



FORTIBUS FIELDS AT APSHAM GRANGE

JOIN OUR EXCITING NEW COMMUNITY

A collection of two, three, four and five
bedroom homes in a semi-rural location
close to the local amenities in Topsham, Devon.

Taylor
Wimpey

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**Welcome to
Fortibus Fields at
Apsham Grange**



Welcome to Fortibus Fields at Apsham Grange

A collection of stunning 2, 3, 4 and 5 bedroom homes.

Fortibus Fields at Apsham Grange is a brand new community in a semi-rural location close to the local amenities in Topsham. With spacious and modern layouts, the homes are well suited to a range of different lifestyles and have all been thoughtfully designed to be in keeping with the local area.



Love village life

Set on the edge of the Exe Estuary there is an abundance of cycle and walking trails around the town as well as some stunning views across the water.



Exe Estuary



Local town



Local countryside



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a granite sink and taps, and lighting* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens	
Option 2 fitted kitchen with choice of door fronts*including plinth and unit lighting	✓
Choice of post formed laminate worktops with matching upstand*	✓
Black Granite Composite 1.5 bowl sink and mixer tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob*	✓
Integrated 70/30 Fridge Freezer, Washing Machine and Dishwasher - All Appliances AEG or equivalent	✓
Glass splashback above hob*	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of half height with shower tiling from selected range*	✓
Modern white upgraded sanitaryware	✓
Heated towel rail to bathroom and en suites	✓
Shaver Socket in Polished Chrome or Stainless Steel finish to bathroom and en suites	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
All sockets and power points in Polished Chrome or Stainless Steel finish	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Two double sockets in bedroom 1 to incorporate USB charging points	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White paint to woodwork	✓
White five panel doors with chrome ironmongery	✓
Sliding wardrobe to bed 1	✓
External features	
Smooth finish buff concrete slabs to pathways and patios	✓
Polished chrome door numerals	✓
Front outside light	✓
Wiring for outside rear light	✓
Outside tap to rear garden	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front gardens turfed or shrubbed (weather permitting) [†]	✓
1.8m fencing to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

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Your new low-energy home

Welcome to your brand new Taylor Wimpey home, ready for you to make your own, and designed and built with the highest quality materials and specifications. In accordance with the latest building regulations, your home includes a variety of energy-efficient features to help you save energy, lower your bills and reduce your carbon footprint.

What are the new building regulations?

The latest building regulations sets the minimum standards for the energy efficiency and ventilation of new buildings. These standards are designed to make significant improvements to the construction of new homes.

The improvements included in your home

Our homes include a range of energy-efficient features, including triple glazing, electric vehicle chargers*, solar panels* and waste water heat recovery. Each of these features help to reduce the energy required to run your home without compromising on comfort or convenience.

The benefits to you

With all these features in your new home, you'll reap the rewards from the day you move in. Better insulation and sustainable energy sources mean a lower carbon footprint and lower energy bills.



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*Selected plots only

Features you might find in your new home

Your new home will include a variety of energy-efficient features to help you save energy and reduce your carbon footprint, including:

Well-insulated building fabric

Better insulation in your walls and roof and high-performance glazing means your home loses less heat in winter, and it cools down slower in summer, so you'll always enjoy a comfortable temperature.



Energy-generating solar panels

With solar panels, your home can generate its own renewable energy to generate a proportion of your home's electricity requirements.



Appliances

Your home will have modern, energy-efficient appliances that allow you to enjoy all the comforts of home, whilst helping to keep your carbon footprint down.



See Inside Our Thermal Efficient Homes

We work hard to make a new home airtight by preventing heat loss through the windows, doors, walls, roof, and floor. These measures can help to save money on energy bills and create a more comfortable and energy-efficient home.



Thermal Lintels



Triple Glazing



Well Insulated Front Door



Thermally Efficient Home



Layers Of Loft Insulation



Brick And Block Wall With Fully Insulated Cavity



Insulated Beam And Block Floor

Convert Sunlight Into Electricity For The Home

Sleek solar photovoltaic (PV) systems are integrated into the roof to provide a renewable source of energy. Low maintenance and with no moving parts, the solar PV panels will generate a proportion of your home's electricity requirements, reducing its energy demand and reliance on the grid.



1. Light

The Sun gives off light, even on cloudy days

2. The Panels

Solar Photovoltaic (PV) cells on the panels turn the light into DC electricity

3. The Inverter

The current flows into an inverter which converts it into AC electricity ready to use

4. The Electricity

The current is fed through a meter and then into your home's consumer unit. The meter will measure all of the electricity generated by the solar PV system

5. Powering the Home

Plug in and switch on. Your system will automatically use the free electricity you've generated, then switch back to the grid as needed

6. The National Grid

Any electricity you don't use is exported to the grid for others to use.

Energy-efficient features

Features	
Waste water heat recovery	✓
Thermal lintel	✓
Triple glazing	✓
Solar panels	✓
Electric car charging point	✓



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Wimpey**

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The Gildale

2 BEDROOM HOME, TOTAL 727 sq ft



GROUND FLOOR



FIRST FLOOR

Living room

3.86m × 3.28m 12' 8" × 10' 9"

Kitchen

3.86m × 2.80m 12' 8" × 9' 2"

Bedroom 1 max.

3.88m × 3.79m 12' 9" × 12' 5"

Bedroom 2 max.

2.70m × 3.79m 8' 11" × 12' 5"

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWE 97796 AGUGUST 2025.



The Eynsford

3 BEDROOM HOME, TOTAL 972 sq ft



GROUND FLOOR

Living room

3.11m x 3.43m 10' 2" x 11' 3"

Kitchen/Dining

5.07m x 3.80m 16' 8" x 12' 6"



FIRST FLOOR

Bedroom 1 max.

4.03m x 4.03m 13' 3" x 13' 3"

Bedroom 2

3.47m x 2.15m 11' 5" x 7' 1"

Bedroom 3

2.83m x 2.41m 9' 4" x 7' 11"

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The Colford

4 BEDROOM HOME, TOTAL 1,252 sq ft



GROUND FLOOR

Living room

4.35m × 3.50m 14' 4" × 11' 6"

Kitchen/Dining max.

6.53m × 3.11m 21' 5" × 10' 3"

Study max.

2.20m × 2.07m 7' 3" × 6' 10"



FIRST FLOOR

Bedroom 1

3.40m × 3.51m 11' 2" × 11' 6"

Bedroom 2

2.93m × 3.16m 9' 8" × 10' 4"

Bedroom 3

3.04m × 2.46m 10' 0" × 8' 0"

Bedroom 4

3.51m × 2.13m 11' 6" × 7' 0"

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The Wansdale

4 BEDROOM HOME, TOTAL 1,450 sq ft



GROUND FLOOR

Living room

3.27m × 4.45m 10' 9" × 14' 7"

Kitchen

3.38m × 5.48m 11' 1" × 18' 0"

Dining

3.38m × 2.54m 11' 1" × 8' 4"

Study

3.27m × 2.56m 10' 9" × 8' 5"



FIRST FLOOR

Bedroom 1

3.38m × 3.65m 11' 1" × 12' 0"

Bedroom 2

3.33m × 3.86m 12' 8" × 10' 11"

Bedroom 3 min.

3.24m × 3.14m 10' 8" × 10' 4"

Bedroom 4

3.34m × 2.56m 11' 0" × 8' 5"

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The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq ft



GROUND FLOOR

Living room

3.25m × 6.53m 10' 8" × 21' 5"

Kitchen/Dining

3.29m × 6.53m 10' 10" × 21' 5"



FIRST FLOOR

Bedroom 1 max.

3.47m × 3.40m 11' 5" × 11' 2"

Bedroom 2 min.

3.31m × 2.95m 10' 10" × 9' 8"

Bedroom 3

2.15m × 3.49m 7' 1" × 11' 6"

Bedroom 4

2.15m × 3.04m 7' 1" × 10' 0"

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The Warkford

4 BEDROOM HOME, TOTAL 1,464 sq ft



GROUND FLOOR

Living room

4.93m x 3.27m 16' 2" x 10' 9"

Kitchen max.

4.30m x 2.85m 14' 1" x 9' 4"

Dining

3.13m x 3.38m 10' 4" x 11' 1"

Study

2.50m x 3.27m 8' 2" x 10' 9"



FIRST FLOOR

Bedroom 1

3.89m x 3.33m 12' 9" x 10' 11"

Bedroom 2

3.56m x 3.33m 11' 8" x 10' 11"

Bedroom 3 max.

2.90m x 3.95m 9' 6" x 13' 0"

Bedroom 4

2.27m x 3.31m 7' 5" x 11' 0"

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The Thirlford

5 BEDROOM HOME, TOTAL 1,827 sq ft



GROUND FLOOR

Living room

3.90m x 4.88m 12' 0" x 16' 0"

Kitchen/Dining max.

6.79m x 4.12m 22' 3" x 13' 6"

Family

3.22m x 3.52m 10' 7" x 11' 7"

Study

3.38m x 2.17m 11' 1" x 7' 2"



FIRST FLOOR

Bedroom 1

3.96m x 3.60m 13' 0" x 11' 10"

Bedroom 2 min.

3.38m x 2.70m 11' 1" x 8' 10"

Bedroom 3

2.89m x 3.66m 9' 6" x 12' 0"

Bedroom 4 max.

3.85m x 2.52m 12' 8" x 8' 3"

Bedroom 5

3.06m x 2.45m 10' 1" x 8' 1"

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The Patterham

5 BEDROOM HOME, TOTAL 1,957 sq ft



GROUND FLOOR

Living room

3.61m x 4.08m 11' 10" x 13' 5"

Kitchen/Dining max.

7.72m x 5.49m 25' 4" x 18' 0"

Family

3.42m x 2.87m 11' 3" x 9' 5"



FIRST FLOOR

Bedroom 1

3.61m x 3.68m 11' 10" x 12' 1"

Bedroom 2

3.38m x 3.77m 11' 1" x 12' 4"

Bedroom 3 max.

3.85m x 3.58m 12' 8" x 11' 9"

Bedroom 4 max.

4.10m x 2.93m 13' 5" x 9' 8"

Bedroom 5

3.07m x 2.56m 10' 3" x 8' 5"

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Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. Please speak to your sales executive for further details.

Take your next step



Find your dream home
on our website.



**Book an
appointment to
view our show homes.**



Take a virtual tour of
our homes from the
comfort of your sofa.



Have your questions
answered by calling
our sales executives on
01392 914 823.



Find out how we can
get you moving with
our buying schemes.



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CONTACT US ON 01392 914 823

Taylor Wimpey

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