



Culm Valley Park

JOIN OUR EXCITING NEW COMMUNITY

A beautiful collection of two, three and four bedroom homes on the outskirts of the picturesque, market town of Cullompton, Devon.

Taylor
Wimpey

Contents



Welcome to Culm Valley Park

Culm Valley Park is a brand new community situated on the outskirts of the market town of Cullompton, surrounded by beautiful countryside. The homes have modern designs and interior layouts to suit a variety of needs.



The perfect mix of town and country

Surrounded by stunning Devonshire countryside and conveniently located close to a great range of local amenities, Culm Valley Park is the perfect place to call home.

Cullompton is a picturesque market town, set on the banks of the River Culm. There is a great selection of shops, cafes, bars and restaurants, as well as good local schools for all ages. Cullompton is known as the gateway to Culm Valley and the Blackdown Hills Area of Outstanding Natural Beauty offering stunning walks in some beautiful countryside. There is lots to see and do in the area.



Local countryside



Five bells pub



Cullompton town centre



Cullompton bridge



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 stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. 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 Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa 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 fully turfed and 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. 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

General	2/3 beds	4 beds
Double glazed PVC-u windows with multi point locking	✓	✓
Double glazed PVC-u multi point locking French doors (Plot specific. Please ask for details)	✓	✓
Composite front doors	✓	✓
PVCu fascia & soffit in white	✓	✓
Doorbell and door numbers	✓	✓
Outside light to the front and wire only to the rear	✓	✓
White emulsion to walls and ceilings	✓	✓
Double electric sockets throughout	✓	✓
Chrome door furniture	✓	✓
White internal doors	✓	✓
Ground floor concrete finish (no latex or screed)	✓	✓
Combination / Condensing boiler & heating system to radiators	✓	✓
Kitchen	2/3 beds	4 beds
"Symphony" kitchen with a selection of doors, worktops & upstands choices from our "Standard Range"	✓	✓
1.5 bowl Debut composite granite sink in black with Ascona chrome mixer tap	✓	✓
Zanussi "A Rated" eye level stainless steel double oven or built under single oven (plot specific, please ask for details)	✓	✓
Integrated cooker hood with filter	✓	✓
Zanussi 4 burner stainless steel gas hob	✓	✓
Stainless steel splash back	✓	✓
Utility with "Symphony" base unit & worktop choices from our "Standard Range" and plumbing for appliances (plot specific)		✓
White USB plug socket	✓	✓
Lounge	2/3 beds	4 beds
TV socket & Telecom point	✓	✓
Family Room/Study	2/3 beds	4 beds
TV socket & Telecom point		✓

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

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Specification of our houses

Bedroom	2/3 beds	4 beds
TV socket to master bedroom	✓	✓
Bathroom	2/3 beds	4 beds
Twyfords white "Geberit Selnova" bathroom suite	✓	✓
Ideal Standard chrome taps	✓	✓
2 rows of tiles to bath and splash back to basin	✓	✓
Bath shower mixer comes with shower screen & full height tiling (only in properties without ensuite)	✓	
En-suite & Shower Room (Plot specific)	2/3 beds	4 beds
Twyfords white "Geberit Selnova" bathroom suite	✓	✓
Ideal Standard chrome taps	✓	✓
Splash back to basin	✓	✓
Shower tray & "Roman" Chrome finish glass shower cubicle	✓	✓
Aqualisa Midas 100 chrome thermostatic shower	✓	✓
External features	2/3 beds	4 beds
Riven buff paving slabs 1.2m x 1.2m	✓	
Riven buff paving slabs 1.8m x 1.8m		✓
150mm topsoil rotavated to rear garden	✓	✓
Power to garage within the boundary of the property		✓
Outside tap to the rear of the property (excluding coach houses and apartments)	✓	✓
Close board fencing to garden	✓	✓
Wire only for future electric vehicle charging point	✓	✓
Other features	2/3 beds	4 beds
NHBC warranty against structural defects for a ten- year period following the date of build completion	✓	✓
A range of optional upgrades are available subject to build stage	✓	✓



FIND OUT MORE

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Our homes





The Ashenford

2 BEDROOM HOME, TOTAL 771 sq ft / 71.61m²



GROUND FLOOR

Lounge/Dining

4.31m × 4.02m 14' 2" × 13' 2"

Kitchen

2.11m × 2.74m 6' 11" × 9' 0"



FIRST FLOOR

Bedroom 1

3.66m × 3.27m 12' 0" × 10' 9"

Bedroom 2 *max.*

4.31m × 2.51m 14' 2" × 8' 3"

*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. 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_69849/MAY 2022.



The Benford

3 BEDROOM HOME, TOTAL 922 sq ft / 85.64m²



GROUND FLOOR

Lounge/Dining

4.77m × 3.72m 15' 8" × 12' 3"

Kitchen

2.57m × 3.43m 8' 5" × 11' 3"



FIRST FLOOR

Bedroom 1

3.69m × 3.11m 12' 2" × 10' 3"

Bedroom 2 *max.*

2.24m × 3.55m 7' 4" × 11' 8"

Bedroom 3 *max.*

2.44m × 3.35m 8' 0" × 11' 0"

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The Byford

3 BEDROOM HOME, TOTAL 976 sq ft / 90.69m²



GROUND FLOOR

Lounge

3.98m × 4.24m 13' 1" × 13' 11"

Kitchen/Dining

5.06m × 2.87m 16' 7" × 9' 5"



FIRST FLOOR

Bedroom 1

3.98m × 3.00m 13' 1" × 9' 10"

Bedroom 2

2.82m × 2.57m 9' 3" × 8' 5"

Bedroom 3

2.15m × 3.91m 7' 1" × 12' 10"

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The Kingdale

3 BEDROOM HOME, TOTAL 1,026 sq ft / 95.35m²



GROUND FLOOR

Lounge

3.07m × 5.41m 10' 1" × 17' 9"

Kitchen/Dining *max.*

3.35m × 5.41m 11' 0" × 17' 9"



FIRST FLOOR

Bedroom 1

3.09m × 4.14m 10' 2" × 13' 7"

Bedroom 2

2.67m × 2.95m 8' 9" × 9' 8"

Bedroom 3

3.41m × 2.37m 11' 2" × 7' 9"

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The Huxford

4 BEDROOM HOME, TOTAL 1,175 sq ft / 109.20m²



GROUND FLOOR

Lounge

3.63m x 4.66m 11' 11" x 15' 4"

Kitchen/Dining

5.73m x 3.00m 18' 10" x 9' 10"



FIRST FLOOR

Bedroom 1

3.42m x 3.16m 11' 3" x 10' 5"

Bedroom 2

3.23m x 2.84m 10' 7" x 9' 4"

Bedroom 3

2.23m x 3.25m 7' 4" x 10' 8"

Bedroom 4

2.41m x 2.52m 7' 11" x 8' 3"

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The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq ft / 115.46m²



GROUND FLOOR

Lounge

3.46m × 6.09m 11' 4" × 20' 0"

Kitchen/Dining *max.*

3.58m × 6.09m 11' 9" × 20' 0"



FIRST FLOOR

Bedroom 1

3.52m × 3.09m 11' 7" × 10' 2"

Bedroom 2 *max.*

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4 *max.*

3.54m × 2.25m 11' 7" × 7' 5"

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The Manford

4 BEDROOM HOME, TOTAL 1,385 sq ft / 128.68m²



GROUND FLOOR

Lounge

3.88m × 4.74m 12' 9" × 15' 7"

Kitchen/Dining

8.11m × 2.88m 26' 7" × 9' 6"

Study

2.10m × 2.61m 6' 11" × 8' 7"



FIRST FLOOR

Bedroom 1 *max.*

3.88m × 3.06m 12' 9" × 10' 0"

Bedroom 2 *max.*

3.09m × 3.37m 10' 2" × 11' 1"

Bedroom 3 *max.*

3.03m × 3.66m 10' 0" × 12' 0"

Bedroom 4 *max.*

2.75m × 3.31m 9' 0" × 10' 10"

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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
01884 212 066.



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



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