

Exeter

CITY VIEW

3, 4 & 5 bedroom homes



TILIA
HOMES

PART OF THE **untypical** GROUP



Welcome to City View

... the kettle's on.



Situated just over the river from the city of Exeter, with views across the city to the east and over sweeping countryside to the west, this beautiful collection of 3, 4 & 5 bedroom homes is perfectly positioned offering the best in urban and rural living.

Local amenities are just minutes away from the development, whilst residents will also have quick access to the scenic beauty of Dartmoor's open countryside.

City View is the perfect place to call home with a collection of quality homes designed with modern efficiency in mind.



The benefits of buying new



All our homes come with a 2 year Tilia Homes Customer Care Warranty and a further 8 year NHBC Warranty for added peace of mind.



Energy Efficient

New homes are built to the latest specifications and standards meaning a more energy efficient home.



Great Schemes

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10 year NHBC warranty to cover structural defects.



No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



Personalise your home

You can make changes to your home by choosing from our extensive list of optional extras subject to build stage.



It's Brand New

Be the first to live in the property. It's brand new – and all yours!

Connections



City View Connections

Destinations by car

Exmouth:

33 mins, 16 miles

Torquay:

45 mins, 25 miles

Taunton:

50 mins, 41 miles

Plymouth:

56 mins, 45 miles

Bristol:

1 hour 36 mins, 84 miles

Destinations by train

from Exeter St David's
Train Station

Bristol Temple Meads:

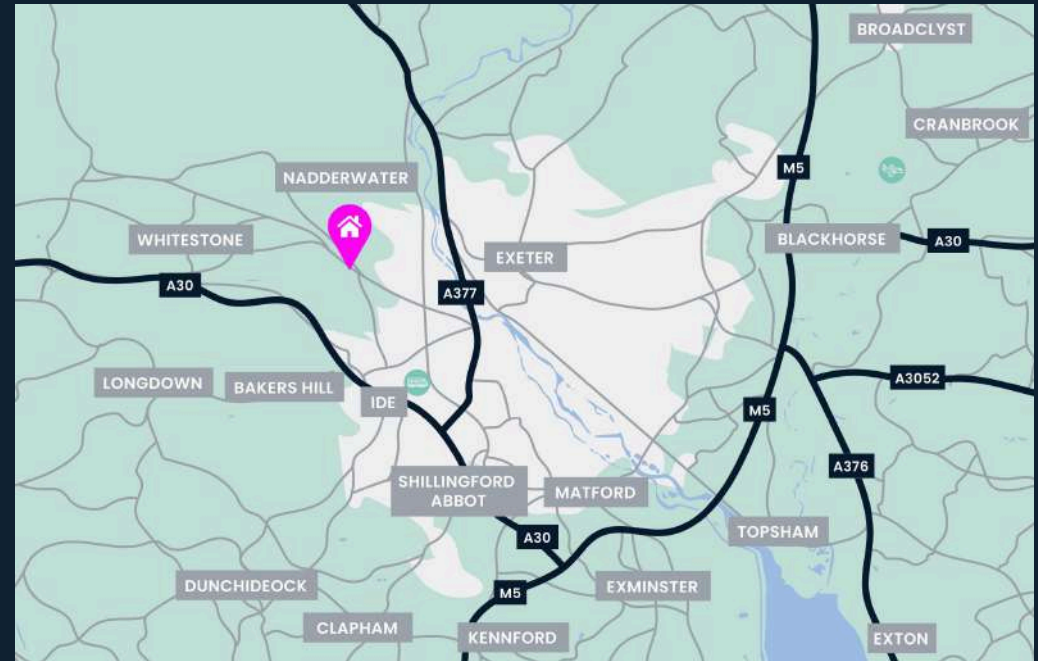
57 mins

Plymouth:

57 mins

London Paddington:

2 hours 12 mins



Your nearest transport links



Exeter St David's



M5



Exeter Airport

Conveniently nearby

Up to 2 miles

- Tesco Express
- Barley Valley Nature Reserve
- Riverside Leisure Centre
- Exeter St David's Train Station

Up to 5 miles

- Sainsbury's
- Royal Devon & Exeter Hospital
- Vue Cinema Exeter
- Exeter Golf & Country Club

Up to 10 miles

- Exeter Activity Centre
- Haldon Forest
- Powderham Castle
- Orange Elephant Ice Cream Parlour

Up to 25 miles

- Canonteign Falls
- Crealy Theme Park & Resort
- Haytor, Dartmoor
- Wildwood Devon, Escot



Development Plan

Development Plan



Our Homes

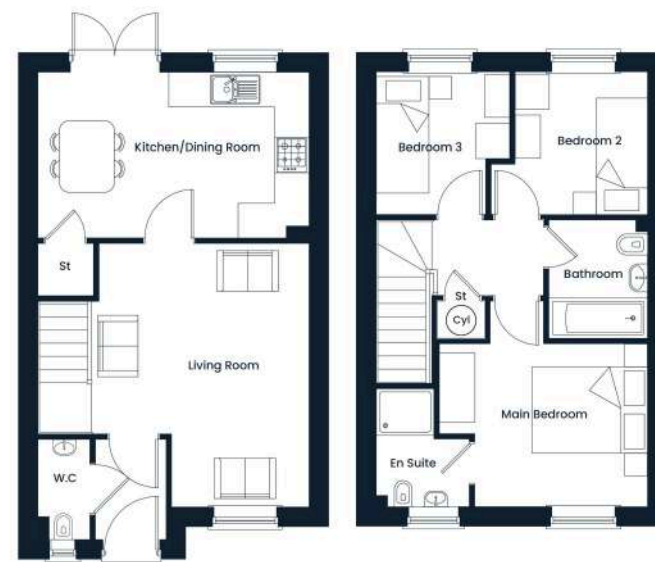


The Cornwood



A contemporary three bedroom home featuring a separate living room and an open plan kitchen and dining area with French doors to your garden. Upstairs, you'll find three spacious bedrooms, including one with an en suite, complemented by a family bathroom.

Plot 25, 26, 34, 43, 44



738 sqft

GROUND FLOOR

Kitchen/Dining Room - 4.68m x 2.86m (15'4" x 9'4")

Living Room - 4.68m x 4.54m (15'4" x 14'10")

FIRST FLOOR

Main Bedroom - 3.59m x 2.81m (11'9" x 9'2")

En Suite - 1.61m x 2.03m (5'3" x 6'8")

Bedroom 2 - 2.70m x 2.46m (8'10" x 8'1")

Bedroom 3 - 2.31m x 2.46m (7'7" x 8'1")

Bathroom - 1.70m x 2.04m (5'7" x 6'8")

The Hartwood



A thoughtfully designed three bedroom home offering a separate living room with French doors to your garden and an open plan kitchen and dining area that encourages a contemporary lifestyle.

Upstairs consists of three good sized bedrooms, including a main bedroom with an en suite, complemented by a family bathroom.

Plot 24, 27, 28, 32, 33, 36, 37, 59, 76



866 sqft

GROUND FLOOR

Kitchen/Dining Room – 2.66m x 4.77m (8'9" x 15'8")

Living Room – 4.91m x 3.20m (16'1" x 10'6")

FIRST FLOOR

Main Bedroom – 2.76m x 4.52m (9'0" x 14'10")

En Suite – 1.47m x 2.15m (4'10" x 7'0")

Bedroom 2 – 2.76m x 3.45m (9'0" x 11'4")

Bedroom 3 – 2.06m x 3.20m (6'9" x 10'6")

Bathroom – 2.06m x 1.72m (6'9" x 5'7")

The Scotswood



A stylish three bedroom home featuring a dual aspect living room filled with natural light, an open plan kitchen and dining area, with separate utility room, and French doors to your garden.

Upstairs you will find the main bedroom with en suite, two further bedrooms and a family bathroom.



985 sq ft

GROUND FLOOR

Kitchen/Dining Room – 2.76m x 5.58m (9'1" x 18'3")

Living Room – 3.10m x 5.58m (10'2" x 18'3")

Utility Room – 2.00m x 1.86m (6'7" x 6'1")

FIRST FLOOR

Main Bedroom – 3.10m x 3.39m (10'2" x 11'1")

En Suite – 2.00m x 2.14m (6'7" x 7'0")

Bedroom 2 – 3.86m x 3.27m (12'8" x 10'8")

Bedroom 3 – 2.77m x 2.26m (9'1" x 7'5")

Bathroom – 2.01m x 2.10m (6'7" x 6'10")

The Chelford



A four bedroom modern home featuring an open plan kitchen, dining and family area enhanced by French doors to your garden.

The upstairs features a main bedroom with an en suite, plus three additional spacious bedrooms and a family bathroom.

Plot 5, 30, 64



1,151 sqft

GROUND FLOOR

Kitchen/Dining/Family Room – 6.03m x 4.39m (19'9" x 14'5")

Living Room – 3.50m x 5.20m (11'6" x 16'5")

FIRST FLOOR

Main Bedroom – 2.95m x 3.83m (9'8" x 12'7")

En Suite – 2.19m x 1.40m (7'2" x 4'7")

Bedroom 2 – 2.95m x 3.30m (9'8" x 10'10")

Bedroom 3 – 2.99m x 2.27m (9'9" x 7'5")

Bedroom 4 – 2.99m x 2.06m (9'9" x 6'9")

Bathroom – 1.90m x 2.07m (6'3" x 6'9")

The Fairford



A traditional four bedroom home boasting a separate living room with French doors to your garden, and an inviting open plan kitchen and dining area. Also on the ground floor you will find a separate study and utility room.

Upstairs, the main bedroom includes an en suite, complemented by three additional spacious rooms and a family bathroom.

Plot 2, 11, 65, 79



1,230 sqft

GROUND FLOOR

Kitchen/Dining Room – 3.06m x 6.71m (10'0" x 22'0")

Living Room – 3.25m x 4.82m (10'8" x 15'9")

Study – 3.25m x 1.80m (10'8" x 5'11")

Utility Room – 1.84m x 1.86m (6'0" x 6'1")

FIRST FLOOR

Main Bedroom – 3.27m x 3.68m (10'9" x 12'1")

En Suite – 1.98m x 1.88m (6'6" x 6'2")

Bedroom 2 – 2.94m x 3.46m (9'7" x 11'4")

Bedroom 3 – 3.27m x 2.93m (10'9" x 9'7")

Bedroom 4 – 2.76m x 3.16m (9'1" x 10'4")

Bathroom – 2.17m x 1.90m (7'1" x 6'3")

The Rensford



An attractive four bedroom home offering a separate living room featuring a bay window and double doors leading to the spacious open plan kitchen, dining and family area with French doors to your garden. A separate study and utility room are also located on the ground floor.

Upstairs you will find the main bedroom with en suite, and additional three good sized bedrooms and a family bathroom.

Plot 4, 9



1,368 sqft

GROUND FLOOR

Kitchen/Dining/Family Room - 8.06m x 3.46m (26'5" x 11'4")

Living Room - 3.58m x 4.75m (11'9" x 15'7")

Study - 2.23m x 2.06m (7'3" x 6'9")

Utility Room - 2.23m x 1.96m (7'3" x 6'5")

FIRST FLOOR

Main Bedroom - 3.34m x 3.96m (10'11" x 12'11")

En Suite - 2.15m x 1.40m (7'0" x 4'7")

Bedroom 2 - 3.58m x 3.96m (11'9" x 12'11")

Bedroom 3 - 3.03m x 3.67m (9'11" x 12'0")

Bedroom 4 - 2.51m x 3.67m (8'3" x 12'0")

Bathroom - 2.18m x 2.66m (7'1" x 8'8")

The Tilford



A spacious four bedroom home benefitting from a separate living room with bay window, a study and an open plan kitchen, dining and family area spanning the width of the home, with French doors to your garden.

Upstairs features four generously sized bedrooms, two of which have en suites and a family bathroom.

Plot 1, 12, 13, 31, 63, 78, 80



1,593 sqft

GROUND FLOOR

Kitchen/Dining/Family Room – 9.97m x 3.13m (32'8" x 10'3")

Living Room – 4.16m x 4.55m (13'7" x 14'11")

Study – 2.36m x 1.82m (7'9" x 5'11")

Utility Room – 2.36m x 1.73m (7'9" x 5'8")

FIRST FLOOR

Main Bedroom – 4.19m x 3.80m (13'9" x 12'5")

En Suite 1 – 2.26m x 1.40m (7'5" x 4'7")

Bedroom 2 – 3.55m x 3.81m (11'7" x 12'6")

En suite 2 – 1.47m x 1.90m (4'10" x 6'3")

Bedroom 3 – 3.23m x 3.09m (10'7" x 10'1")

Bedroom 4 – 3.55m x 3.03m (11'7" x 9'11")

Bathroom – 2.09m x 1.90m (6'10" x 6'3")

The Langworth



A contemporary five bedroom home across three floors, featuring a living room with bay window and double doors leading to the open plan kitchen, dining and family area with French doors to your garden. The ground floor also offers a separate study and utility room.

The first floor includes the main bedroom with en suite and dressing area, alongside two bedrooms and a family bathroom. The top floor consists of two further bedrooms and a shower room.

Plot 7, 42, 56, 62



1,788 sqft

GROUND FLOOR

Kitchen/Dining/Family Room - 8.06m x 3.46m (26'5" x 11'4")

Living Room - 3.58m x 4.75m (11'9" x 15'7")

Study - 2.23m x 2.06m (7'3" x 6'9")

Utility Room - 2.23m x 1.96m (7'3" x 6'5")

FIRST FLOOR

Main Bedroom - 3.34m x 3.96m (10'11" x 13'0")

Dressing Room - 1.80m x 2.18m (5'11" x 7'2")

En Suite - 3.03m x 2.04m (9'11" x 6'8")

Bedroom 4 - 2.53m x 3.96m (8'3" x 13'0")

Bedroom 5 - 2.53m x 3.67m (8'3" x 12'0")

Bathroom - 2.30m x 2.65m (7'6" x 8'8")

SECOND FLOOR

Bedroom 2 - 3.58m x 4.12m (11'9" x 13'6")

Bedroom 3 - 3.34m x 4.12m (10'11" x 13'6")

Shower Room - 2.16m x 1.78m (7'1" x 5'10")

The Polesworth



An impressive five bedroom home across three floors, comprising of a living room with bay window, and an open plan kitchen, dining and family area spanning the width of the home, with French doors to your garden. The ground floor also offers a separate study and utility room.

On the first floor you will find four bedrooms, one with en suite and the family bathroom. The expansive main bedroom covers the entire top floor and features a large en suite.

Plot 8, 10, 61



1,941 sqft

GROUND FLOOR

Kitchen/Dining/Family Room - 9.97m x 3.13m (32'8" x 10'3")

Living Room - 4.16m x 4.55m (13'7" x 14'11")

Study - 2.36m x 1.82m (7'9" x 5'1")

Utility Room - 2.36m x 1.73m (7'9" x 5'8")

FIRST FLOOR

Bedroom 2 - 4.16m x 3.80m (13'7" x 12'5")

En Suite - 2.26m x 1.40m (7'5" x 4'7")

Bedroom 3 - 4.16m x 3.09m (13'7" x 10'1")

Bedroom 4 - 3.55m x 3.65m (11'7" x 11'11")

Bedroom 5 - 3.55m x 3.19m (11'7" x 10'5")

Bathroom - 2.06m x 1.90m (6'9" x 6'3")

SECOND FLOOR

Main Bedroom - 8.29m x 3.33m (27'2" x 10'11")

En suite - 3.55m x 2.56m (11'7" x 8'5")

Your Tilia Home



	3 bed	4 bed	5 bed
Kitchen			
Choice of kitchen units with soft-close drawers and doors*		✓	✓
Choice of 40mm worktops with matching upstand to kitchen and utility room*	✓	✓	✓
Stainless steel single bowl sink with mixer tap*	✓		
Stainless steel 1.5 bowl sink and drainer with mixer tap*		✓	✓
Stainless steel four-ring electric hob	✓	✓	✓
Stainless steel under-counter single oven	✓		
Stainless steel under-counter double oven		✓	
Stainless steel double oven in tall housing			✓
Stainless steel 60cm chimney cooker hood	✓	✓	✓
Integrated fridge freezer and dishwasher*			✓
Electrical			
TV point† (location – refer to working drawing)	✓	✓	✓
BT telephone point (location – refer to working drawing)	✓	✓	✓
Bulkhead ceiling light suitable for wet rooms to bathrooms and en suites	✓	✓	✓
Pendant light fittings with LED bulbs to all other areas	✓	✓	✓
Fans to kitchen, utility, bathroom, en suite and WC	✓	✓	✓
Bathroom & En Suite			
Choice of wall tiles to sink, bath and shower areas*	✓	✓	✓
White sanitaryware from the Tilia Homes approved range	✓	✓	✓
Thermostatic shower with riser and handset (where applicable)	✓	✓	✓
Standard mixer taps to baths and basins*	✓	✓	✓

	3 bed	4 bed	5 bed
Internal Features			
All ceilings and walls finished in white matt emulsion	✓	✓	✓
All woodwork finished in white gloss	✓	✓	✓
Four-panel smooth finish white internal doors	✓	✓	✓
Internal door furniture to be chrome lever latch on round rose	✓	✓	✓
Air Source Heat Pump central heating and hot water	✓	✓	✓
Air Source Heat Pump	✓	✓	✓
All radiators with white finish and thermostatic valve (except in room where the thermostat is located)	✓	✓	✓
Windows and Doors			
Double-glazed uPVC windows, utility doors and double doors	✓	✓	✓
Front door in various styles and colours, double-glazed with chrome-effect door furniture*	✓	✓	✓
Garage door (where applicable) – standard vertical steel up and over garage door		✓	✓
External Features			
Front path to main entrance, 900mm wide paving slabs	✓	✓	✓
Patios – paving slabs providing an area of 1800mm x 1800mm	✓	✓	✓
Front gardens – landscaped to planning requirements	✓	✓	✓
Fencing – 1.8m high panel (unless planning requirements are different)	✓	✓	✓
Rear gardens – rotavated and graded	✓	✓	✓
Private drive (where applicable) – finished to planning requirements	✓	✓	✓

10 year warranty and 2 year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. †Please note TV points are provided – purchaser to arrange own connection including aerial. March 2023.

A guide to Air Source Heat Pumps

Air Source Heat Pumps (ASHPs) work best in well insulated properties, providing low running costs, zero emissions and low maintenance. They work in a similar manner to a fridge but in reverse, producing heat from cold air. It can even get heat from the air when the temperature is as low as -15°C.

The main unit is located outside your home. It absorbs heat from the air, drawn in by a fan and transfers it to a liquid refrigerant, which is then compressed to increase its temperature. This heat is transferred via a heat exchanger to your radiators, underfloor heating and hot water circuits.

There are two key points you need to be aware of:

- Firstly, ASHPs work more efficiently at lower temperatures. As such, it is likely to take longer to raise the temperature in your home to a comfortable level compared to a gas boiler. An ASHP should be set to heat your home over a couple of hours, compared to a boiler in just 30 minutes. Don't be surprised if your radiators are not hot to touch, this is normal.
- Secondly, the system is controlled by a room thermostat, like a gas boiler, but it operates in a slightly different way. Your rooms are fitted with an ASHP controller and thermostat, which will turn your heat

All homes at City View will benefit from having an Air Source Heat Pump. The below information will help you understand how these work to heat your home and hot water.

pump on and off, set timers and control your heating and hot water. The room thermostat monitors temperatures to ensure they do not go too low or too high and communicates with the heat pump to come on if the home drops below the required air temperature. Much like a gas boiler, your ASHP will require an annual service, as it is important to keep the liquid refrigerant topped up to protect it from freezing. By understanding and following these guidelines, you can ensure the efficient and effective operation of your ASHP system.



Other local Tilia Homes developments



Brook Manor

Shillingford Road, Alphington,
Exeter, Devon, EX2 8UB

2, 3 & 4 bedroom homes
from £265,000

[TAKE A LOOK HERE](#)



Cashmere Park

Exeter Road, South Molton, Devon,
EX36 4EW

3 & 4 bedroom homes
from £285,000

[TAKE A LOOK HERE](#)



Snowdon Grange

Forton Road, Chard, Somerset
TA20 2FR

3 & 4 bedroom homes
from £315,000

[TAKE A LOOK HERE](#)

Education



A wide range of schools for all ages can be accessed within a few minutes of City View, including:

Pre-school & Primary

Exwick Heights, rated 'Good' by Ofsted with 'Outstanding' in personal development, is a large and vibrant Primary School on the North-Western edge of Exeter. With the aspiration for pupils to achieve academic excellence and personal empowerment, underpinned by values of kindness, curiosity, and determination.

Secondary

West Exe, a vibrant community creating opportunities for all to achieve success, united in a mission to educate children so they live great lives and make the world a better place. A supportive, positive and committed community enabling all to flourish and achieve their best.

Further Education

Exeter College, an award-winning Ofsted rated 'Outstanding' college, recognized nationally as one of the best colleges in the country. Focused on delivering excellent teaching, learning and training to help all learners achieve their potential. Offering a choice of curriculum options including over 35 A Level subjects, International Baccalaureate, Apprenticeships and vocational/technical courses.

CITY VIEW

[Find out more here](#)

