

MONKS WAY

HOLBETON, DEVON



VERTO

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

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WELCOME TO MONKS WAY

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

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.

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 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

 Super insulated walls and roofing


 Sensors in every room


 Aerated taps and dual flush cisterns


 Mechanical ventilation with heat recovery


 Triple glazed windows and doors


 FSC/PEFC certified timber


 Air source heat pump

 Sustainable materials

 Fully integrated smart home system

 Home battery

 Zonal underfloor heating

 Integrated solar PV panels

MONKS WAY

A COLLECTION
OF ZERO CARBON
HOMES

Plot 10 - 3 Bedroom, Semi-detached

Plot 11 - 3 Bedroom, Semi-detached

Plot 12 - 2 Bedroom, End of terrace

Plot 13 - 2 Bedroom, Mid-terrace

Plot 14 - 2 Bedroom, End of terrace



THE COLLECTION






MONKS WAY

PLOT 10

Discover your dream sustainable home with this stunning, zero-carbon home. Designed for modern living, this energy-efficient property features an expansive open-plan living room, kitchen, and dining area, perfect for entertaining and family gatherings.

The generous master bedroom offers a peaceful retreat, complemented by two additional well-sized bedrooms and a stylish bathroom. Convenience is key with a downstairs WC and ample space throughout. Step outside to a spacious garden, ideal for outdoor activities and relaxation. Embrace sustainable living in this beautifully designed home, where comfort and environmental consciousness come together seamlessly.

 3  1.5  93.25m²

- Master bedroom
- Two further bedrooms/office
- Generous kitchen-dining space
- Private rear garden
- Separate living room
- Zero Carbon home



PLOT 10



DIMENSIONS

Kitchen-dining room
 Living room
 Hall
 Bedroom 1

5.5 x 2.8m
 3.3 x 5.8m
 1.3 x 2.9m
 5.5 x 2.8m

Bedroom 2
 Bedroom 3
 Bathroom

3 x 4.2m
 2.4 x 3.2m
 2.2 x 2m

PLOT 11

Experience sustainable living in this charming three-bedroom zero-carbon home. The property features a spacious master bedroom with an en suite bathroom, two additional bedrooms, and a stylish family bathroom.

Enjoy the open-plan kitchen, and dining area, accompanied by a separate living room, perfect for modern living and entertaining. Outside, the pleasant garden provides a serene space for relaxation and outdoor activities. This home combines comfort, elegance, and eco-friendly design seamlessly.

 3  2.5  99m²

- Master bedroom with en-suite
- Private rear garden
- Two further bedrooms/office
- Separate living room
- Generous kitchen-dining space
- Zero Carbon home

DIMENSIONS

Kitchen-dining room	3.3 x 5.5m	Bedroom 2	3.3 x 3.4m
Living room	3.4 x 5.5m	Bedroom 3	4.4 x 1.9m
Hall	2.1 x 3.5m	Bathroom	2.3 x 1.9m
Bedroom 1	3.4 x 3.4m		
En-suite	2.2 x 1.9m		



PLOT 11



PLOT 12

This end of terrace property benefits from fantastic open space views across the communal green space of Monks Way. Designed for modern living, this energy-efficient, zero-carbon property features a spacious open-plan area combining the kitchen, dining, and living spaces, perfect for entertaining.

The generous master bedroom offers a tranquil retreat, complemented by an additional bedroom and an elegant bathroom. Convenience is provided with a downstairs WC and ample storage. Outside, enjoy a large garden ideal for relaxation and outdoor activities. Experience the perfect blend of comfort and eco-friendly living in this beautifully crafted home.

 2  1.5  79.6m²

- Master bedroom
- Generous living-dining space
- Second bedroom
- Private rear garden
- Zero Carbon home



PLOT 12



DIMENSIONS

Kitchen
Dining / Living room
Hall

3 x 2.5m
3 x 5.4m
2 x 3.5m

Bedroom 1
Bedroom 2
Bathroom

5.2 x 3.4m
2.7 x 4.3m
2.3 x 1.9m

PLOT 13

Discover your ideal sustainable residence with this exceptional zero-carbon home. Designed for modern living, this energy-efficient property features a spacious open-plan area combining the kitchen, dining, and living spaces, perfect for entertaining.

The generous master bedroom offers a tranquil retreat, complemented by an additional bedroom and an elegant bathroom. Convenience is provided with a downstairs WC and ample storage. Outside, enjoy a large garden ideal for relaxation and outdoor activities. Experience the perfect blend of comfort and eco-friendly living in this beautifully crafted home.

 2
  1.5
  79.6m²

- Master bedroom
- Second bedroom
- Zero Carbon home
- Generous living-dining space
- Private rear garden



DIMENSIONS

Kitchen 3 x 2.5m
 Dining / Living room 3 x 5.4m
 Hall 2 x 3.5m

Bedroom 1 5.2 x 3.4m
 Bedroom 2 2.7 x 4.3m
 Bathroom 2.3 x 1.9m

PLOT 13



PLOT 14

Enjoying a single neighbour and with an abundance of mature trees surrounding the location of this plot, it is the connection to the natural environment. Modern living comes a standard in this energy-efficient, zero-carbon property featuring a spacious open-plan area combining the kitchen, dining, and living spaces, perfect for entertaining.

The generous master bedroom offers a tranquil retreat, complemented by an additional bedroom and an elegant bathroom. Convenience is provided with a downstairs WC and ample storage. Outside, enjoy a large garden ideal for relaxation and outdoor activities. Experience the perfect blend of comfort and eco-friendly living in this beautifully crafted home.

 2  1.5  79.6m²

- Master bedroom
- Generous living-dining space
- Second bedroom
- Private rear garden
- Zero Carbon home



PLOT 14



DIMENSIONS

Kitchen
Dining / Living room
Hall

3 x 2.5m
3 x 5.4m
2 x 3.5m

Bedroom 1
Bedroom 2
Bathroom

5.2 x 3.4m
2.7 x 4.3m
2.3 x 1.9m

KITCHENS

Kitchen units

- Elegant handleless Nobilia kitchens with a durable matt finish to door fronts and decorative end panels

Worktops

- A hard-wearing laminate as standard, along with a range of Silestone upgrades

Appliances

- Multi-zone induction hob
- Integrated fan-assisted multi-function combination oven
- Integrated dishwasher
- Chrome single-lever mixer tap
- Bowl and a stainless steel sink
- Integrated 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 Ambiance 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 shower screen
- Vado rain shower head and separate hand shower attachment
- Vado multi-function thermostatic bath/shower valve
- Programmable heated chrome towel rail
- Heated and illuminated Ambiance mirror

Heating/hot water

- Zonal underfloor heating to ground floor with radiators upstairs
- 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

*size will vary depending on room and house type

FLOORING AND FINISHES

Internal finishes

- LVT (Luxury Vinyl Tile) to open plan kitchen.
- Carpets available to upgrade in bedrooms, landing and stairs
- Gloss to all woodwork and doors, walls painted in matt white
- Ceramic Tiling to floor of bathrooms and wet areas

External finishes

- Triple-glazed windows and patio doors
- Slate roof with rough cast render
- 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.

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 ground breaking 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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