

MONKS WAY

HOLBETON, DEVON



VERTO

CONTENTS

Welcome to Monks Way

Discover our new collection of Zero Carbon Smart Homes™ and learn more about Holbeton, Devon and the surrounding area.

- [03](#) Welcome
- [04](#) Human and home in perfect harmony
- [06](#) Your zero carbon sanctuary
- [08](#) What makes your home unique

Find your perfect home

Browse the types of homes available and find a housetype that suits your needs.

- [10](#) The collection
- [12](#) Plot 1 (1 Monks Way)
- [14](#) Plot 2 (2 Monks Way)
- [16](#) Plot 3 (3 Monks Way)
- [18](#) Plot 4 (4 Monks Way)
- [20](#) Plot 5 (13 Monks Way)
- [22](#) Plot 6 (10 Monks Way)
- [24](#) Plot 7 (11 Monks Way)
- [26](#) Plot 8 (12 Monks Way)
- [28](#) Plot 9 (14 Monks Way)

Design is in the details

Take a look at the sustainable materials and brand partners we've hand-picked for each home.

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



WELCOME TO MONKS WAY

A zero carbon oasis hidden away in a tranquil Devon village. Monks Way is the perfect place to escape the hustle and bustle of modern life, while still enjoying the very best of contemporary house design.

With rolling moorlands to the north, meandering waterways to the east, golden sands to the south, and urban streets to the west, Holbeton is within easy reach of all South Devon has to offer. And once you've finished exploring, you can return to a home which produces zero carbon for the planet and zero bills for you. This is sustainable living, without compromise.

Monks Way, Church Hill, Holbeton, Plymouth
what3words:/// badminton.nitrogen.renewals

MAKE YOURSELF AT HOME

You've just watched the sunset over the sea from Mothecombe Beach. Returning to your sustainable hideaway at Monks Way, you slip off your shoes and feel the warm floor beneath your feet. You take a breath - fresh, filtered air fills your lungs. As you turn to close the front door, you admire the natural beauty outside and crafted beauty inside. You head to the living room to settle down with a book or a film. You haven't quite decided yet, but it doesn't matter.

You already feel completely relaxed in this blissful corner of the world. And the zero carbon retreat you call home.



HUMAN AND HOME IN PERFECT HARMONY

Fusing modern design and cutting-edge technology, a Monks Way home makes your move to a zero carbon lifestyle practically seamless.

As you live, your home learns. A fully integrated Smart Home system constantly adapts your living environment to save energy and increase comfort.

This system is the brain of your Zero Carbon Smart Home™. It gets to know which rooms you use and when, how light you like them and your preferred temperature. There's an intuitive app too, so you can control just about every aspect of your home from the palm of your hand – anytime, anywhere.

YOUR ZERO CARBON SANCTUARY

Inside your home at Monks Way, you're surrounded by natural materials and eco-conscious design details. Your triple-glazed windows invite the sunlight in without letting the heat out. Your A+ rated kitchen appliances perform beautifully while consuming not a drop more energy than they need. Your underfloor heating pairs perfectly with your heat pump to create a luxurious feeling of warmth in your living spaces. And in the background, your home is quietly generating clean renewable power to reduce your impact on the environment.



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





ZERO ENERGY BILLS, GUARANTEED

Monks Way 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.

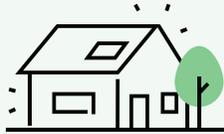
To discover more, take a look at our Zero Bills brochure or visit our website.

ZERO BILLS

octopus
energy

VERTO

WHAT MAKES YOUR HOME UNIQUE



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



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



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



MONKS WAY

A COLLECTION
OF ZERO CARBON
SMART HOMES™

Plot 1 (1 Monks Way) - 4 Bedroom, Detached

Plot 2 (2 Monks Way) - 4 Bedroom, Semi-Detached

Plot 3 (3 Monks Way) - 4 Bedroom, Semi-Detached

Plot 4 (4 Monks Way) - 4 Bedroom, Detached

Plot 5 (13 Monks Way) - 3 Bedroom, Semi-Detached

Plot 6 (10 Monks Way) - 3 Bedroom, Semi-Detached

Plot 7 (11 Monks Way) - 3 Bedroom, Detached

Plot 8 (12 Monks Way) - 3 Bedroom, Detached

Plot 9 (14 Monks Way) - 4 Bedroom, Detached



THE COLLECTION



MONKS WAY

NUMBER 1

A generous kitchen-dining-living room is the centrepiece of this home, with large triple-glazed doors overlooking the garden and countryside beyond. Also downstairs, a separate living room offers space to retreat and relax.

Upstairs, four airy bedrooms, two with en-suite, and a family bathroom offer peace, quiet and captivating views. Outside, a garage provides secure parking and storage while the wrap-around garden is the perfect space to entertain.

 4  3.5  149.6m²

- ✓ Master bedroom with en-suite
- ✓ Second bedroom with en-suite
- ✓ Two further bedrooms/office
- ✓ Separate utility room
- ✓ Generous kitchen-dining space
- ✓ Private rear garden
- ✓ Separate living room
- ✓ Zero Carbon Smart Home™



NUMBER 1



DIMENSIONS

Kitchen-dining room
 Living room
 Utility
 Bedroom 1
 En-Suite 1

5.8 x 6.1m
 3.2 x 4.8m
 2.1 x 2.2m
 4.4 x 4.0m
 1.2 x 3.1m

Bedroom 2
 En-suite 2
 Bedroom 3
 Bedroom 4
 Bathroom

4.4 x 2.6m
 1.6 x 3.1m
 3.5 x 3.5m
 3.5 x 2.3m
 3.5 x 1.8m

NUMBER 2

With a spacious dual-aspect living room and large picture windows, this home is filled with natural sunlight. Meanwhile, the kitchen-dining room flows onto the private rear garden through triple-glazed doors.

Upstairs, the master bedroom features a luxurious dressing room and en-suite. There are two further double bedrooms, one with en-suite, a family bathroom, and fourth bedroom / home office. Outside, the large garden is a real feature of this property with ample space for plants and entertaining.

 4  3.5  141.1m²

- Master bedroom with en-suite
- Second bedroom with en-suite
- Two further bedrooms/office
- Separate utility room
- Generous kitchen-dining space
- Private rear garden
- Separate living room
- Zero Carbon Smart Home™



DIMENSIONS

Kitchen-dining room
Living room
Utility
Bedroom 1
En-suite

6.7 x 3.6m
3.6 x 5.9m
1.9 x 2.2m
3.7 x 3.9m
2.0 x 1.7m

Dressing room
Bedroom 2
En-Suite 2
Bedroom 3
Bathroom

1.4 x 1.7m
3.2 x 3.4m
1.5 x 2.9m
3.2 x 3.4m
1.9 x 3.4m

NUMBER 2



NUMBER 3

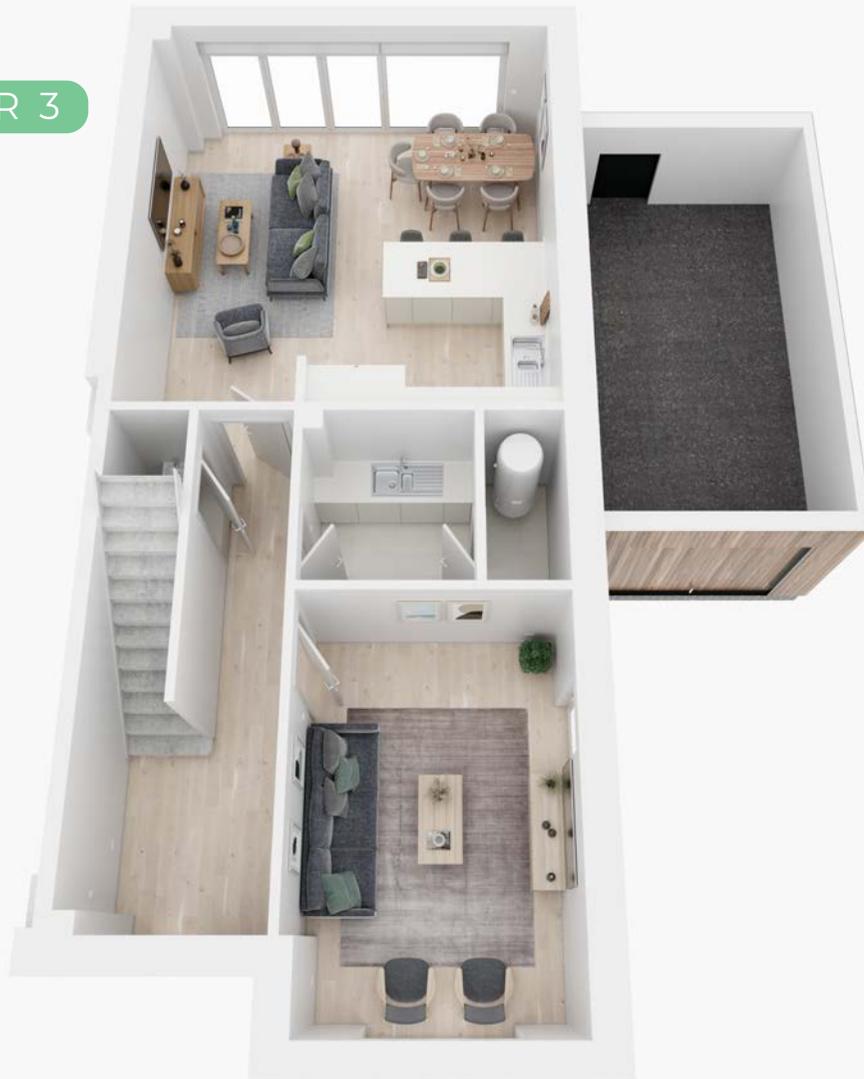
This spacious family home features four bedrooms, two with en-suite, plus a generous family bathroom. Downstairs, a large kitchen-dining-living room flows onto the rear garden and provides plenty of space to enjoy time with friends and family. A separate living room provides a quiet space to relax. Outside, the home features an attached garage and private garden with countryside views.

 4  3.5  149.6m²

- ✓ Master bedroom with en-suite
- ✓ Second bedroom with en-suite
- ✓ Two further bedrooms/office
- ✓ Separate utility room
- ✓ Generous kitchen-dining space
- ✓ Private rear garden
- ✓ Separate living room
- ✓ Zero Carbon Smart Home™



NUMBER 3



DIMENSIONS

Kitchen-dining room
 Living room
 Utility
 Bedroom 1
 En-suite 1

5.8 x 6.1m
 3.2 x 4.8m
 2.1 x 2.2m
 4.4 x 4.0m
 1.2 x 3.1m

Bedroom 2
 En-suite 2
 Bedroom 3
 Bedroom 4
 Bathroom

4.4 x 2.6m
 1.6 x 3.1m
 3.5 x 3.5m
 3.5 x 2.3m
 3.5 x 1.8m

NUMBER 4

With a large kitchen-dining room, separate living room, and the addition of a snug, this family home makes it easy for everybody to find their own space.

Upstairs, there are three airy double bedrooms, two with en-suite, a family bathroom, and a fourth bedroom / office. Outside, this home features a detached garage and stunning wrap-around garden with countryside views.

 4  3  166m²

- Master bedroom with en-suite
- Second bedroom with en-suite
- Two further bedrooms/office
- Separate utility room
- Generous kitchen-dining space
- Private rear garden
- Separate living room and snug
- Zero Carbon Smart Home™



DIMENSIONS

Kitchen-dining room	5.5 x 6.0m	En-suite 1	1.3 x 2.6m
Snug	3.3 x 3.5m	Bedroom 2	3.0 x 4.3m
Living room	3.5 x 4.2m	Bedroom 3	3.3 x 3.4m
Utility	2.2 x 1.6m	Bedroom 4	2.4 x 3.1m
Bedroom 1	5.5 x 3.2m	Bathroom	1.7 x 2.6m



NUMBER 5

From the entrance hallway, double doors lead onto an impressive kitchen-dining-living room that extends the full length of the house. A utility room keeps clutter to a minimum, while a separate home office provides space for peace and quiet.

Upstairs, you'll find three double bedrooms, one with en-suite, and a family bathroom. Outside, the private rear garden offers space to relax and enjoy the fresh country air.



3



2.5



124.6m²



Master bedroom with en-suite



Generous kitchen-dining space



Study/office to ground floor



Private rear garden



Two further bedrooms



Zero Carbon Smart Home™



Separate utility room



NUMBER 5



DIMENSIONS

Kitchen	4.0 x 3.6m	Bedroom 1	3.4 x 3.6m
Dining area	3.8 x 3.6m	En-suite	2.7 x 2.5m
Living area	4.0 x 3.6m	Bedroom 2	3.4 x 3.6m
Study	2.7 x 2.2m	Bedroom 3	4.8 x 3.6m
Utility	2.1 x 2.2m	Bathroom	1.8 x 2.6m

NUMBER 6

A near-perfect mirror image of Number Five, this home features an impressive kitchen-dining-living room that extends the full length of the house. A utility room keeps clutter to a minimum, while a separate home office provides space for peace and quiet.

Upstairs, you'll find three double bedrooms, one with en-suite, and a family bathroom. Outside, the private rear garden offers space to relax and enjoy the fresh country air.

 3
  2.5
  128.5m²

- Master bedroom with en-suite
- Generous kitchen-dining space
- Study/office to ground floor
- Private rear garden
- Two further bedrooms
- Zero Carbon Smart Home™
- Separate utility room



DIMENSIONS

Kitchen	4.0 x 3.6m	Bedroom 1	3.6 x 3.5m
Dining area	4.0 x 3.6m	En-suite	2.7 x 2.2m
Living area	4.1 x 3.6m	Bedroom 2	3.5 x 3.5m
Study	2.7 x 2.2m	Bedroom 3	4.6 x 3.5m
Utility	2.1 x 2.2m	Bathroom	1.8 x 2.2m

NUMBER 6



NUMBER 7

An impressive kitchen-dining-living room is the centrepiece of this home, with ample space to entertain and triple-glazed doors opening onto the rear garden. Also downstairs, a dual-aspect living room with picture windows offers a beautiful space to retreat and unwind.

Upstairs, you'll find three double bedrooms, including a generously sized master with en-suite, as well as a family bathroom and home office. Outside, a garage provides secure parking and storage while the south-west facing garden is perfect for soaking up the evening sun.

 3
  2.5
  147.1m²

- Master bedroom with en-suite
- Additional study/office
- Generous kitchen-dining space
- Private rear garden
- Two further bedrooms/office
- Separate living room
- Separate utility room
- Zero Carbon Smart Home™



DIMENSIONS

Kitchen	3.6 x 3.2m	En-suite	2.5 x 1.5m
Living-dining room	7.2 x 3.2m	Bedroom 2	3.2 x 3.5m
Living room	3.3 x 5.8m	Bedroom 3	3.9 x 2.8m
Utility	1.9 x 2.1m	Bathroom	1.8 x 2.2m
Bedroom 1	2.9 x 5.8m	Study	2.7 x 2.8m

NUMBER 7



NUMBER 8

With an airy kitchen-dining room to the rear of the house, a large living room to the front, and a cosy snug in between, this spacious family home has room for everybody to enjoy.

Upstairs, the large master bedroom features an en-suite. There are two further double bedrooms, a family bathroom and a home office. Outside, the home features an attached garage and private rear garden to relax and breathe in the fresh country air.

 3  2.5  146.7m²

- Master bedroom with en-suite
- Additional office/study
- Generous kitchen-dining space
- Private rear garden
- Two further bedrooms
- Separate living room and snug
- Separate utility room
- Zero Carbon Smart Home™



DIMENSIONS

Kitchen-dining room	5.8 x 5.8m	En-suite	2.6 x 1.5m
Snug	2.7 x 3.6m	Bedroom 2	3.1 x 3.5m
Living room	3.2 x 5.8m	Bedroom 3	3.2 x 3.5m
Utility	2.6 x 1.6m	Bathroom	2.6 x 1.9m
Bedroom 1	2.7 x 5.8m	Study	2.2 x 2.1m

NUMBER 8



NUMBER 9

The jewel in Monks Way's crown, this extraordinary home effortlessly blends style, space and sustainability. Downstairs, the grand entrance hallway leads onto a generous kitchen-dining room, a spacious living room with picture windows and a separate dining room the triple-glazed doors leading onto the garden. Also downstairs, a cosy snug offers a quiet space to unwind after a busy day.

Upstairs, you'll find three airy double bedrooms, two with en-suite, a family bathroom and a fourth bedroom/office. Outside, a detached garage offers secure parking and storage. While the large south-facing garden wraps around the property, offering countryside views and ample space for plants and entertaining. This is truly the pinnacle of sustainable living.

 4
  3.5
  198m²

- Master bedroom with en-suite
- Second bedroom with en-suite
- Two further bedrooms/office
- Separate utility room
- Generous kitchen-dining space
- Private rear garden
- Separate living, snug and dining
- Zero Carbon Smart Home™



DIMENSIONS

Kitchen-dining room	5.6 x 5.8m	En-suite 1	1.5 x 3.4m
Living room	5.6 x 5.1m	Bedroom 2	3.1 x 3.4m
Dining room	3.3 x 5.8m	En-suite 2	1.5 x 2.6m
Utility	1.7 x 2.9m	Bedroom 3	3.1 x 4.2m
Snug	3.8 x 3.5m	Bedroom 4	2.5 x 3.1m
Bedroom 1	4.0 x 3.4m	Bathroom	1.7 x 2.6m

NUMBER 9



KITCHENS

Kitchen units

- A choice of elegant 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
- 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 ambience 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 ambience mirror

Heating/hot water

- Zonal underfloor heating to habitable areas, Smart Home controlled
- Vaillant aroTHERM Plus air source heat pump for heating and hot water
- Integrated temperature and humidity sensors to all habitable rooms
- Zehnder Mechanical Ventilation with Heat Recovery System to all habitable rooms

FLOORING AND 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
- Natural stone, timber cladding and rough cast render
- 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

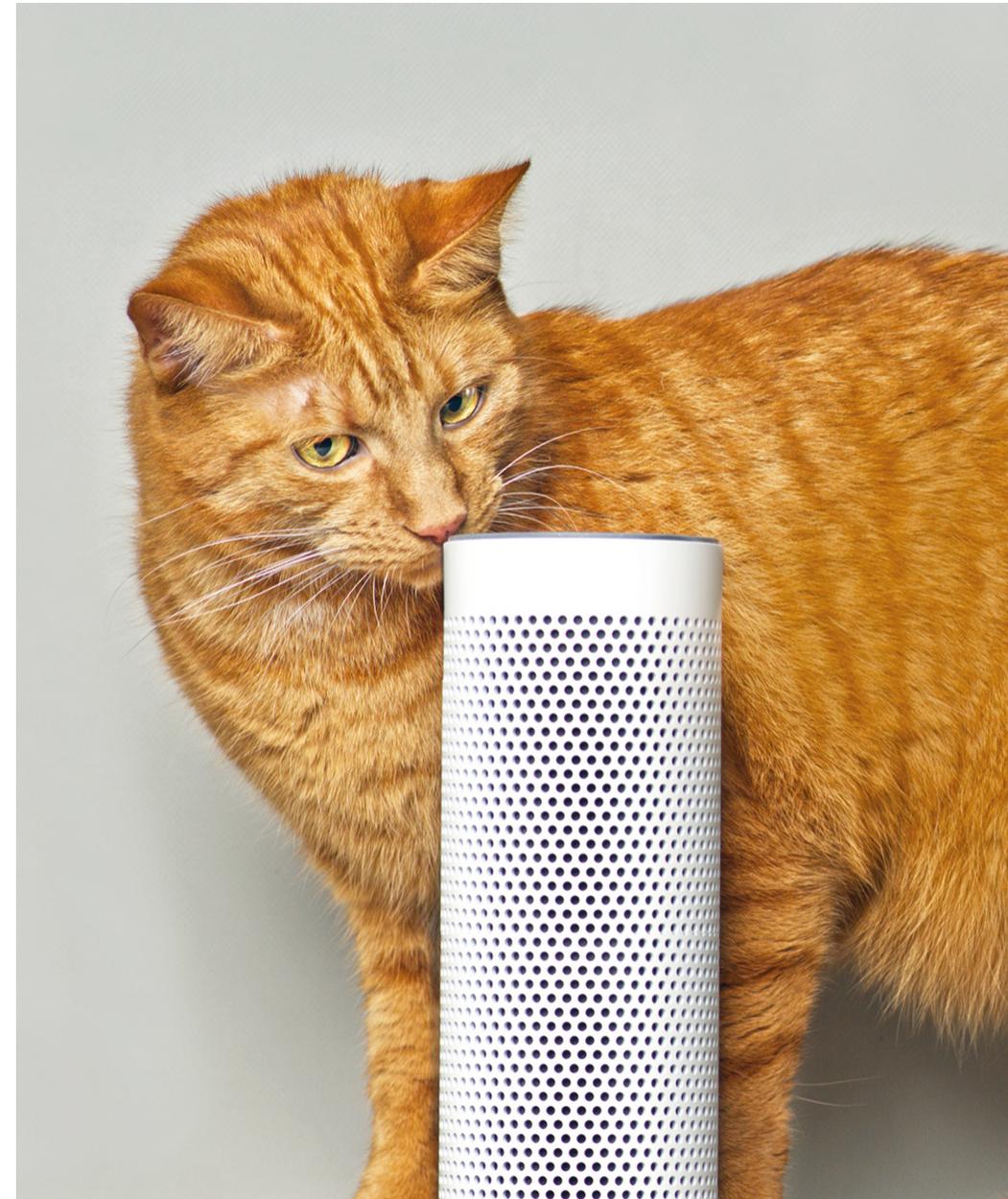
- Fully integrated Loxone Smart Home system
- In-ceiling presence sensors to habitable rooms
- Thermostats and humidistats to all habitable rooms
- Data and aerial points to all bedrooms and living areas
- 5-point multi touch smart switches
- Dimmable recessed LED downlights
- Hager electrical outlets

Sustainable Energy

- Integrated on-roof large solar PV array
- GivEnergy 5kWh hybrid inverter
- GivEnergy 9.5kWh or 13.5kWh home battery



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



GARAGES

- Electric garage door with key fob
- LED lighting, Hager electrical outlets
- Electric Vehicle charging installed as standard.



EV charging ready.



YOUR HOME WARRANTY

10 YEAR STRUCTURAL WARRANTY WITH GLOBAL HOME WARRANTIES

<https://www.globalhomewarranties.com/>



WE PROUDLY ADHERE TO THE CONSUMER CODE

CONSUMER CODE FOR HOME BUILDERS

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.

CONTACT US



READY TO
LIVE ZERO?
LET'S TALK

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

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