



Regents Village

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Persimmon

Together, we make your home



Regents Village

Cheltenham • Gloucestershire



Persimmon

Together, we make your home

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When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

"With over 50 years of building excellence, find out more about us on page 4"



5 stars!

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Regents Village

Find out more

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Who we are

A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 30](#)

Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

14,868

homes
sold in
2022

200+

locations
across
the UK

5000+

employees
make it all
happen

700+

apprentices
taken on
each year

£505.6m

invested in
local communities
in 2022



"Building sustainable homes and community hubs"

Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Find out more about the Persimmon Pledge.



Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.



Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.

10-year warranty

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.



Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.



Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.

Read more on page 32





With you all the way

Your journey with us

From finding your perfect new home to moving in,
we're here to help every step of the way.

1. → 2. → 3.

Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

→ 4. → 5. → 6.

Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

→ 7. → 8. → 9.

Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



PART
EXCHANGE



HOME
CHANGE



OWN NEW
RATE REDUCER



DEPOSIT UNLOCK

Deposit Unlock



Bank of Mum and Dad

Bank of Mum and Dad



Deposit Boost

Deposit Boost



**Armed Forces/Key
Workers Discount**

Armed Forces/Key
Workers Discount



- ⑤ Choice of 2-bedroom apartments and 1, 2, 3, 4 & 5-bedroom homes
- ⑤ Close to the stunning Cotswolds
- ⑤ Local train station nearby
- ⑤ Good range of local amenities



Scan me!

For availability and pricing
on our beautiful new homes in
Regents Village.



Cheltenham • Gloucestershire

Regents Village

Regents Village is our exciting new development of sustainable low carbon ready new homes in Cheltenham, a vibrant Regency town in Gloucestershire. Offering a selection of 1, 2, 3, 4 and 5-bedroom new homes, there's something for everyone.

Regents Village is set on the northern outskirts of Cheltenham, on the edge of charming Swindon Village. A new home here puts you within short walking distance of shops, supermarkets and services at the neighbouring retail park, while just 2.5 miles away you'll find the vibrant nightlife, fantastic shopping and elegant promenades of Cheltenham town centre.

Easily within reach

Although Cheltenham is a bustling and well-connected town, it also enjoys proximity to some stunning countryside. The Cotswolds Area of Outstanding Natural Beauty stretches out to the east, home to idyllic villages and beautiful viewpoints – the highest of which, Cleeve Hill, is just an 11-minute

drive from Regents Village. Malvern Hills Area of Outstanding Natural Beauty is also close by, while closer to home Pittville Park offers lakeside walks and picnic spots in Cheltenham itself.

Great transport links

Cheltenham is a great base for anyone wanting to commute in the region. Regents Village is just 2 miles from Junction 10 of the M5, which leads north to Tewkesbury, Worcester and Birmingham. Heading south you can reach Gloucester and Bristol, while the nearby A40 leads directly to Oxford. Cheltenham Spa train station operates routes to Birmingham in 40 minutes and London Paddington in 2 hours, and there are good local bus routes too.

Low carbon ready homes

All homes at Regents Village are equipped with an air source heat pump, providing an efficient all electric heating solution.

EXPLORE

Start exploring...

Cheltenham Spa train station
2.5 miles

Gloucester
9.9 miles

Malvern Hills AONB
22.9 miles

Worcester
23.5 miles



Regents Village

Our homes

2 bedroom apartments

 The Hurdle/The Furlong

1 bedroom

 The Banbridge

2 bedroom

 The Arkle

 The Denman

3 bedroom

 The Galvin

 The Skelton

 The Blackmore

 The Walsh

 The Alderbrook

4 bedroom

 The Rambler

 The Kennedy

 The Gallop

 The Himbleton

 The Foxford

5 bedroom

 The Kilcruit

Potential
Future Development





2 bedroom apartments

The Hurdle/Furlong



These two-bedroom apartments are perfect for first-time buyers and young professionals. There's an open plan kitchen/dining/living room with a Juliet balcony. The bedrooms are perfectly proportioned and there is a modern bathroom.



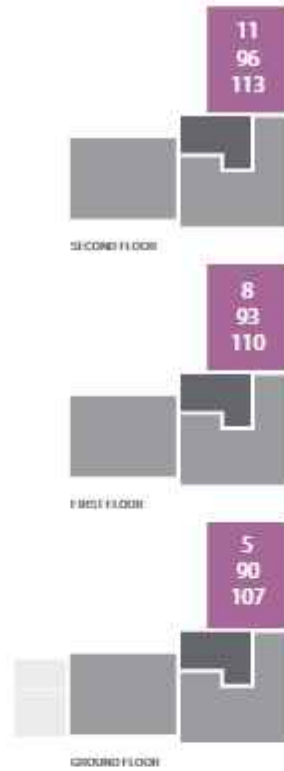
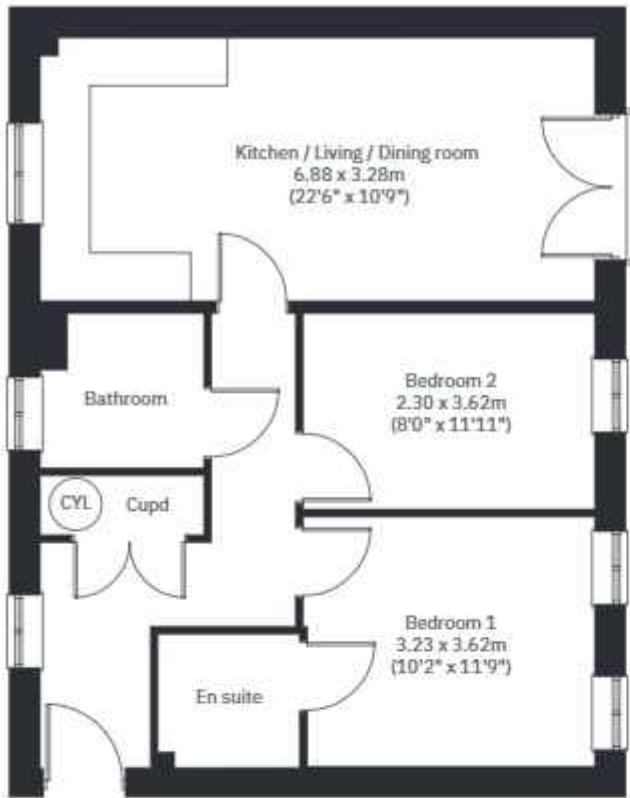
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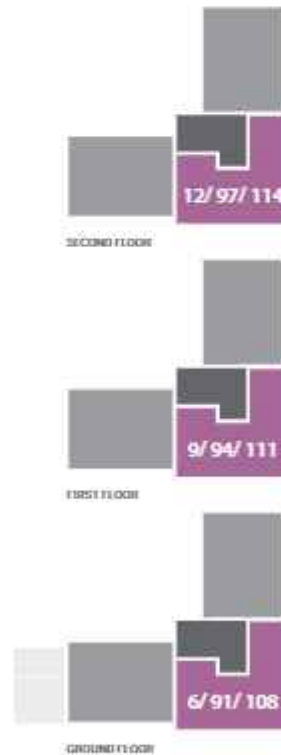


The Hurdle/Furlong

2 bedroom apartments



THE HURDLE 2



THE FURLONG

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1 bedroom home

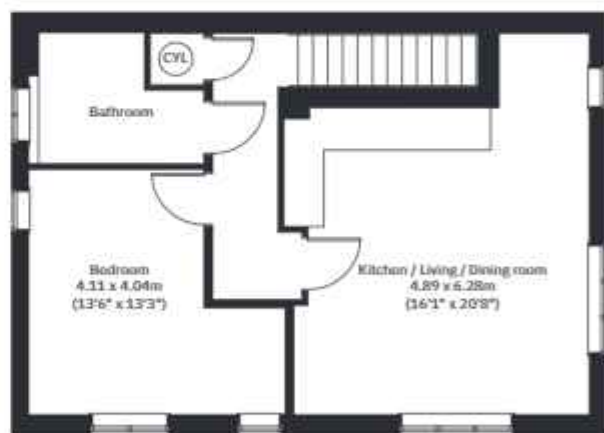
The Banbridge



The Banbridge is a one-storey home designed for practical living. There's an open plan kitchen/living/ dining room, a double bedroom, modern bathroom and storage space. Perfect for first-time buyers and young professionals.



GROUND FLOOR



FIRST FLOOR

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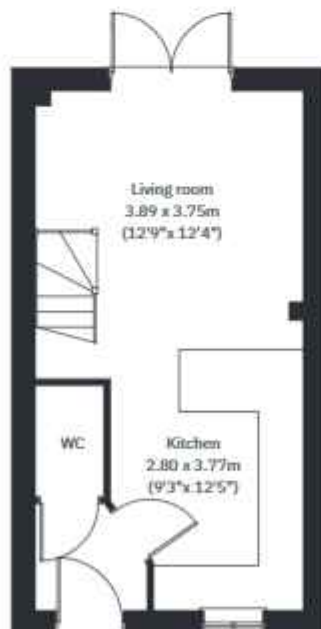


The Arkle

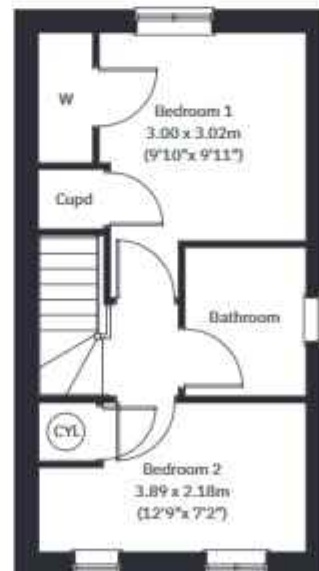
2 bedroom home



The Arkle features a bright open plan kitchen/living room with French doors leading into the garden. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom. Perfect for first-time buyers and young professionals.



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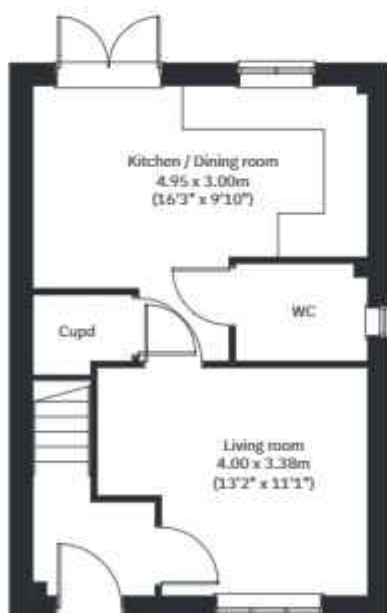


2 bedroom home

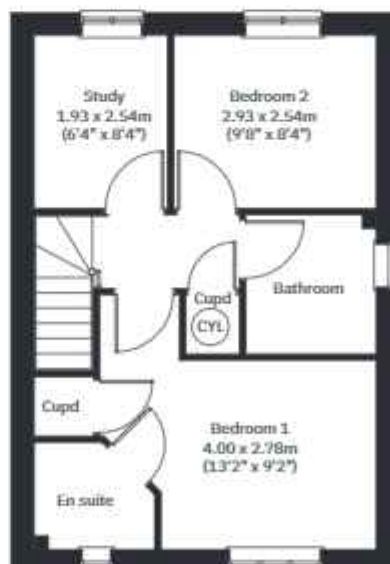
The Denman



Perfect for the way we live today, the two-bedroom Denman has a modern open plan kitchen/dining room with French doors and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are two bedrooms - bedroom one has an en suite - and a family-sized bathroom and a study. Appealing to families, first-time buyers and young professionals.



GROUND FLOOR



1ST FLOOR

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The Galvin

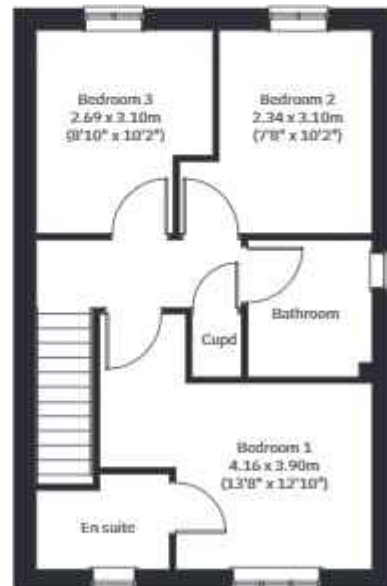
3 bedroom home



The popular Galvin is a three-bedroom family home with a bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, handy storage cupboard and en suite to bedroom one mean it ticks all the boxes for practical family living.



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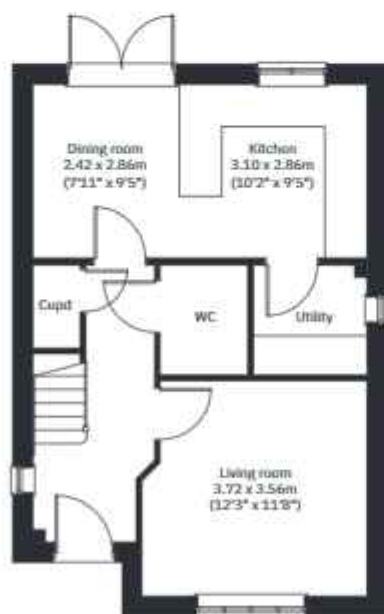


3 bedroom home

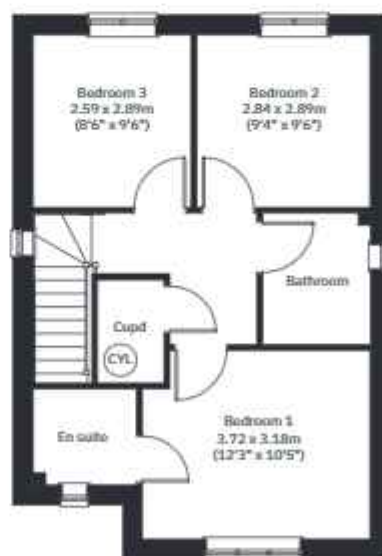
The Skelton



The Skelton is a modern home ideal for family life. This three-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom. There's also garage to selected plots.



GROUND FLOOR



1ST FLOOR

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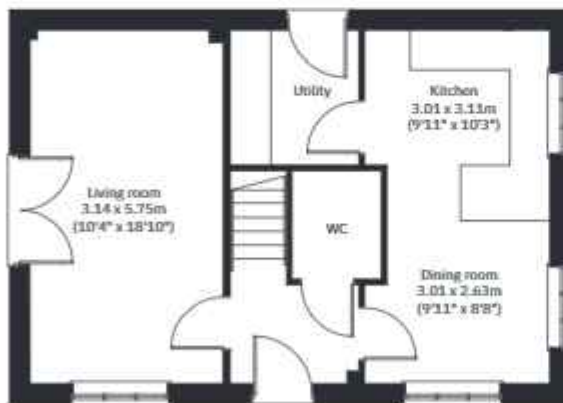


The Blackmore

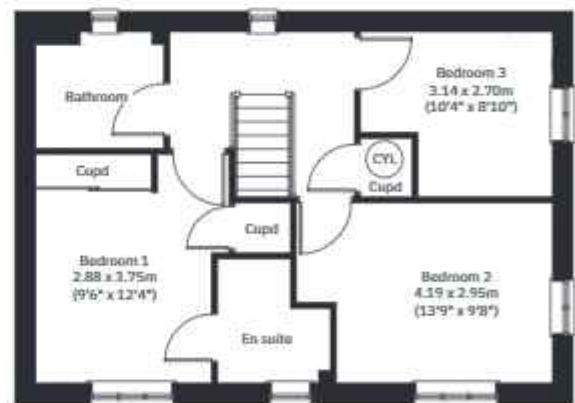
3 bedroom home



A thoughtfully-designed three-bedroom family home with much to offer, the Blackmore has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. The inner hallway, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom. There's also garage to selected plots.



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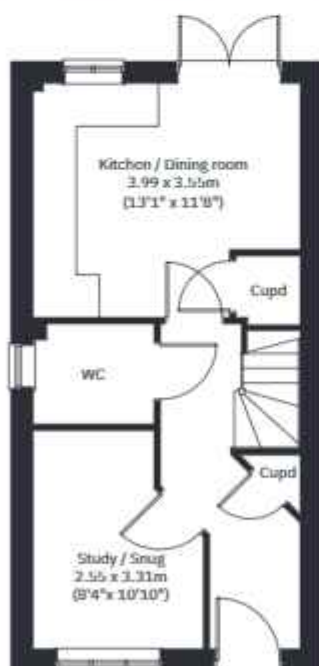


3 bedroom home

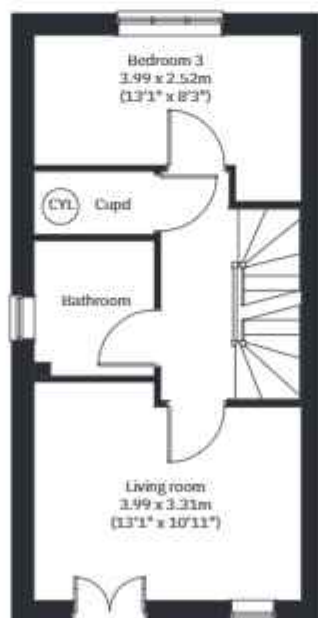
The Walsh



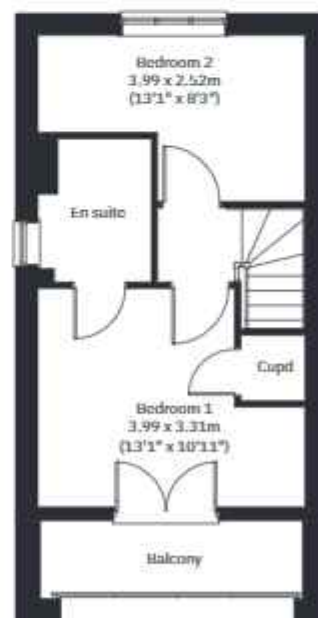
Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish kitchen/ dining room, downstairs WC and separate study/snug. On the first floor there's the living room with a Juliet balcony, bedroom three and the bathroom. Whilst the second floor is home to an impressive bedroom one with a balcony and an en suite, and bedroom two.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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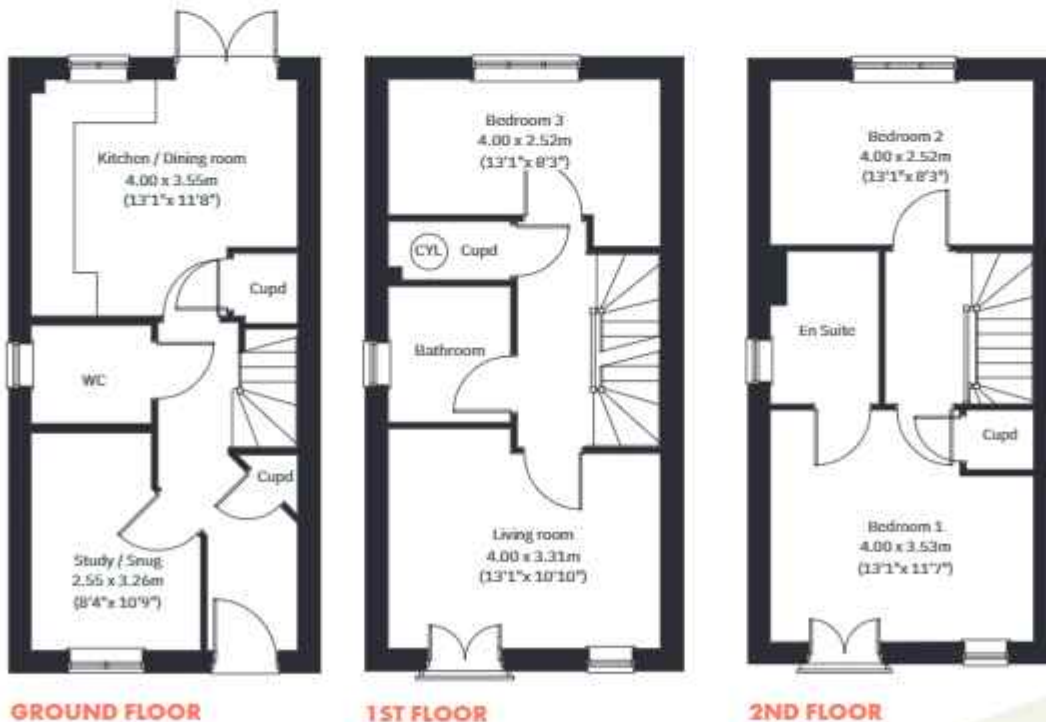


The Alderbrook

3 bedroom home



Perfect for the way we live today, the three-bedroom Alderbrook has a modern open plan kitchen/dining room with French doors opening into the garden, downstairs WC and a handy separate study/snug. The first floor is home to the living room, bedroom three and the family bathroom. On the second floor there are two nicely proportioned bedrooms - bedroom one with en suite - and a handy storage cupboard.



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4 bedroom home

The Rambler



The Rambler is a superb detached home with an integral garage, a good-sized living room leading into a bright open plan kitchen/dining room with French doors to the garden - perfect for family life and entertaining. It's practical too with a downstairs WC and five storage cupboards. The large bedroom one has an en suite, with the spacious landing leading on to three further bedrooms and the main family bathroom.



GROUND FLOOR



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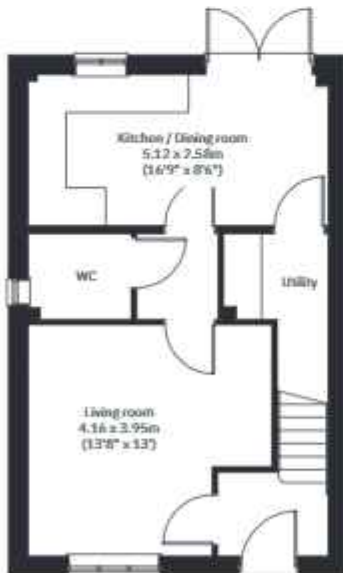


The Kennedy

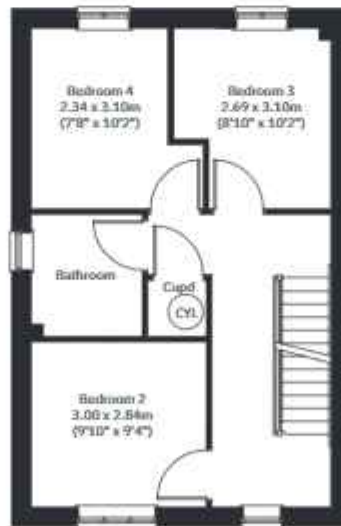
4 bedroom home



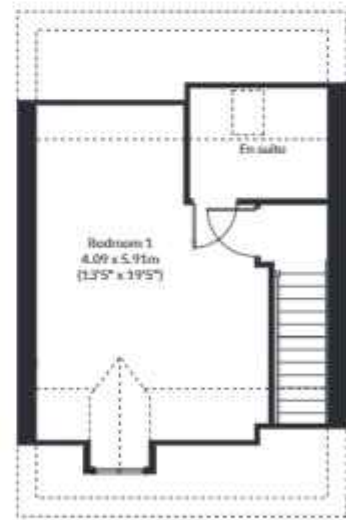
The Kennedy is a modern three-storey home ideal for family life. This four-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, and front-aspect living room and a WC. The first floor has three good-sized bedrooms and the main family bathroom, and on the top floor there's an impressive bedroom one with an en suite.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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The Gallop

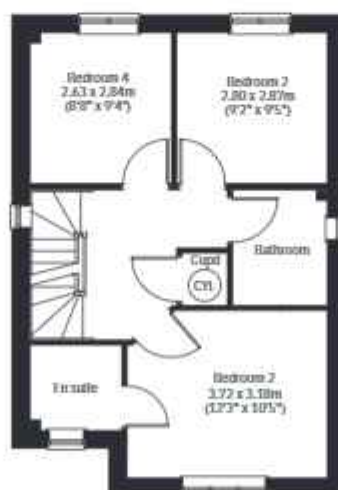
4 bedroom home



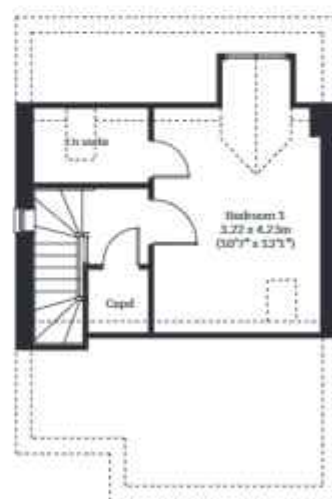
Enjoy the best of modern living in this popular four-bedroom home with a separate garage. The Gallop's bright front-aspect living room, spacious kitchen/dining room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. The first floor consists of three bedrooms - bedroom two with an en suite and a family bathroom. On the second floor, bedroom one has an en suite and further storage.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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The Himbleton

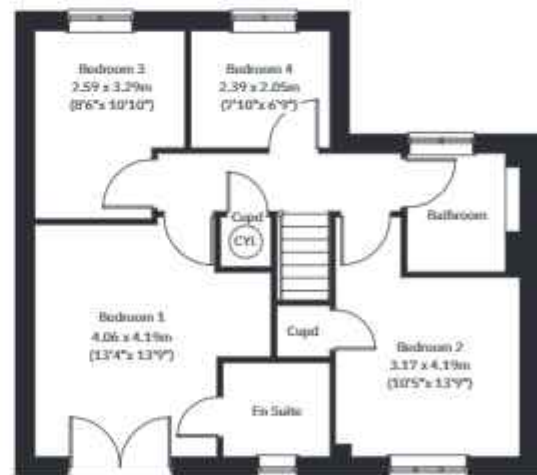
4 bedroom home



A thoughtfully-designed four-bedroom home with a garage. Both the living room and the kitchen/dining room have French doors that lead you out into the garden. There's a separate utility/storage cupboard and a downstairs WC. Upstairs, two of the bedrooms face the front and two overlook the garden. Bedroom one has its own en suite and a Juliet balcony, and the other bedrooms share a good-sized family bathroom. Two more built-in storage cupboards are a great feature.



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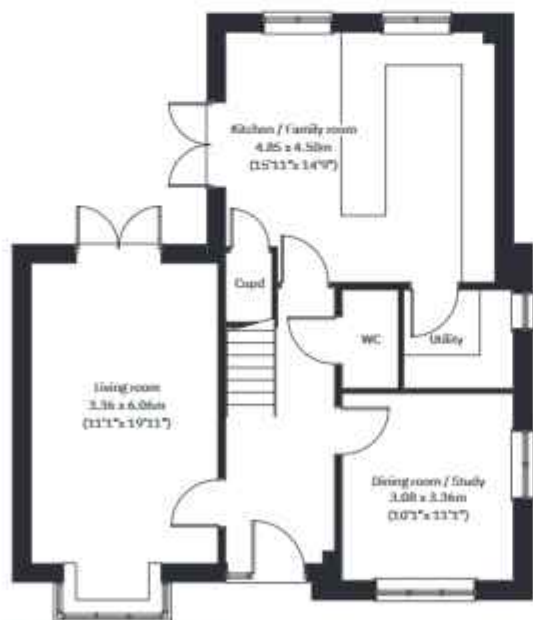


The Foxford

4 bedroom home



The Foxford is a detached four-bedroom home featuring an open-plan kitchen/family room with French doors leading into the garden. There's a separate dining room/study and a dual-aspect living room with a bay window and also with French doors. It has a utility room, downstairs WC, bedroom one with an en suite, Juliet balcony to bedroom two and under-stairs storage. There's also a separate garage.



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The Kilcruit

5 bedroom home



The Kilcruit is a superb detached home with a good-sized living room, and a bright open plan kitchen/family room with French doors leading onto the garden - perfect for family life and entertaining. It's practical too, with a utility, downstairs WC and three storage cupboards. The large bedroom one has a Juliet balcony and an en suite, with the spacious landing leading on to four further bedrooms, and the main family bathroom.



GROUND FLOOR

1ST FLOOR

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

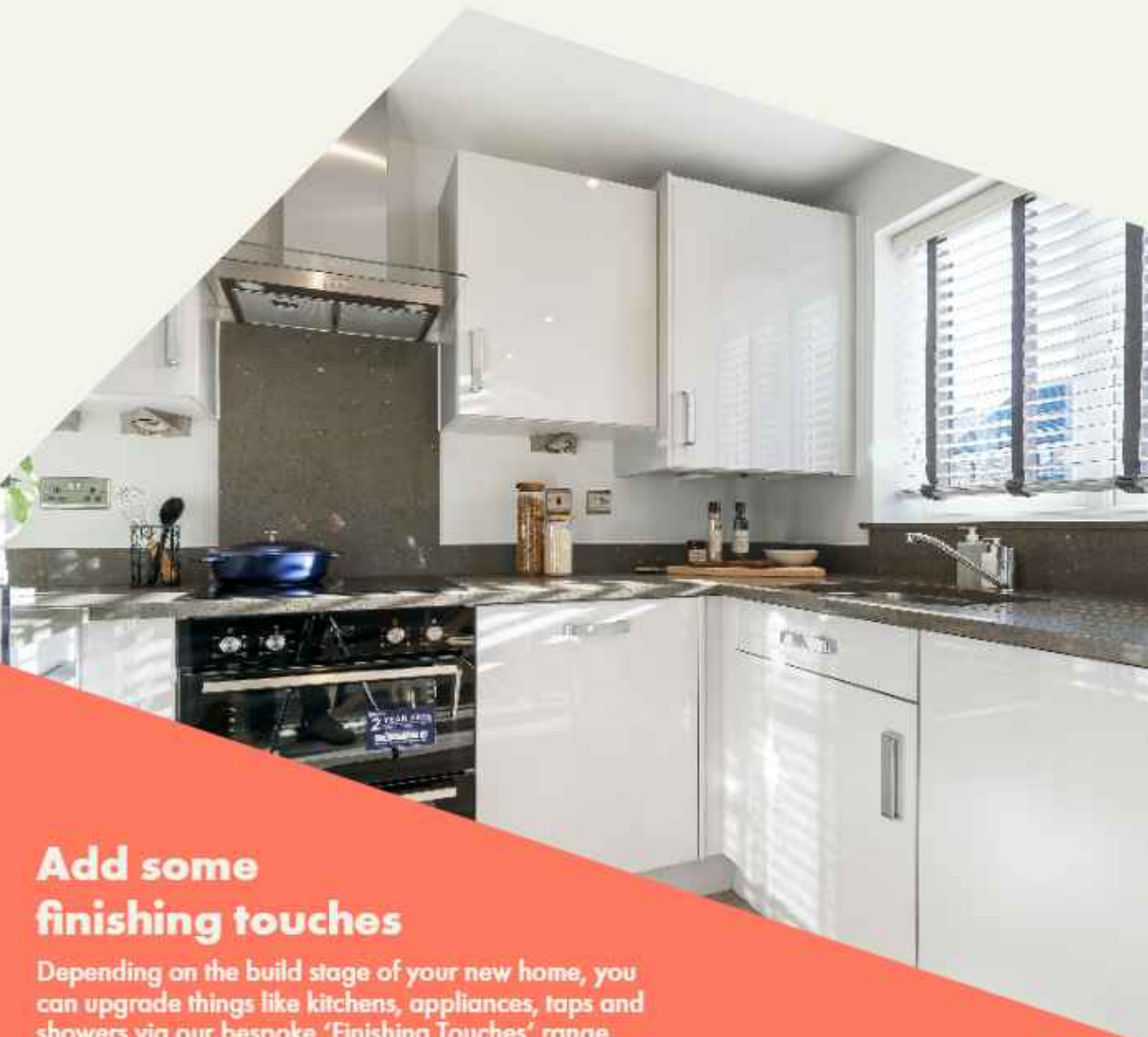
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments.



Regents Village

Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



External

Walls

Traditional cavity walls.

Inner: timber frame.

Outer: Style suited to planned architecture.

Roof

Tile or slate-effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

GRP-skinned external doors with PVCu frames.

French doors to garden or balcony

(where applicable).

Electrics

External light to front. Wiring for external light

to rear.



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White painted doors with white hinges.

Heating

Air source heat pump.

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.

General

Media plate incorporating TV and telecommunication outlets to living room.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

Extractor fan to bathroom and en suite (where applicable).

Shower

Mira showers with chrome fittings to en suite.

Where there is no en suite, Mira thermostatic shower with wall mounted shower head, complete with shower screen.

Tiling

Half height tiling to sanitaryware walls in bathroom and en suite.

Splashbacks

1-course splashback to WC basin /

3-course splashback to bath / fully tiled shower.

Toilets

Soft close toilet seat(s).

General

En suite to bedroom(s) where applicable.



Security

Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

Fire

Smoke detectors wired to the mains with battery back-up.



Garage & Gardens

Garage

Garage, car ports or parking space.

Garden

Front lawn turfed or landscaped (where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.



Kitchen

General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage) with soft closure to all doors and drawers.

Plumbing

Plumbing for washing machine.

Appliances

Single electric stainless steel oven, electric hob in stainless steel and chimney cooker hood with splashback from a range of colours.





Energy efficiency built in

Sustainability

Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

Energy efficiency built in:

- ✓ **PEA rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **Air source heat pumps**
A great, energy efficient choice for heating your home and water.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.



Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available
on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenewest.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:	D:	P:
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Your home, your way

Finishing Touches to make it yours

Our goal is to make your house feel like your home before
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Share & win!

Share your love for your new Persimmon home and you could win a £100 IKEA voucher. There is one up for grabs every month. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

persimmonhomes.com/finishingtouches

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales adviser on site.



All about community

Proud to be building communities

When creating Regents Village, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Regents Village has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



"We've actively enhanced biodiversity at Regents Village."

EDUCATION

Contribution of £1,000,000
towards secondary education.

HOUSING

Affordable and extra care
housing provision.

HIGHWAYS

Contribution of £2,500,000
towards highways improvements.

TRAFFIC

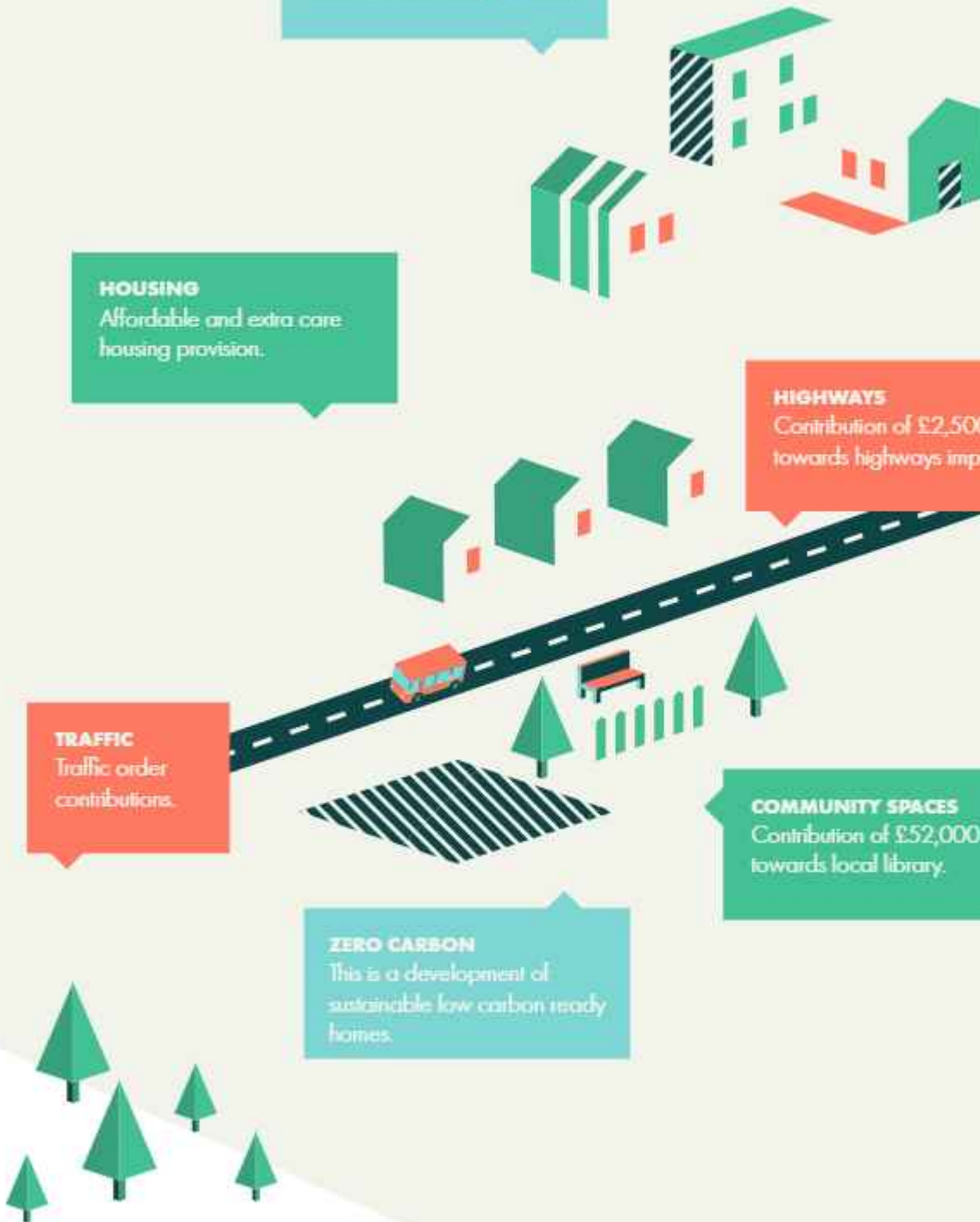
Traffic order
contributions.

COMMUNITY SPACES

Contribution of £52,000
towards local library.

ZERO CARBON

This is a development of
sustainable low carbon ready
homes.



Eco Range homes

New build homes are changing, and together, we're embracing the future. Recent updates to the Government's Part L building regulations mean from June 2023 our new Persimmon Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

This means... **a saving of up to £6,730*** over the lifetime of a 25 year mortgage.



31% reduction in carbon emissions

Solar panels Solar panels, also known as photovoltaics (PV), capture the sun's energy and convert it into electricity to use in your new home giving you free and renewable energy, alternatively any excess electricity generated can be sold to the grid.

EV charging is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

Enhanced loft insulation is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

Waste water heat recovery ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the air source heat pump doesn't have to work as hard to heat it.

More thermally-efficient walls mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our panelised offsite-manufactured timber frame technology uses a unique, sustainable panel system which adds to the thermal efficiency of your home. *NB: not all homes will be built using timber frame technology.

Energy-efficient air source heat pumps use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

A more thermally-efficient ground floor will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

*When compared to a Victorian-built equivalent, savings could be up to £31,640. The £6,730 saving is in comparison to a Persimmon home built to current building regulations (2013). *Whilst the heat pump is extremely efficient, purchasers should take into account the price of energy when considering any cost savings.



6 reasons why it pays to buy new

Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

Energy efficient

Our homes include cost-effective air source heat pumps, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

[persimmonhomes.com](https://www.persimmonhomes.com)

