



# Clover Way at Cranbrook

EXETER, DEVON

Cranbrook – a brand new community on the outskirts of Exeter. With a range of high quality new properties available, there's homes to suit everyone.

**Taylor**  
**Wimpey**

# Contents



# Clover Way at Cranbrook

Welcome to Cranbrook, a brand new community on the outskirts of Exeter. With a wide range of new homes and local amenities, Cranbrook offers everything you could need within the modern, eco-friendly setting of a new town.



[→ View the site plan](#)



# Love village life

Welcome to Cranbrook, a brand new community on the outskirts of Exeter. With a wide range of new homes and local amenities, Cranbrook offers everything you could need within the modern, eco-friendly setting of a new town.

Local countryside



Royal Albert Memorial Museum and art gallery



Exeter Quayside



[Watch development video](#)



# 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.

[→ Find out more](#)



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 gives 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<sup>†</sup>

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<sup>†</sup>

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 Bed	4 + Bed
Double glazed PVC-u windows with multi point locking	✓	✓
Double glazed PVC-u multi point locking French doors (Plot specific. Please ask for details)	✓	✓
IG Weatherbeater front doors	✓	✓
PVCu fascia & soffit in white	✓	✓
White emulsion to walls and ceilings	✓	✓
Door Bell	✓	✓
Front outdoor light with wiring to rear	✓	✓
Double electric sockets throughout (Kitchen socket positions can vary subject to NHBC building regs)	✓	✓
Chrome door furniture	✓	✓
White internal doors	✓	✓
Ground floor concrete finish (no latex or screed)	✓	✓
Coach houses have screeded floors as standard	✓	✓
Heat interface unit & heating system to radiators	✓	✓
Kitchen		
"Symphony" kitchen with a selection of doors, worktops & upstands choices from our "Standard Range"	✓	✓
1.5 bowl Debut black composite granite sink c/w mixer taps	✓	✓
Zanussi "A Rated" stainless steel double eye level oven (housetype specific, where this is not possible a single under counter oven will be fitted)	✓	✓
Integrated cooker hood with filter	✓	✓
Zanussi 4 ring ceramic hob	✓	✓
Stainless steel splash back	✓	✓
White double USB socket	✓	✓
Utility with "Symphony" base unit & worktop choices from our "Standard Range", plumbing for appliances and sink (plot specific. Please refer to individual kitchen drawings, as N/A in some homes)		✓
Lounge		
TV socket & Telecom point	✓	✓
Family Room/Study		
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 1	2/3 Bed	4+ Bed
TV socket to master bedroom	✓	✓
Telecom point	✓	✓
Bathroom		
Twyfords white "Alcona" bathroom suite	✓	✓
Ideal Standard chrome taps	✓	✓
600mm high tiles to bath and splash back to basin	✓	✓
Bath shower mixer comes with shower screen & full height tiling (only in properties without en suite)	✓	
En-suite & Shower Room (Plot specific)		
Twyfords white "Alcona" bathroom suite	✓	✓
Ideal Standard chrome taps	✓	✓
Full height tiling to shower enclosure and splash back to basin	✓	✓
Shower tray & "Roman" Chrome finish glass shower cubicle	✓	✓
Aqualisa Midas 100 chrome thermostatic shower	✓	✓
External features		
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	✓	✓
Water butt (excluding apartments & coach house)	✓	✓
Rotary washing line	✓	✓
Other features		
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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# Specification of our apartments

General	
Double glazed PVC-u windows with multi point locking	✓
Double glazed PVC-u multi point locking French doors (Plot specific. Please ask for details)	✓
Jeld-Wen FD30 apartment entrance doors	✓
Vista private entrance door	✓
PVCu fascia & soffit in white	✓
White emulsion to walls and ceilings	✓
Double electric sockets throughout	✓
Chrome door furniture	✓
White internal doors	✓
Ground floor power floated concrete finish (no latex or screed)	✓
Heat interface unit & heating system to radiators	✓
Kitchen	
"Symphony" kitchen with a selection of doors, worktops & upstands choices from our "Standard Range"	✓
1.5 bowl Debut Black composite granite sink c/w mixer taps	✓
Zanussi "A Rated" built under single oven	✓
Integrated cooker hood with filter	✓
Zanussi 4 ring ceramic hob	✓
Stainless steel splash back	✓
White double USB socket	✓
Lounge	
TV socket & Telecom point	✓

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# Specification of our apartments

Bedroom	
TV socket to master bedroom	✓
Bathroom	
Twyfords white "Alcona" bathroom suite	✓
Ideal Standard chrome taps	✓
Splash back to basin	✓
Bath shower mixer comes with shower screen & full height tiling	✓
Other features	
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	✓

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

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# Our homes



 [View the site plan](#)





# The Canford

2 BEDROOM SEMI-DETACHED HOME, TOTAL 689 sq. ft. / 64.00 sq. m.



## GROUND FLOOR

**Lounge/Dining max.**

3.98m × 4.73m      13' 1" × 15' 6"

**Kitchen**

1.85m × 3.02m      6' 1" × 9' 11"



## FIRST FLOOR

**Bedroom 1**

3.98m × 2.97m      13' 1" × 9' 9"

**Bedroom 2 max.**

3.98m × 2.56m      13' 1" × 8' 5"



**Discover more about this home**

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# The Newdale

2 BEDROOM DETACHED HOME, TOTAL 772 sq. ft. / 71.7 sq. m.



**GROUND FLOOR**



**FIRST FLOOR**

**Lounge/Kitchen/Dining**

5.95m × 4.10m      19' 6" × 13' 5"

**Bedroom 1 min.**

3.18m × 3.83m      10' 5" × 12' 6"

**Bedroom 2 min.**

3.84m × 2.30m      12' 7" × 7' 7"



**View our development**

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# The Dovedale

2 BEDROOM DETACHED HOME, TOTAL 653 sq. ft. / 70.8 sq. m.



## GROUND FLOOR



## FIRST FLOOR

**Lounge/Kitchen/Dining**  
5.35m × 3.80m      17' 7" × 12' 6"

**Bedroom 1 min.**  
3.25m × 3.05m      10' 8" × 10' 0"

**Bedroom 2 min.**  
3.24m × 1.94m      10' 8" × 6' 4"

[→ View our development](#)

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# The Yewdale

3 BEDROOM DETACHED HOME, TOTAL 931 sq. ft. / 86.52 sq. m.



## GROUND FLOOR

### Lounge

3.02m × 5.10m      9' 11" × 16' 9"

### Kitchen/Dining

2.95m × 5.10m      9' 8" × 16' 9"

## FIRST FLOOR

### Bedroom 1

3.08m × 3.78m      10' 1" × 12' 5"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"



[Discover more about this home](#)

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# The Easedale

3 BEDROOM DETACHED HOME, TOTAL 931 sq. ft. / 86.52 sq. m.



## GROUND FLOOR

### Living room

3.02m × 5.10m      9' 11" × 16' 9"

### Kitchen/Dining

2.95m × 5.10m      9' 8" × 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m × 3.78m      10' 1" × 12' 5"

### Bedroom 2

2.95m × 2.86m      9' 8" × 9' 5"

### Bedroom 3

2.95m × 2.15m      9' 8" × 7' 1"



[Discover more about this home](#)

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# The Flatford

3 BEDROOM SEMI-DETACHED HOME, TOTAL 866 sq. ft. / 80.50 sq. m.



## GROUND FLOOR

### Lounge/Dining

4.72m × 3.70m      15' 6" × 12' 2"

### Kitchen max.

3.08m × 3.43m      10' 1" × 11' 3"



## FIRST FLOOR

### Bedroom 1 min.

2.96m × 2.83m      9' 9" × 9' 4"

### Bedroom 2

2.63m × 3.30m      8' 8" × 10' 10"

### Bedroom 3 max.

2.00m × 3.70m      6' 7" × 12' 2"



**Discover more about this home**

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# The Gosford

3 BEDROOM SEMI-DETACHED HOME, TOTAL 866 sq. ft. / 80.50 sq. m.



## GROUND FLOOR

**Lounge** max.

3.69m × 4.26m      12' 1" × 14' 0"

**Kitchen/Dining**

4.72m × 2.87m      15' 6" × 9' 5"



## FIRST FLOOR

**Bedroom 1** min.

2.96m × 2.83m      9' 9" × 9' 4"

**Bedroom 2**

2.63m × 3.30m      8' 8" × 10' 10"

**Bedroom 3** max.

2.00m × 3.55m      6' 7" × 11' 8"



**Discover more about this home**

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# The Marford

4 BEDROOM DETACHED HOME, TOTAL 1,564 sq. ft. / 145.3 sq. m.



## GROUND FLOOR

### Lounge

4.76m × 3.91m      15' 8" × 12' 10"

### Family room

3.26m × 3.91m      10' 8" × 12' 10"

### Kitchen

3.32m × 4.85m      10' 11" × 15' 11"

### Dining/Study

2.66m × 3.07m      8' 9" × 10' 1"



## FIRST FLOOR

### Bedroom 1 max.

3.63m × 4.93m      11' 11" × 16' 2"

### Bedroom 2 max.

3.34m × 4.01m      10' 11" × 13' 2"

### Bedroom 3 max.

3.25m × 4.02m      10' 8" × 13' 2"

### Bedroom 4

2.54m × 3.83m      8' 4" × 12' 7"



[Discover more about this home](#)

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# The Shelford

4 BEDROOM DETACHED HOME, TOTAL 1,377 sq. ft. / 128.02 sq. m.



## GROUND FLOOR

### Lounge

4.74m x 3.88m      15' 7" x 12' 9"

### Kitchen/Dining max.

8.10m x 3.24m      26' 7" x 10' 8"

### Study

2.64m x 2.10m      8' 8" x 6' 11"



## FIRST FLOOR

### Bedroom 1 max.

3.88m x 3.76m      12' 9" x 12' 4"

### Bedroom 2 max.

4.22m x 3.07m      13' 10" x 10' 1"

### Bedroom 3 max.

3.43m x 3.09m      11' 3" x 10' 2"

### Bedroom 4

3.89m x 2.75m      12' 9" x 9' 0"



[Discover more about this home](#)

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# The Trusdale

4 BEDROOM DETACHED HOME, TOTAL 1,243 sq. ft. / 115.4 sq. m.



## GROUND FLOOR

### Lounge

3.48m × 6.09m      11' 5" × 20' 0"

### Kitchen/Dining max.

3.60m × 6.09m      11' 10" × 20' 0"



## FIRST FLOOR

### Bedroom 1

3.52m × 3.04m      11' 7" × 9' 10"

### Bedroom 2 max.

3.64m × 2.96m      11' 11" × 9' 9"

### Bedroom 3

2.51m × 3.04m      8' 3" × 9' 10"

### Bedroom 4

3.54m × 2.25m      11' 7" × 7' 5"



[Discover more about this home](#)

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# The Rossdale

4 BEDROOM DETACHED HOME, TOTAL 1,243 sq. ft. / 115.46 sq. m.



## 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 × 3.03m      11' 7" × 9' 11"

### Bedroom 2 max.

3.64m × 2.95m      11' 11" × 9' 8"

### Bedroom 3

2.51m × 3.05m      8' 3" × 10' 0"

### Bedroom 4

3.54m × 2.25m      11' 7" × 7' 5"



[View our development](#)

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# The Midford

4 BEDROOM DETACHED HOME, TOTAL 1,170 sq. ft. / 108.7 sq. m.



## GROUND FLOOR

### Lounge

3.62m x 4.49m      11' 11" x 14' 9"

### Kitchen/Dining

5.71m x 3.38m      18' 9" x 11' 1"

## FIRST FLOOR

### Bedroom 1

3.27m x 3.61m      10' 9" x 11' 10"

### Bedroom 2

2.81m x 3.53m      9' 3" x 11' 7"

### Bedroom 3 min.

2.81m x 2.52m      9' 3" x 8' 3"

### Bedroom 4

2.35m x 2.23m      7' 9" x 7' 4"



**Discover more about this home**

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# Ways to buy

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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.



## First time buyer?

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[→ Here's how we can help](#)

## Existing home owner?

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[→ Here's how we can help](#)





# 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 349 977.**



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

[→ Book an appointment](#)

[→ How to buy a home](#)



**CLOVER WAY AT CRANBROOK** London Road, Exeter, Devon EX5 2DY

**CONTACT US ON 01392 349 977**

# Taylor Wimpey

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