

Find your sanctuary at

# The Avenue

Plymouth | Devon

2, 3, 4 & 5 bedroom homes



Charles Church



Welcome  
to your  
sanctuary.



At Charles Church,  
we know what  
makes a house  
a home. It's a  
feeling of comfort,  
belonging  
and connection.

A new Devonshire base that has it all:  
discover our sustainable homes in the  
beautiful ocean city of Plymouth.



# Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

## A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

## Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

## A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

## Where sustainability matters

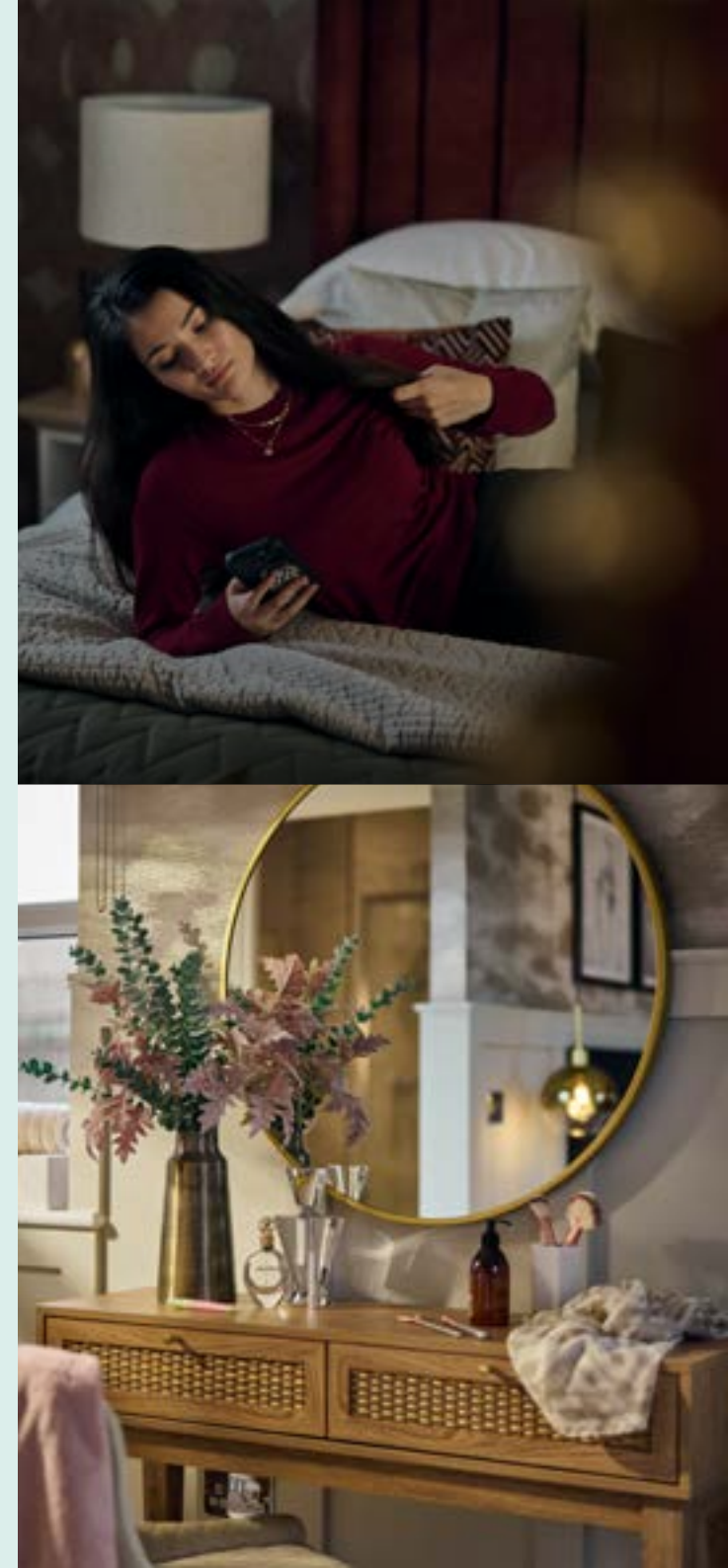
The Government's Code for Sustainable Homes guides how we design and build our developments and our homes, while our exacting standards and attention to detail create homes where quality, style and energy efficiency are given equal importance.

## 5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

## Building your sanctuary

Ready to find your sanctuary? We're here for you.









Our dedication  
goes beyond  
building houses.  
We craft spaces  
where you can  
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.







# Introducing The Avenue.

2, 3, 4 & 5 bedroom homes.

Situated on the outskirts of vibrant Plymouth, The Avenue is a stunning selection of energy-efficient 2, 3, 4 & 5 bedroom homes. This thoughtfully designed development combines contemporary living with coastal charm, offering the perfect balance of city convenience and scenic surroundings.

Crafted with care and attention to detail, each home at The Avenue offers stylish interiors and flexible spaces, allowing you to add your personal touch to a truly modern home.





Discover your true  
sense of belonging.











Notice  
that feeling.  
That's the  
feeling  
of home.

Discover  
your happy  
place.

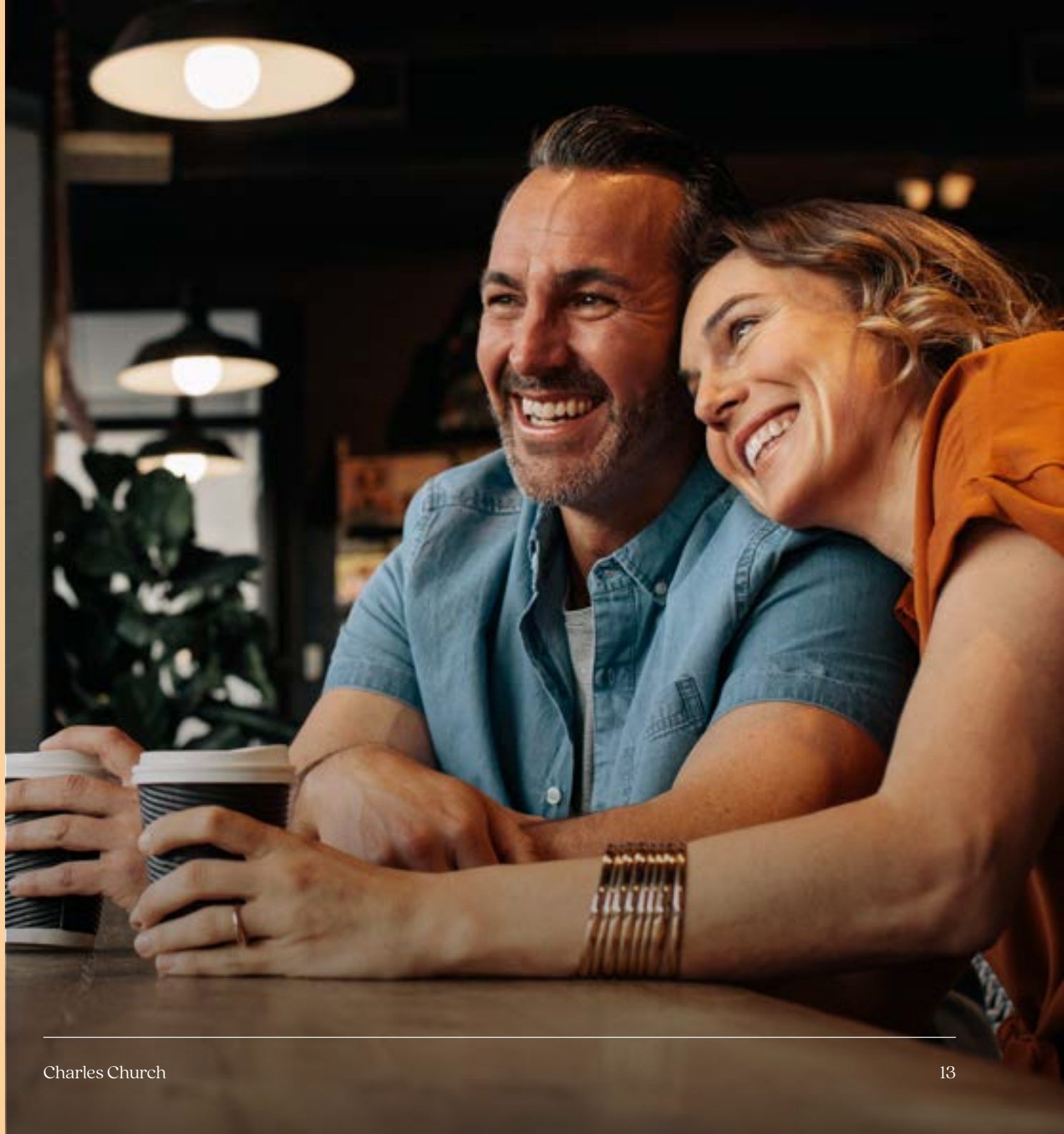




## The Avenue the perfect place to live and grow.

The Avenue is ideally suited to first-time buyers, key workers, and anyone seeking a high-quality, modern living space. Located on the edge of Plymstock, this thoughtfully planned development enjoys peaceful countryside surroundings, convenient access to local amenities, and a choice of nearby schools for all age groups.

Just across the River Plym lies the vibrant coastal city of Plymouth, offering a wealth of attractions including waterfront dining, high-street shopping, water sports, and the renowned Plymouth Gin Distillery. For weekend escapes, the picturesque town of St Ives in Cornwall is less than two hours away by car.



Please do  
make yourself  
at home.





# The best of both worlds.

Living in Plymouth offers the perfect balance of coastal charm and countryside tranquillity. With the South Devon coast on one side and rolling rural landscapes on the other, you'll enjoy easy access to scenic beaches, walking trails, and open green spaces – all while making the most of the city's vibrant culture, dining, and waterfront lifestyle.

Whether it's a weekend hike on Dartmoor, a swim at Wembury Beach, or a coffee on the historic Barbican, Plymouth makes it easy to enjoy the best of both worlds.



- 1 Plymouth Barbican
- 2 Plymouth seafront
- 3 Wembury bay
- 4 Mount Batten headland
- 5 Dartmoor National Park



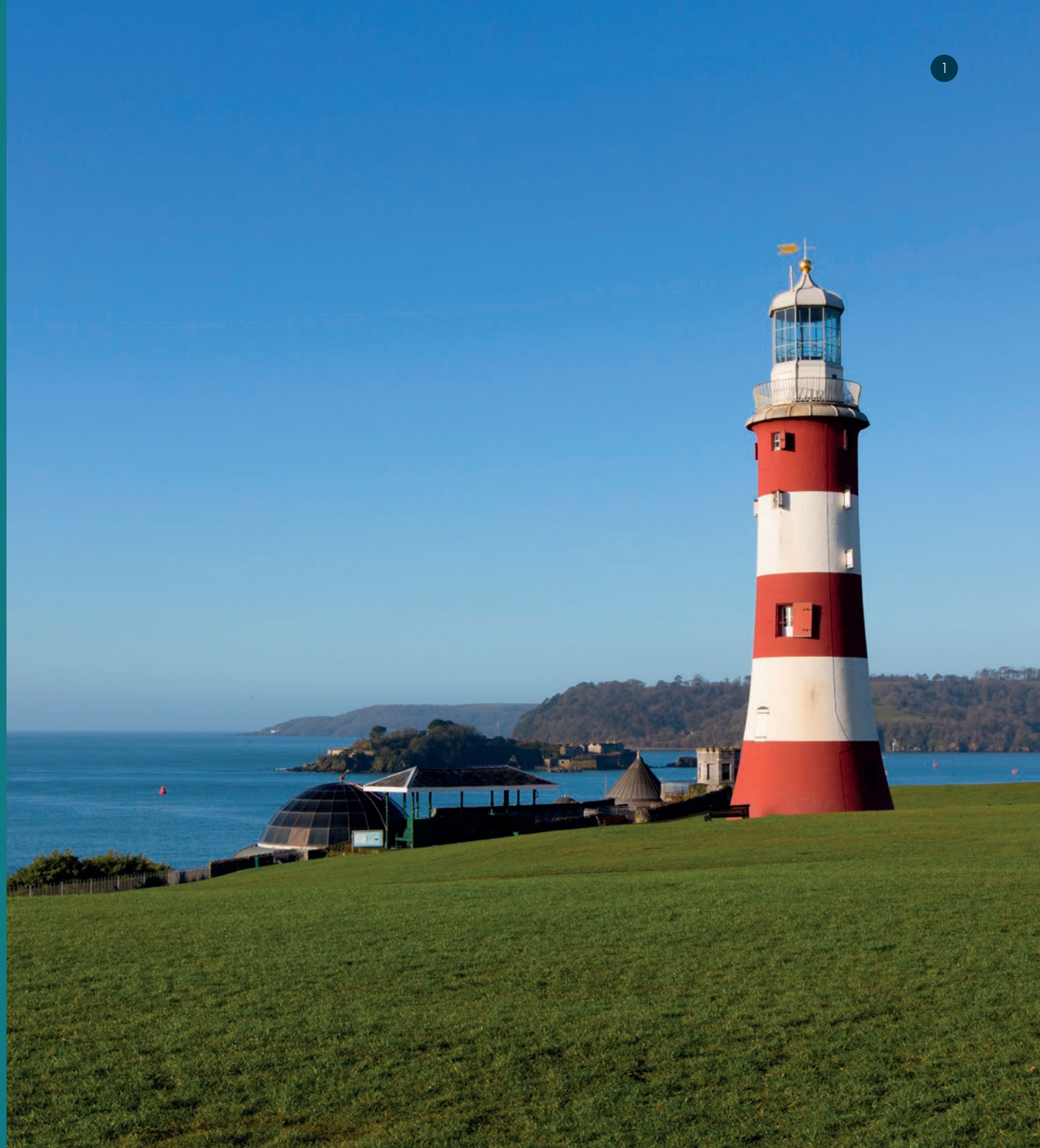


# Find your place in history.

**A city shaped by the sea, Plymouth's rich maritime heritage has played a pivotal role in British history for centuries.**

With roots dating back to the Bronze Age, Plymouth began to take shape in the medieval era as a small but strategic harbour settlement. Its deep natural port made it a centre for fishing, trade, and shipbuilding—laying the foundation for the city's enduring connection to the water.

In 1620, Plymouth made its mark on global history when the Mayflower set sail from its harbour, carrying the Pilgrim Fathers to the New World. This moment of departure, now commemorated on the historic Barbican, is recognised internationally as a symbol of exploration and aspiration.





Plymouth's maritime role grew significantly in the 18th and 19th centuries, becoming a key naval port during the Napoleonic Wars. Landmarks like the Royal Citadel still reflect this proud military heritage.

In the 20th century, the city was central to both World Wars. Although heavily bombed during the Blitz, Plymouth emerged with a bold post-war vision, reshaping itself into a modern coastal hub.

Today, Plymouth is a dynamic waterfront city, offering a rich cultural scene, leading universities, and easy access to stunning coastal and countryside landscapes.



- 1 Smeaton's Tower on Plymouth Hoe
- 2 Plymouth Hoe
- 3 Hoe Canons
- 4 The Plymouth Naval Memorial



Charles Church



# Plymouth, a place to call home.

Plymouth is surrounded by breathtaking coastal beauty and rolling countryside. Explore scenic beaches, tranquil nature reserves, and picturesque moorlands, all while benefiting from excellent transport links – whether you're heading to London or Exeter, both are just a short journey away.

## 5 reasons to live in Plymouth



## One. Coastal charm

Experience the captivating coastal charm of Plymouth, where stunning harbourside views meet tranquil beaches and rugged cliffs. Explore the scenic South West Coast Path or enjoy a leisurely stroll along the waterfront, soaking in the beauty of this remarkable seaside city.



1 Coast path near Plymouth

## Two. Immerse yourself in culture

Plymouth is a vibrant hub for culture, offering everything from contemporary art at The Box to live performances at the Theatre Royal. The city also hosts a variety of festivals throughout the year, including the Plymouth Art Weekender and the British Firework Championships experience.



2 British Firework Championship







3

## Three.

### Everyday adventure

Adventure awaits at every turn in Plymouth, offering something for the whole family! Whether you're exploring the rugged coastline along the South West Coast Path, discovering the wild beauty of Dartmoor National Park, or enjoying a family day at the National Marine Aquarium.



3 National Marine Aquarium

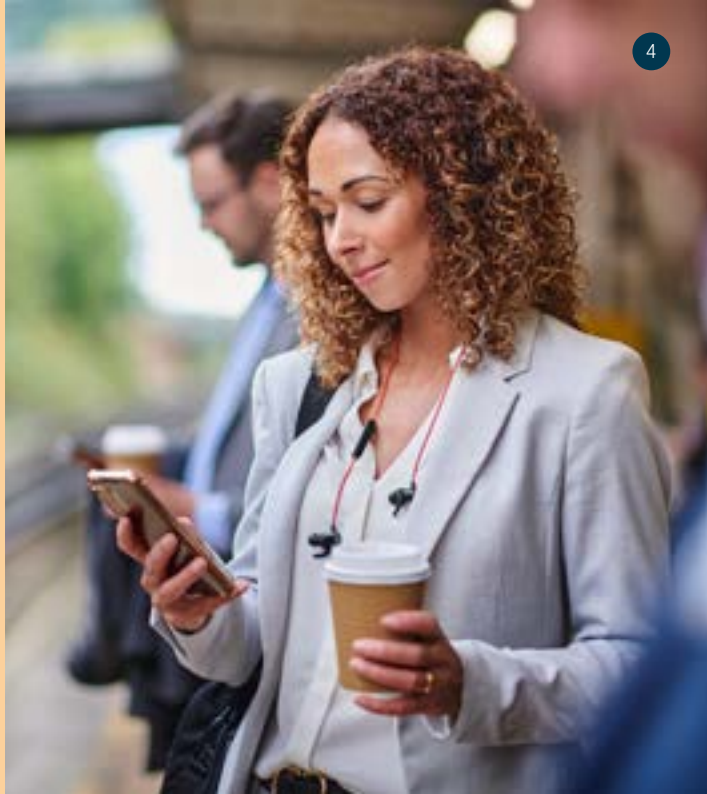
## Four.

### Perfect connectivity

With excellent connectivity, getting to major cities is effortless. Exeter and Bristol are just a short drive away, while direct train services offer easy access to London in under three hours. Plymouth also boasts quick links to Cornwall, making it the perfect base for both city and coastal adventures.



4 Plymouth Train Station



4

## Five.

### A rich community spirit

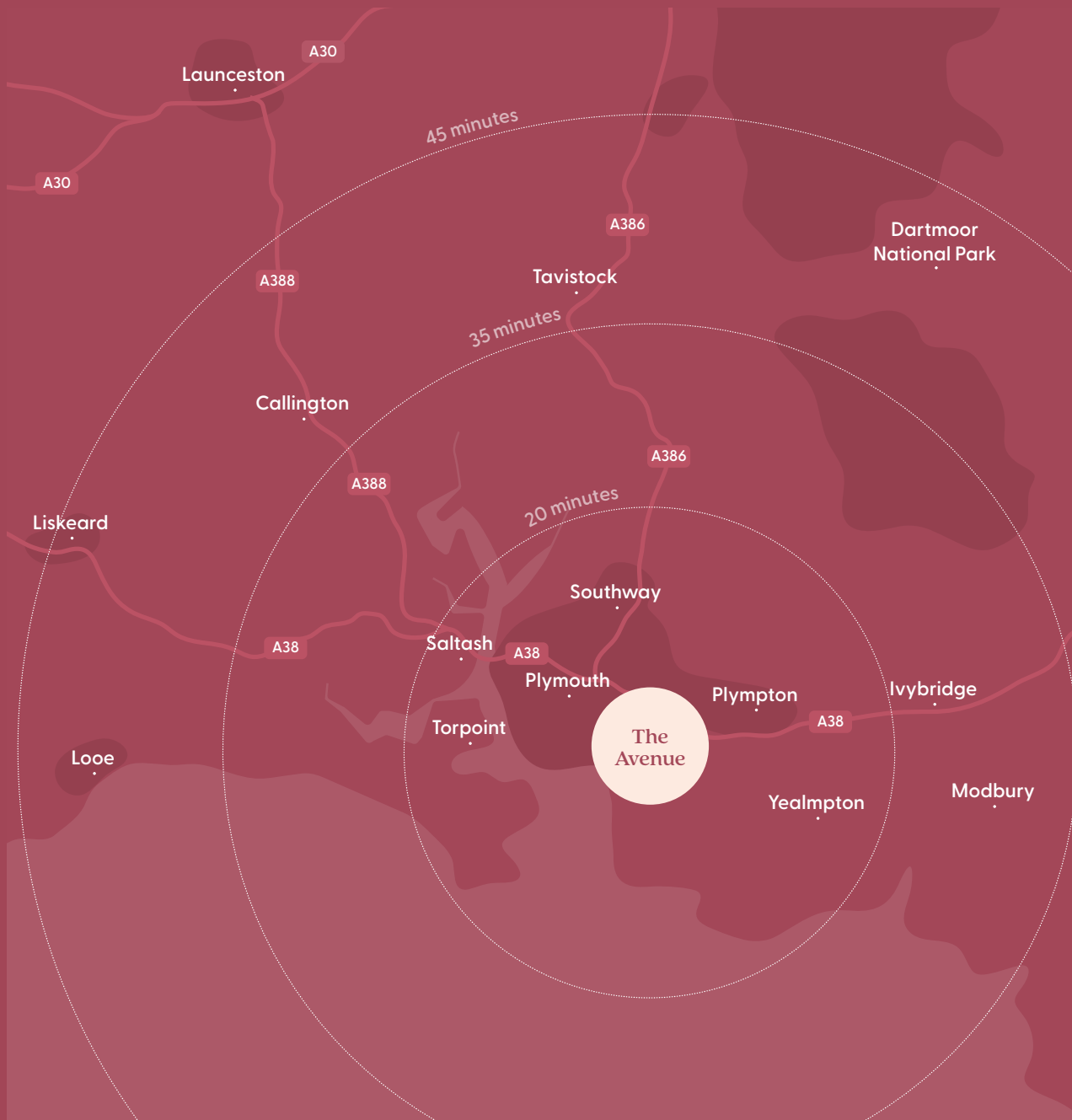
Plymouth thrives on a strong sense of community, with vibrant local events such as the annual Plymouth Seafood Festival, 'Seafest', and regular opportunities to get involved in initiatives like the PlymouthGreen Spaces project, bringing people together to celebrate local culture and sustainability.



5 Local Festival



5



# Always in reach.

Plymouth offers excellent connectivity, with direct train services to London, Exeter, and Bristol, making commuting easy and efficient. The Devon Expressway provides quick access to the M5, linking the city to the wider South West.

Plymstock and surrounding areas are well-served by regular bus routes into the city centre, while Exeter Airport is less than an hour's drive, offering convenient international travel options.



### Travel by **foot** from The Avenue



	●
Shop	○ 12 minutes
Coffee shop	○ 12 minutes
Primary School	○ 15 minutes
Pub	○ 17 minutes
Park	○ 27 minutes
Secondary School	○ 28 minutes
Church	○ 30 minutes
Medical Centre	○ 37 minutes

### Travel by **car** from The Avenue



	●
Ivybridge	○ 19 minutes
Saltash	○ 21 minutes
Tavistock	○ 39 minutes
Liskeard	○ 41 minutes
Exeter	○ 59 minutes

### Travel by **train** from Plymouth



	●
Liskeard	○ 20 minutes
Exeter	○ 59 minutes
Truro	○ 1 hour 10 minutes
Penzance	○ 1 hour 40 minutes
Bristol	○ 2 hours
London Paddington	○ 3 hours

Find your sanctuary at  
The Avenue.

# The Avenue site plan.

## 2 Bedroom Homes

 The Cromer

## 3 Bedroom Homes

 The Burford

 The Burford Corner

 The Sandbanks

## 4 Bedroom Homes

 The Cornwall

 The Chopwell

 The Turnberry

 The Seacombe

## 5 Bedroom Homes

 The Kingsands

 The Barmouth





This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

Discover a  
home you  
adore in  
every detail.











# The Cromer

Semi-detached Home





Features

- 2 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x parking spaces
- EV charging point

Perfectly proportioned, the Cromer has a stylish open plan kitchen/dining/living room with bi-folding doors leading into the garden. It also features two good-sized bedrooms - one with an en suite - a family bathroom and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.

B [84]

Energy Efficiency Rating



Ground floor

Kitchen/Dining	4.45 x 3.71m
Living room	4.45 x 2.80m



First floor

Bedroom 1	4.45 x 3.00m
Bedroom 2	2.2 x 3.38m

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# The Burford

Semi-detached Home





Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x parking spaces
- EV charging point

Perfect for contemporary living, the three-bedroom Burford has a modern open plan kitchen/dining room with doors opening into the garden and a handy separate study. 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 – one with an en suite – and a practical storage cupboard.

B [85]

Energy Efficiency Rating



Ground floor		First floor		Second floor	
Kitchen/Dining	3.99 x 3.54m	Living room	3.99 x 3.31m	Bedroom 1	3.99 x 3.53m
Study	2.55 x 3.26m	Bedroom 3	3.99 x 2.52m	Bedroom 2	3.99 x 2.52m

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# The Burford Corner

Semi-detached Home





Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x parking spaces
- EV charging point

Ideal for modern lifestyles, the Burford Corner has a spacious kitchen and a separate snug with garden access. It's practical too with a downstairs WC and a handy storage cupboard. Bedroom three, a bathroom and the living room are situated on the first floor. On the second floor there are two further bedrooms - bedroom one has an en suite, and further storage.

B [84]

Energy  
Efficiency Rating



Ground floor		First floor		Second floor	
Snug	3.99 x 2.47m	Living room	3.99 x 2.94m	Bedroom 1	3.99 x 2.53m
Kitchen	3.99 x 2.94m	Bedroom 3	3.99 x 2.52m	Bedroom 2	3.99 x 3.52m

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# The Sandbanks

Semi-detached Home





Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x parking spaces
- EV charging point

Perfect for easy modern living, the Sandbanks has a kitchen/dining room and a separate living room. Practical features of this home include a downstairs WC, utility room and useful storage cupboard. On the second floor there are three bedrooms - bedroom one has an en suite, and further storage.

B [84]

Energy Efficiency Rating



Ground floor

Kitchen/Dining	5.4 x 2.65m
Living room	3.31 x 2.72m



First floor

Bedroom 1	3.22 x 3.88m
Bedroom 2	3.22 x 4.82m
Bedroom 3	2.66 x 2.85m

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# The Cornwall

Semi-detached Home





Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x Undercroft parking spaces
- EV charging point

Made for modern living, the Cornwall is a popular four-bedroom home which benefits from a utility and cupboard to ground floor, a stylish open plan kitchen/ dining/ living room with French doors leading into a bright living room with a Juliet balcony. The second floor is home to three bedrooms and a family bathroom. The third floor bedroom one has an en suite, and a large storage cupboard.

A [85]

Energy Efficiency Rating



First floor		Second floor		Third floor	
Kitchen/Dining	5.74 x 2.47m	Bedroom 2	3.25 x 2.73m	Bedroom 1	3.33 x 4.68m
Living room	3.26 x 3.98m	Bedroom 3	2.15 x 3.72m		
		Bedroom 4	3.5 x 2.48m		

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# The Chopwell

Detached Home






Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and 2 x parking spaces
-  EV charging point

The Chopwell is a double-fronted new home with plenty of space for a growing family. Four bedrooms and two bathrooms create a balance upstairs, while on the ground floor, the living accommodation offers the relaxed open-plan space of a kitchen/ dining room/snug and the quiet space of a separate living room. A utility room, bi-fold doors to the garden and a garage, are welcome family-friendly features.



A [85]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining/Snug	5.76 x 3.25m
Living room	3.17 x 3.96m



First floor

Bedroom 1	3.54 x 4.07m
Bedroom 2	2.19 x 4.25m
Bedroom 3	2.1 x 2.98m
Bedroom 4	2.77 x 3.15m

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# The Turnberry

Detached Home

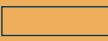
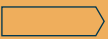
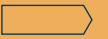




Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and 2 x parking spaces
-  EV charging point

The ground floor of the Turnberry has a great balance of traditional and contemporary living space. There are separate living and dining rooms, and a wonderful open-plan kitchen/ family room with a breakfast bar and bi-fold doors to the garden. It's a great entertaining space for friends and family. Four good-sized bedrooms and two bathrooms, a utility room and a garage complete this family-friendly home.



A [85]

Energy  
Efficiency Rating



Ground floor

Kitchen/Family	8.56 x 3.12m
Dining room	2.71 x 3.33m
Living room	3.13 x 4.88m



First floor

Bedroom 1	3.37 x 3.98m
Bedroom 2	2.70 x 4.37m
Bedroom 3	2.66 x 4.04m
Bedroom 4	3.23 x 3.77m

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# The Seacombe

Detached Home








Features

-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suite
-  Single garage and 2 x parking spaces
-  EV charging point

A spacious open-plan kitchen/ dining room that incorporates a snug, an island, and bi-fold doors to the garden is the jewel in the crown of this four-bedroom detached family home. The Seacombe doesn't stop there. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage. This is a wonderful new home for all aspects of family life.



A [85]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining/Snug	5.47 x 6.24m
Living room	4.18 x 4.62m



First floor

Bedroom 1	4.19 x 2.87m
Bedroom 2	3.06 x 3.85m
Bedroom 3	2.61 x 3.98m
Bedroom 4	3.21 x 2.92m

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# The Kingsand

Detached Home








Features

-  5 x Bedrooms
-  1 x Bathroom
-  3 x En suite
-  Single garage and 2 x parking spaces
-  EV charging point

This is a classic double-fronted, three-storey town house. Particularly strong features are the large L-shaped open-plan kitchen/ dining/family room, which has bi-fold doors to the garden, and the balance of five bedrooms and four bathrooms. It's especially useful that both the bedrooms on the second floor are en suites, while bedroom one also enjoys a dressing room.



A [85]

Energy  
Efficiency Rating



Ground floor		First floor		Second floor	
Kitchen/Dining/Family	6.2 x 3.24m	Bedroom 1	3.47 x 3.7m	Bedroom 5	3.47 x 3.98m
Living room	3.44 x 4.07m	Bedroom 3	3.26 x 3.81m	Bedroom 4	3.73 x 3.98m
		Bedroom 2	2.67 x 3.54m		

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# The Barmouth

Detached Home





Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suite
-  Single garage and 2 x parking spaces
-  EV charging point

The Barmouth is an ideal family home to grow into. It has five bedrooms, three bathrooms, an open-plan kitchen/dining/ family room, and separate living and dining rooms. The versatile layout works for a range of lifestyles and uses. There’s scope for a home office, a guest bedroom, and a playroom. Bi-fold doors to the garden make the most of the outside space, too.



A [86]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining/Family	9.68 x 3.56m
Dining room	3.44 x 3.3m
Living room	3.94 x 5.32m



First floor

Bedroom 1	3.48 x 3.80m
Bedroom 2	3.97 x 3.30m
Bedroom 3	3.20 x 2.79m
Bedroom 4	2.80 x 2.79m
Bedroom 5	3.48 x 2.80m

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# Specification.

## General

- Electrical media plate to living room
- White sockets and light switches throughout
- Brushed aluminium downlighters to kitchen, utility, WC, bathroom and en suite(s)
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- 5 panel cottage style oak door
- Air source heat pump
- UPVC double glazed lockable windows

## Kitchen

- Choice of Magnet units/worktops (subject to build stage)
- Worktop upstand to kitchen and utility
- Soft close door and drawers
- Smeg stainless steel conventional oven\*\*
- Smeg induction hob and hood\*\*
- Glass splashback from range of colours

## Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by Ideal
- Choice of wall tiling (dependent on build stage)
- Thermostatic/electric shower to family bathroom and en suite(s)
- Chrome towel radiators in main bathroom and en suite(s)

## Exterior

- 1.8-metre high fence
- Outside tap
- Power and light to garage
- EV charging point
- Front & rear external lights with PIR & dusk to dawn sensor
- Wired doorbell
- Grey riven slab patio to rear garden

## Warranty

- 10 year new homes warranty

Specification is dependent on build stage. Please refer to your sales advisor for further information on specific plots. \*As per house type drawings

\*\*As per individual kitchen drawings ^As per external drawings for sizes







This is your  
world, we  
just built it.

Charles Church



# 10 reasons to buy a new home.

## 01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

## 02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.

## 06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.

## 07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.





### 03. More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

### 04. Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.




### 05. No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

### 08. High spec as standard.

You'll feel the quality as soon as you walk through the front door. From German appliances and an integrated coffee machine in the kitchen, to oak internal doors and built in wardrobes in bedroom one. Everywhere you look and touch will feel just right.



### 09. A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straight away.

### 10. Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by smoke detectors, fire retardant materials and security lighting.



# Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.



# Schemes available to help you move.



## Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



## Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



## Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



## Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



## Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



## Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



## Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



## Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.



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### Our star rating

We've been awarded a five  
star rating by the Home Builders  
Federation in their 2024 survey.

Issue: April 2025 Ref: **235-185**

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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