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.



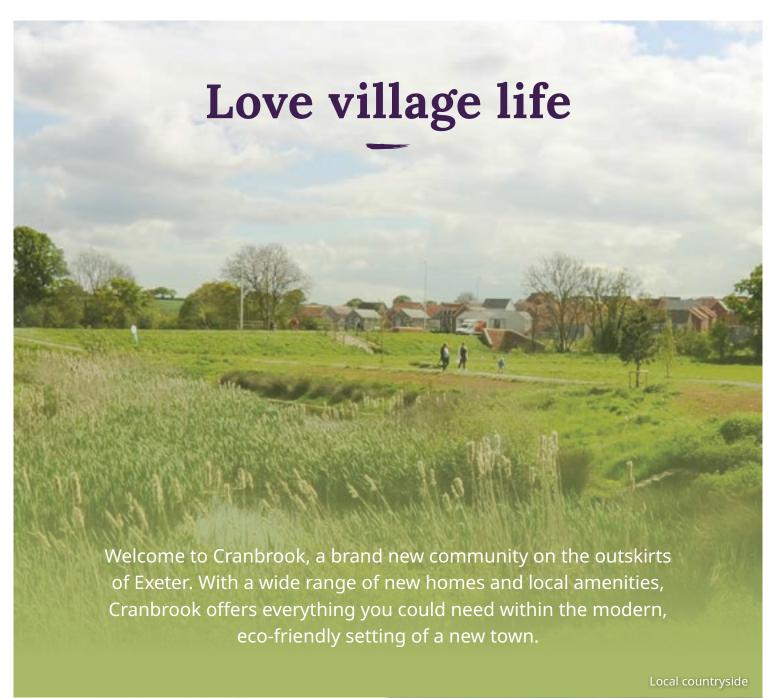
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Welcome to Cranbrook, a brand new community on the outskirts of Exeter. With a wide range of new homes and local amenities, Cranbrook offers everything you could need within the modern, eco-friendly setting of a new town.

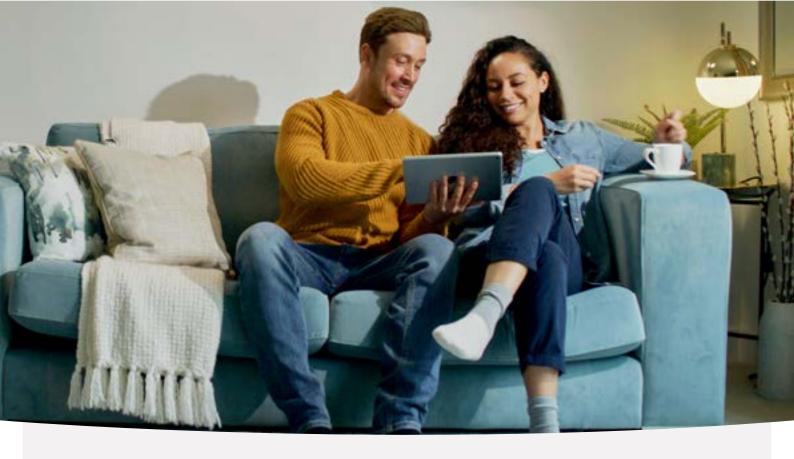












Personalise your home

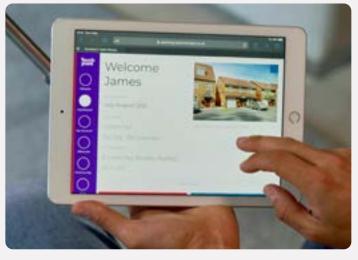
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

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 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[†]

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.

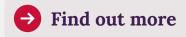
Specification of our houses

General	2/3 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

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	✓	✓



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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	✓

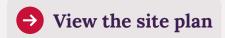
^{✓ =} Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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	√

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Our homes





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"



*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. < Job Number> / < Date>



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"



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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

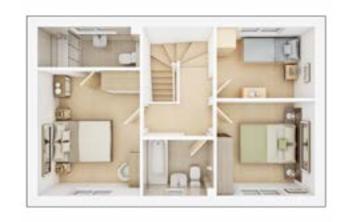
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The Yewdale

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"



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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

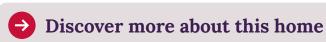
3.08m × 3.78m 10' 1" × 12' 5"

Bedroom 2

2.95m × 2.86m 9' 8" × 9' 5"

Bedroom 3

2.95m × 2.15m 9' 8" × 7' 1"



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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



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"





The Marford

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



GROUND FLOOR

15' 8" × 12' 10"
10' 8" × 12' 10"
10' 11" × 15' 11"
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"





The Shelford

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



GROUND FLOOR

Lounge

4.74m × 3.88m 15' 7" × 12' 9"

Kitchen/Dining max.

8.10m × 3.24m 26' 7" × 10' 8"

Study

2.64m × 2.10m 8' 8" × 6' 11"



FIRST FLOOR

Bedroom 1 max. 3.88m × 3.76m 12' 9" × 12' 4"

- I - -

Bedroom 2 max.

4.22m × 3.07m 13' 10" × 10' 1"

Bedroom 3 max.

3.43m × 3.09m 11' 3" × 10' 2"

Bedroom 4

3.89m × 2.75m 12' 9" × 9' 0"



Discover more about this home



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.

11' 9" × 20' 0" 3.58m × 6.09m

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

11' 7" × 7' 5" 3.54m × 2.25m



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 × 4.49m

11' 11" × 14' 9"

Kitchen/Dining

5.71m × 3.38m 18' 9" × 11' 1"



FIRST FLOOR

Bedroom 1

3.27m × 3.61m 10' 9" × 11' 10"

Bedroom 2

2.81m × 3.53m 9'3" × 11'7"

Bedroom 3 min.

2.81m × 2.52m 9'3" × 8'3"

Bedroom 4

7' 9" × 7' 4" 2.35m × 2.23m



Discover more about this home

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.

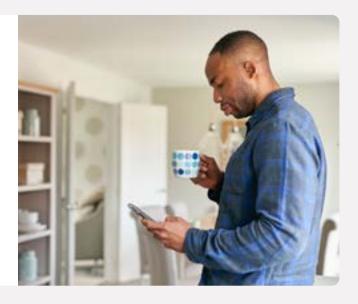


First time buyer?

Here's how we can help

Existing home owner?

Here's how we can help



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.



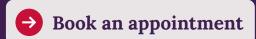
Take a virtual tour of our homes from the comfort of your sofa.

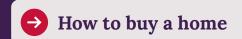


Have your questions answered by calling our sales executives on **01392 349 977.**



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











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

CONTACT US ON 01392 349 977



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