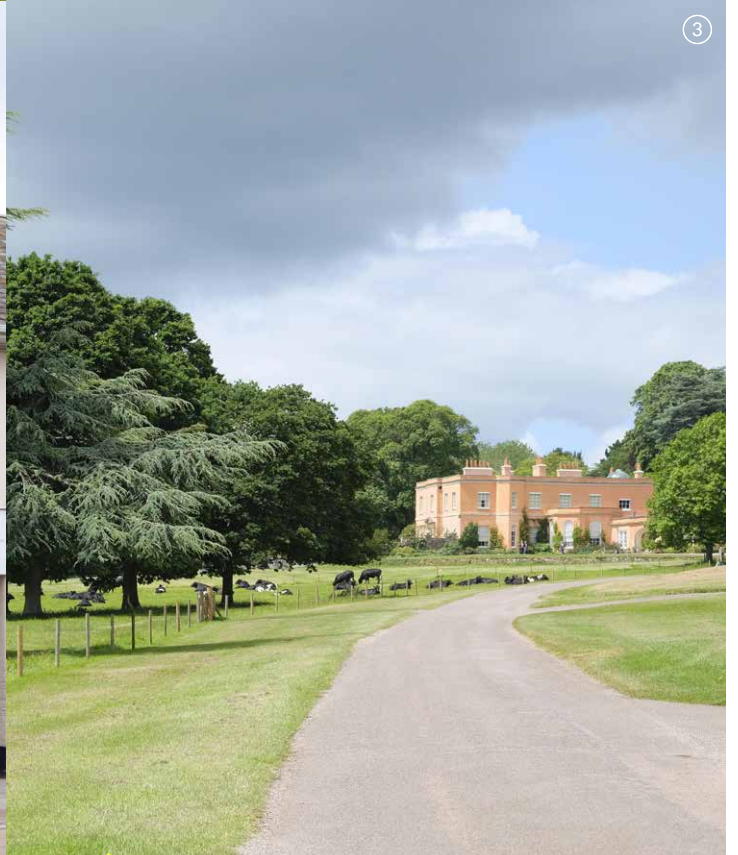




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① → Wistaston Brook ② → Cullompton Town Hall ③ → Killerton National Trust House and Garden

# BUILT WITH FAMILIES IN MIND



**You'll have many tick boxes for your new home... fantastic nearby schools being one of them.**

If your little-ones are still little, St Andrew's Primary School, rated 'Good' by Ofsted, is just a two-minute drive – or a 10-minute walk if the sun is shining. Willowbank Primary School is a bit further (about a mile), while two other Ofsted rated 'Good' options include Kentisbeare CofE Primary (4.1 miles) and Plymtree CofE Primary (5.3 miles).

If they aren't so small anymore, older students have the choice of Cullompton Community College (rated 'Good'), which is only about

a mile away. Or Uffculme School, rated 'Outstanding', that's 5 miles from home.

If they are not really children anymore, and still yearn to learn, they could drive to Exeter University in 30 minutes. This prestigious uni was named Business School of the Year in 2022 in The Times Higher Education Awards.

↳ \*Ofsted ratings correct at time of print.

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↳ Images for illustration purposes only.

# JUST AROUND THE CORNER

Distances and journey times calculated using [maps.google.com](https://maps.google.com)

## 0.7 MILES

### Cullompton High Street

Pick up the essentials, get a haircut, pop out for a glass of wine... it couldn't be easier with all the shops, pubs and more on your doorstep.

Cullompton, EX15 1NQ

## 3.2 MILES

### The Bear Trail

Get the whole family splashing around in the mud at this award-winning assault course. Maybe pack some towels for the car.

Cullompton, EX15 1RZ

## 6.8 MILES

### Tiverton Parkway Railway Station

If you're heading to Exeter, Bristol, London or further still, you could easily get there on the train after a 15-minute drive from The Meadows.

Tiverton, EX16 7HD

## 1.2 MILES

### Culm Valley Sports Centre

Whether you enjoy building up a sweat in a fitness studio or on the squash court, or prefer to unwind in a sauna or therapy room, there's plenty to keep you happy here.

Cullompton, EX15 1LL

## 5 MILES

### Tiverton Golf Club

One of the best parkland courses in the South West, you could be shouting 'fore' on the fairway after just a 5-mile drive from home.

Tiverton, EX16 4NE

## 7.8 MILES

### Killerton - National Trust

Explore the grounds and manicured gardens of one of Devon's great estates. Then treat yourself to a well-earned slice of cake in the café.

Exeter, EX5 3LE

## 2 MILES

### Diggerland Devon

As their website says, it's 'buckets of fun for everyone'. Children and adults can ride, drive and operate real diggers, dumpers and other construction machinery.

Cullompton, EX15 2PE

## 5.9 MILES

### Tiverton Castle

Step back in time and discover the rich history of the medieval castle that stood above the banks of the River Exe.

Tiverton, EX16 6RP

## 13.3 MILES

### Exeter Airport

Fancy some fun in the sun? Or a long weekend in Ireland? There are plenty of destinations to choose from - and only about a 20-minute drive from home.

Exeter, EX5 2BD

↳ All details correct at the time of production.

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# SAVE UP TO £3,100 ON YOUR ANNUAL BILLS\*

In fact, a new Bloor home could save you up to £3,100 on your annual utility bills compared to a smaller second hand home\*.

That's enough for 365 coffee trips, a family cinema visit every month or even 3 months of your mortgage payments!

From the little things like energy efficient lightbulbs and appliances fitted as standard, to noise reducing internal walls and floors, we've carefully considered every aspect of your new home to ensure its quality and energy efficiency. In fact, even the open plan layout of your home can assist with air ventilation!



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\*Source - <https://www.hbf.co.uk/news/hbf-report-watt-save>



## Effective Insulation

To maximise heat reduction we thermally insulate our cavity walls and concrete floors that also help with noise reduction.



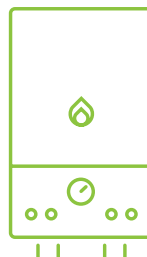
## Thermal Double Glazing

Our variation of characterful double glazed windows use modern technology to ensure heat loss is kept to a minimum.



## Warmer & Stronger

Our composite front doors are made from strong hardwood that are thermal efficient, extra secure and are low maintenance.



## Efficient Insulation

We only install energy efficient boilers with radiators that have thermostatic valves to help you regulate room temperatures.



Buying an energy efficient home can give you peace of mind that your property is helping to keep your utility bills low

We're committed to building our new homes to maximise energy efficiency, with the latest central heating systems and excellent insulation solutions.

Find out what makes our homes energy efficient





# YOU'RE IN CAPABLE HANDS

Choosing to buy a new Bloor home eliminates many of your worries. With no repairs or renovations to do, you will be able to enjoy spending more quality time with your friends and family.

We hope you will never need it, but that doesn't mean we don't understand the peace of mind that comes with having an insurance backed 10 year warranty from the NHBC.

As well as our own rigorous checks carried out during the build process, the warranty provider will also carry out their own inspections on your new home, ensuring that it's built to the high quality we pride ourselves on.

We'll work hard to make sure you know exactly what to do and when to do it. That way, you'll have all the information you need to hand. Simply follow our step by step guide and know that we'll be here to answer all your questions. The first step to making your move, is deciding if new is right for you.

And what's more, we'll keep on looking after you and your home long after you've moved in.

Most of us don't regularly buy a new home, so it's no wonder it can seem a little confusing at times. But it's not as scary as you might think, we'll hold your hand through the entire buying process. After all, we've been doing this for fifty years.



↳ Typical Interiors





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