



EQUINOX II EXETER

BUILDING BRILLIANCE

WELCOME TO CAVANNA HOMES

"Our vision at Cavanna Homes is to become the most admired regional housebuilder in the South West. We strive to achieve this through our product design, innovation and build quality, whilst maintaining the trust and respect of our customers and the local communities around our developments.

We aim to be a company whose employees, shareholders, customers, business partners and the community can be proud to be associated with."

Keith Miller. Managing Director.



Jeremy Cavanna. Chairman.



EQUINOX II EXETER

Following on from our first phase at Equinox in Exeter, Equinox II will provide 81 new homes consisting of 2, 3 and 4 bedrooms made up of terraced, semi-detached and detached homes. 20 of these properties will be Affordable Homes.

Similarly to the first phase, this development is a superb location for your new family home, located on the eastern outskirts of Exeter. A new community is being formed, so residents will be able to enjoy a fully equipped sports field, allotments, Park and Ride services to Exeter, plus new local shops and businesses, along with a planned primary school. There will also be a 15-acre country park, which will provide an open green space close to the development.

Our 2, 3 and 4 bedroom homes are built with traditional craftsmanship. The 81 new homes have been designed to be in keeping with the contemporary architectural style of Exeter Science Park so are beautifully finished in crisp white render, with brick features and timber cladding.

At Cavanna, every home we build is considered and designed with you in mind. The high level of workmanship and exacting standards in planning and construction means you will purchase a quality home to satisfy, and we hope, exceed your expectation.



Cavanna use the finest materials selected for longevity, function and performance. Our attention to detail and quality goes beyond the build, every Cavanna Home comes with contemporary fitted kitchens, the latest heating systems, excellent wall and loft insulation and double glazing as standard. This means your house is thermally efficient, comfortable and beautifully stylish.

Tailoring your dream home is a delight with Cavanna. Our superior range of finishes in the kitchen and bathroom means you can make your house a home before you even move in. Please do talk to one of our Sales Advisors about our standard options and optional extras*.

When you choose a Cavanna home you can be assured our friendly, professional and knowledgeable staff are always on hand for advice and assistance. Before you move in you will be invited to visit your home and given a tour and demonstration so you are familiar with your home.

We are a proud developer and we endeavour to deliver homes that enhance the community in which they reside.

*This will depend on the build progress and when you reserve your plot.

ABOUT THE AREA

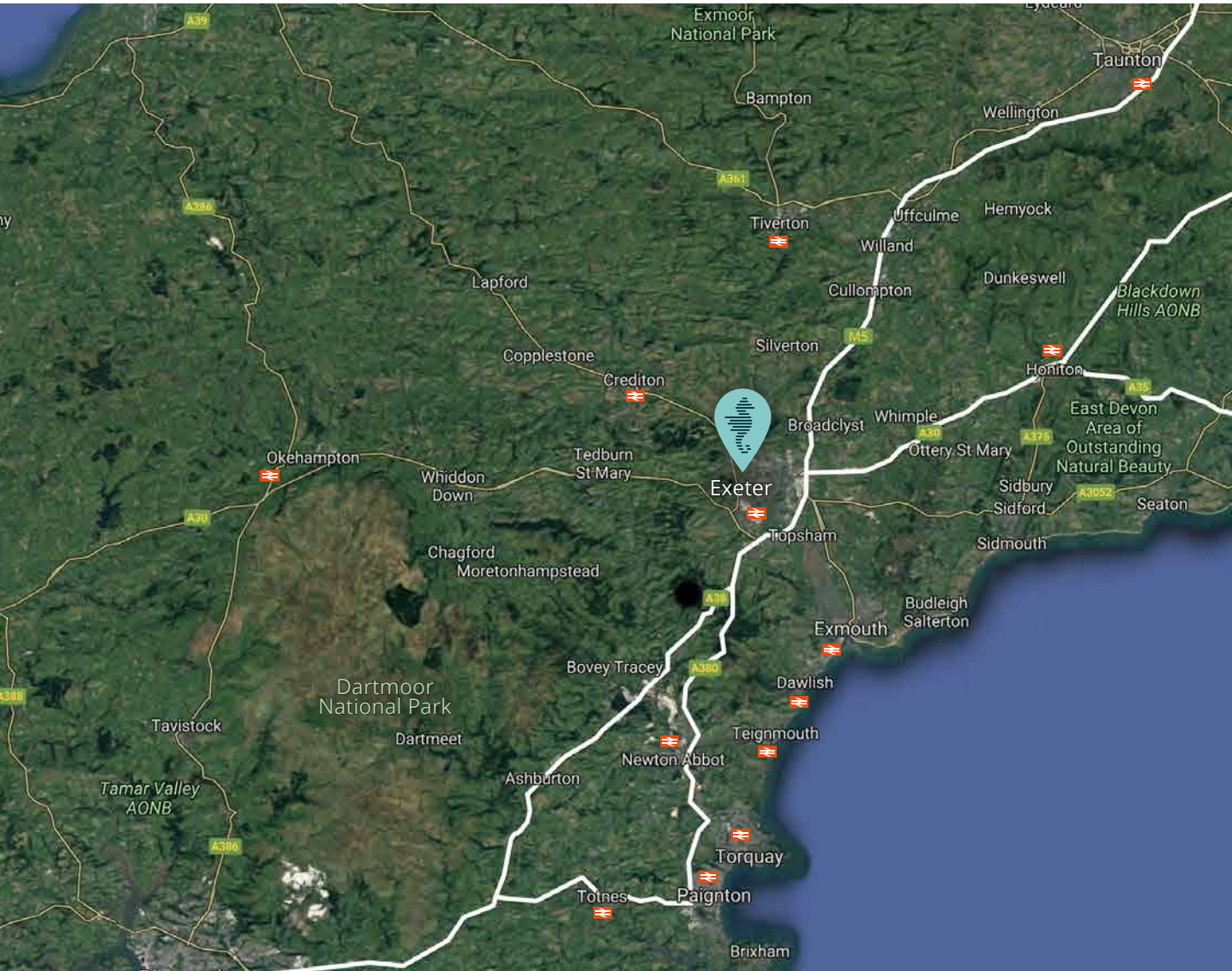
Equinox II is within easy commuting distance of the historic city of Exeter, just 4 miles away. The lively city is home to cafés, restaurants and has a thriving shopping scene, with two shopping centres in the centre of the city, mixing independent boutiques with high-end labels. Just 1.5 miles away in the area of Pinhoe, you will find supermarkets, local businesses and a primary school.

Equinox II is also in a great location for those who love to get outdoors and explore the local area. There are several interesting attractions around Exeter that appeal to all ages including Crealy Theme Park and Powderham Castle. For outdoor enthusiasts who love walking and cycling, Haldon Forest and Bicton Park Gardens are also a short distance from the development. Travelling further afield to South and East Devon brings you to miles of stunning coastline and sandy beaches.

There are good transport links close to Equinox II with the M5 less than 2 miles away and Exeter Airport approximately 4 miles away.

The main train station, Exeter St. David's, is 4.5 miles away with links to Plymouth, Bristol and London and for local links, there are several stations within 2 miles, including Pinhoe, Digby & Sowton and Cranbrook, with journeys to Exeter Central taking from 5 minutes. There is also a new bus route on the Tithebarn Link Road into Exeter and a cycle route across Redhayes Bridge connecting with the city's cycling network.





Our commitments to the community

£476,373 towards Tithebarn Link Road contribution

£319,787 towards education; providing or enhancing facilities including new primary and/or secondary provision in South West Exeter

£108,934 towards public transport

£84,324 towards transport to include walking and cycling improvements

£40,293 contribution to Exe Estuary Special Protection Area

Approx Driving Distances

Topsham – **6 miles**

Sidmouth – **13 miles**

Dartmoor – **22 miles**

Taunton – **30 miles**

ABOUT CAVANNA HOMES



Established in 1923 Cavanna Homes is a family business, building elegant homes for nearly a century. Now the largest independent house builder based in the South West, we take pride in our work and have a well-deserved reputation for constructing quality homes of the highest standard. We strive to provide our customers with a home that will be a solid foundation for your family.

A home to enjoy today and for years to come.

When you buy a Cavanna home you are buying from a company with nearly 100 years of experience, so you can enjoy the peace of mind that comes with a property built with years of expertise, backed up by an exemplary level of customer support and advice.

So rest assured that our dedicated support will begin with your first contact and continue until long after you have moved in.

Our team will be delighted to provide you with two years of full aftercare following the completion of your purchase.

THE CAVANNA HOMES CUSTOMER CHARTER

THIS IS OUR PROMISE TO YOU.

Our Customer Charter is to provide you with clear and concise information when viewing, purchasing and living on a Cavanna development and to ensure that you are provided with a quality new home.

- ✔ All of our marketing and advertising will be clear and truthful.
- ✔ From your initial enquiry you will receive friendly, professional and knowledgeable advice.
- ✔ Confirmation of the Layout and Specification of your home and details of all contractual information will be given to you, so that you can make an informed decision about the home you are intending to purchase.
- ✔ We will provide a clear description of the Sale process, together with details of your cancellation rights.
- ✔ You will be given clear and fair Contract of Sale Terms and Conditions.
- ✔ We will keep you informed of any significant change regarding the progress of your home.
- ✔ When visiting or living on our development you will be given Health & Safety guidance.
- ✔ Before occupation you will be invited to visit your new home, to familiarise yourself with the house and be given a demonstration of appliances, controls and fittings.
- ✔ You will be provided with a Home Owners' Manual and Welcome Pack, including Manufacturers guarantees, warranties, instructions, registrations details and information about looking after your new home.
- ✔ Should you have any issues with your new home you will be provided with details on our procedures and how to contact us.
- ✔ We will visit you once you have settled into your new home, so we may assist with any queries.

EQUINOX II SITE PLAN

2 BEDROOMS

BRAY

PLOTS 9, 10, 18-20, 30, 31,
56, 57, 69,70

3 BEDROOMS

BOVEY

PLOTS 21, 27-29, 32, 36, 50,
55, 67, 68, 71

DART

PLOTS 11, 12, 14, 26, 38, 40,
43, 44, 74-76

TAMAR

PLOTS 13, 77

TEIGN

PLOTS 33-35, 45, 46, 51-54

4 BEDROOMS

HARBOURNE

PLOTS 23, 47, 49

OAKMONT

PLOTS 17, 22, 24, 25, 39, 42,
48, 72, 73

TAVY

PLOTS 15, 16, 37, 41

AFFORDABLE HOUSING

1 BEDROOM

PLOTS 1-6

2 BEDROOMS

PLOTS 7, 8, 60-65, 79, 80

3 BEDROOMS

PLOTS 58, 78

4 BEDROOMS

PLOTS 59, 66, 81

This site plan is for identification purposes only and is not intended to indicate precise details of landscaping, external works or plot boundaries. Purchasers must satisfy themselves with the details of the plot with the Sales Advisor. Information is correct at time of print but is subject to change.





SPECIFICATION

Before you move in you will be invited to visit your home and be given a home demonstration of appliances, controls and fittings. You will be provided with a Home Owner's Manual and a Welcome Pack including manufacturers guarantees, warranties, instructions, registration details and information about looking after your new home.

All homes at Equinox II include the following:

KITCHEN

Choice of kitchen units* with soft close cupboards and drawers
Laminate worktop with matching upstand
Built in or built under single or double oven**
Built in induction hob
Canopy Hood
Integrated 50/50 split fridge freezer**
Integrated/ free-standing washing machine**
LED chrome downlights
Integrated dishwasher**

BATHROOMS & EN-SUITES

White sanitaryware
Choice of colour co-ordinated wall tiles*
Thermostatic Shower
Hinged bath screen to main bathroom
Shaver socket to main bathroom
Chrome towel radiator to bathroom and en-suites**
LED chrome downlights

CENTRAL HEATING

Compact radiators with thermostatic radiator valves (not on all radiators**)
District Heating Heat Interchange Unit with Central Heating Programmer and two zone programmable roomstat

INTERNAL

Painted walls, ceilings and timberwork throughout
Architrave and skirting throughout
Dual USB double socket to kitchen and bedroom 1
TV point to Lounge and Bedroom 1 and telephone point to Lounge
Carbon Monoxide, Smoke and Heat Alarms

EXTERNAL

1.8m close boarded fencing and gate (where applicable**)
Quality seeded turf to front and rear gardens (where applicable**)
Grey UPVC double glazed windows
Front external light
Front door with chrome furniture, eye viewer and door chain
External tap

WARRANTY

10 year NHBC Buildmark Warranty
2 year Cavanna Homes customer support

* Subject to stage of construction - ask for details.

** Ask Sales Advisor for plot specific details.

Specification correct at time of print but can vary.
Please check plot specific details with the Sales Advisor.

Images shown are from other Cavanna developments
and are used for indicative purposes only.

HOW TO GET THERE



Equinox II, off Stone Barton Road Exeter, EX1 3XL

From the M5 at Junction 29, exit onto Honiton Road/A30 towards Honiton, bearing left at the traffic lights, and taking the left exit to continue on Honiton Road. Take the next left onto Tithebarn Green Link Road South and stay on this road for half a mile. Take the second right onto Stone Barton Road, follow the road to find Equinox II on your right hand side.

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HOMES



