

TALBOT PLACE, WHITCHURCH

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A NEW COLLECTION OF 2, 3 & 4 BEDROOM HOMES

TALBOT PLACE, WHITCHURCH

DEVELOPMENT LAYOUT

KEY

-  **Bedale**
2 bedroom home
-  **Holywell**
2 bedroom home
-  **Kew**
2 bedroom home
-  **Matlock**
3 bedroom home
-  **Mewstone**
3 bedroom home
-  **Ennerdale**
3 bedroom home
-  **Lutterworth**
3 bedroom home
-  **Kennisham**
4 bedroom home
-  **Woodcote**
4 bedroom home
-  **Alderney**
4 bedroom home
-  **Kelling**
4 bedroom home
-  **Radleigh**
4 bedroom home
-  **Affordable Housing**
- SS** **Sub Station**



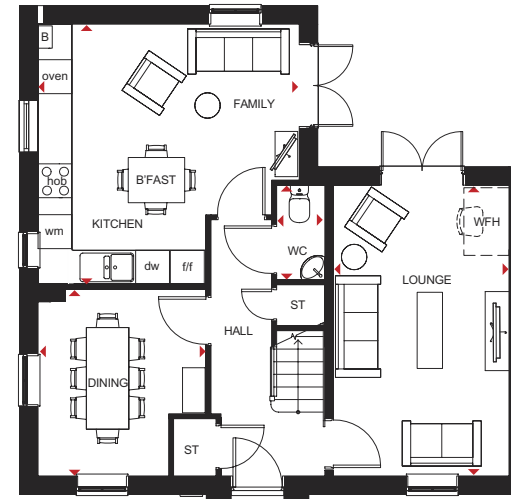
ALDERNEY

4 BEDROOM HOME



Selected plots across our development will feature solar PV panels, please speak to our sales advisers for more information

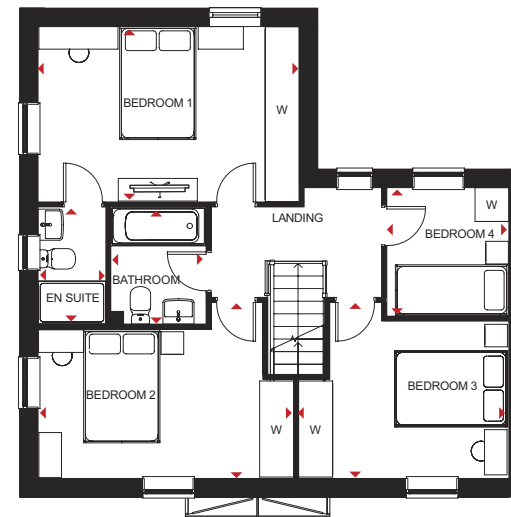
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dining room with dual-aspect windows
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom
- All homes include an EV charging point



Ground Floor

Lounge	3095 x 5143 mm	10'2" x 16'10"
Kitchen/ Breakfast/Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
En Suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

(Approximate dimensions)

KEY	B Boiler	f/f Fridge/freezer space	W Wardrobe space
	ST Store	dw Dishwasher space	◀▶ Dimension location
	wm Washing machine space	WFH Working from home space	



BARRATT
HOMES



We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. EDW003200/JUN23

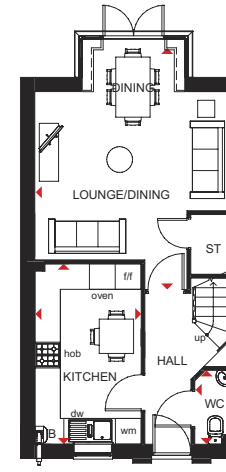
WOODCOTE

4 BEDROOM HOME



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.

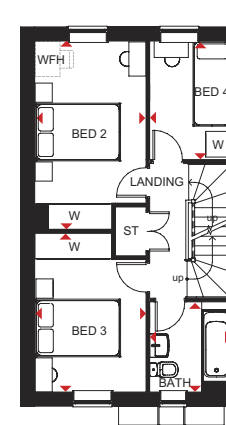
- Spacious home, perfectly designed over three floors for modern living
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Two double bedrooms, a single bedroom and bathroom are on the first floor
- Exceptionally spacious main bedroom with en suite and dressing area takes up the entire second floor
- All homes include an EV charging point



Ground Floor

Lounge/Dining	4603 x 5645mm	15'1" x 18'6"
Kitchen	4211 x 2481mm	13'10" x 8'2"
WC	1692 x 860mm	5'7" x 2'10"

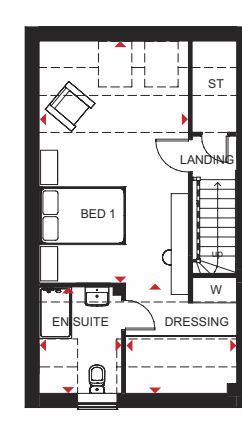
(Approximate dimensions)



First Floor

Bedroom 2	4409 x 2608mm	14'6" x 8'7"
Bedroom 3	3717 x 2608mm	12'2" x 8'7"
Bedroom 4	2779 x 1912mm	9'1" x 6'3"
Bathroom	2112 x 1912mm	6'11" x 6'3"

(Approximate dimensions)



Second Floor

Bedroom 1	5645 x 3482mm	18'6" x 11'5"
En Suite	1926 x 2486mm	6'4" x 8'2"
Dressing Area	2594 x 2574mm	8'6" x 8'5"

(Approximate dimensions)
Overall dimension includes lower ceiling areas

KEY	B	Boiler	wm	Washing machine space	WFH	Work from home space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	W	Wardrobe space	dw	Dishwasher space		



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HOMES



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BDW003203/JUNE23

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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