

Honeysuckle

FOUR BEDROOM DETACHED HOUSE



**That feeling
when your
home has**

**energy
bills for
10 years**



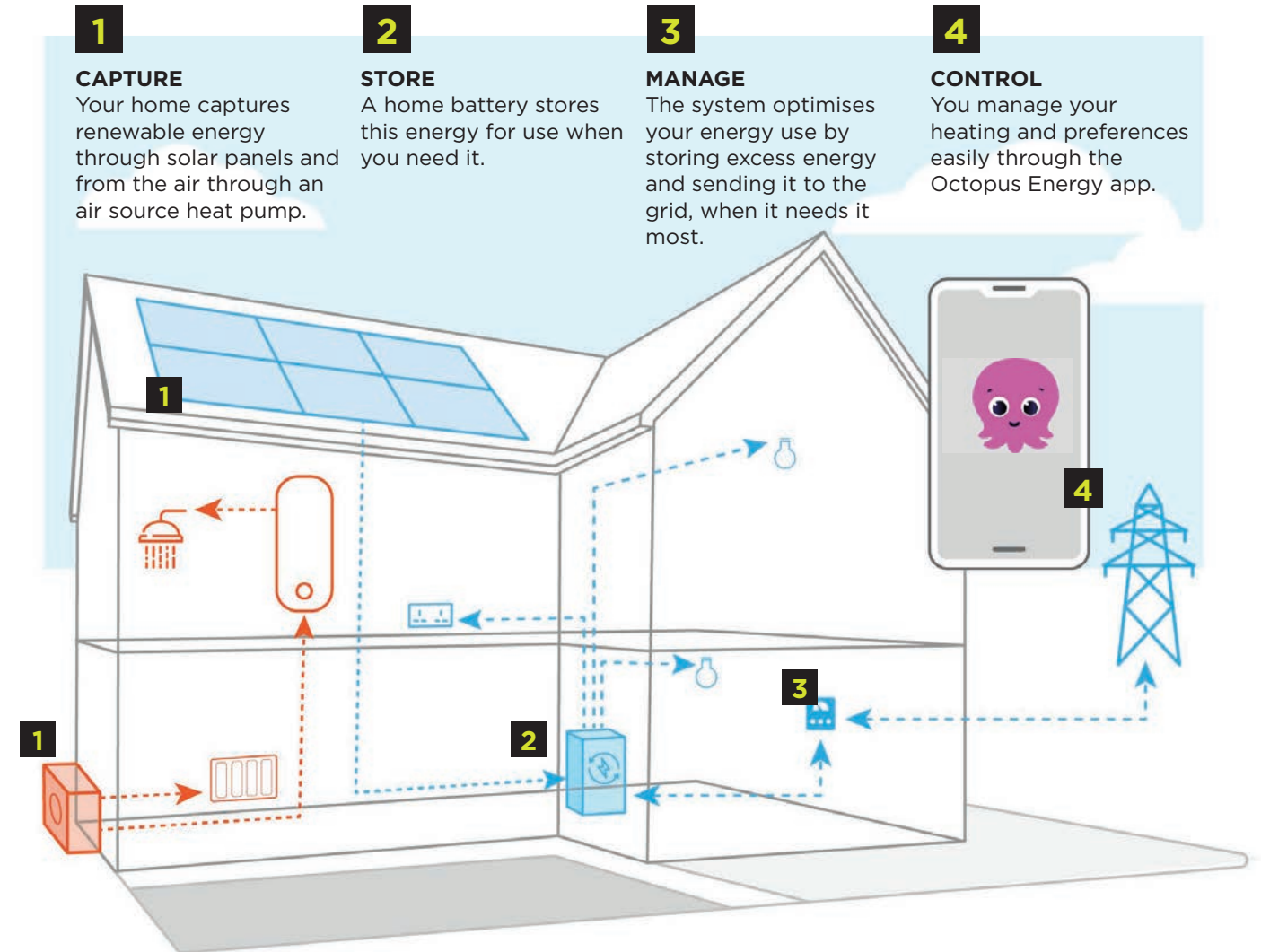
Enjoy zero energy bills in your new home at Kings Drive thanks to the energy efficient features and fantastic new initiative from Octopus Energy



How it works



Each Honeysuckle home is equipped with cutting-edge green tech: solar panels, an air source heat pump, and a battery storage system—all managed by Octopus Energy. This smart system optimises energy use, storing power when it's available, drawing from the grid when it's needed, and even sending back excess energy. The result? No energy bills on your home for at least ten years!



Moving In? Here's What to Expect

When you move into your new Zero Bills™ home, you'll get a welcome pack with everything you need to get started, including guidance on setting up your heating and managing your energy in the app.

Welcome to a simpler, smarter way of living - zero bills, zero hassle.

Terms and conditions

- 1) Zero Bills is a world-first smart tariff that guarantees no energy bills for your Honeysuckle home - for 10 years.
- 2) Your Zero Bills Honeysuckle home is built with best-in-class energy efficiency and a combination of low-carbon technology: battery storage, a heat pump, and solar PV - intelligently managed by Octopus tech to keep you warm all year round.

- 3) With Zero Bills you'll get a generous Fair Use Allowance - around twice your home's expected yearly usage and just a heads-up, EV charging is billed separately.
- 4) EV charging will be billed separately at the Intelligent Octopus Go unit rate. billed separately at the unit rate.
- 5) You're in control with the Octopus handy, hassle-free app. Just set your home heating preference - they'll handle the rest!

Fair usage limits, terms and exclusions apply. Visit octopus.energy/zero-bills-home for more.



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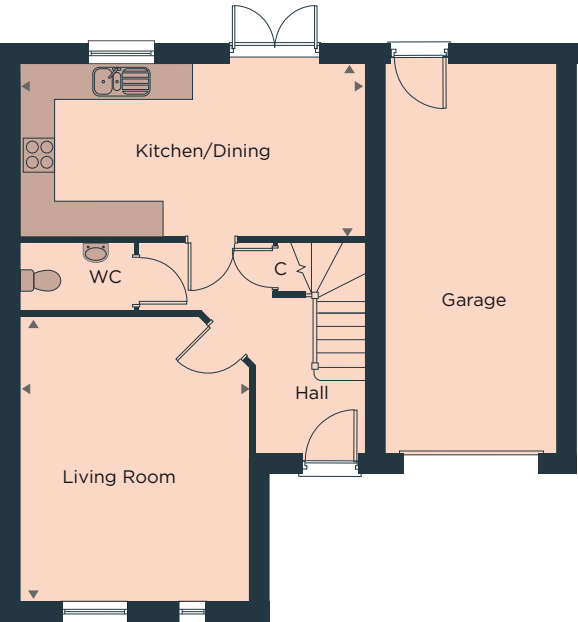
CARDIFF LIVING // KINGS DRIVE FEBRUARY 2025

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Total living area 125 sqm 1345 sq.ft

The Honeysuckle is a stylish L-shaped four-bedroom home designed for practicality. The spacious hallway leads to a large front living room, while the rear features an open-plan kitchen/dining area with stylish units and integrated appliances and garden access via double French doors. Upstairs, the master bedroom boasts an ensuite, complemented by three additional bedrooms and a modern family bathroom. A large garage and two parking spaces add extra convenience.



GROUND FLOOR

Living Room	4960mm x 3980mm	16'3" x 13'1"
Kitchen/Dining	6061mm x 2983mm	19'9" x 9'8"



FIRST FLOOR

Master Bedroom	4185mm x 3174mm	13'7" x 10'4"
Bedroom 2	3980mm x 3593mm	13'1" x 11'8"
Bedroom 3	3659mm x 3231mm	12'0" x 11'6"
Bedroom 4	3684mm x 3157mm	12'1" x 10'4"

- ◀▶ Measurement points
- C Coats
- AC Airing Cupboard

Floorplans provide approximate measurements only and furniture layouts are indicative. Dimensions are taken from the indicated points of measurements and are for guidance only and not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are subject to a variance of +/- 5%. Floorplan issue date: February 2025.

ADVANCE SALES INFORMATION - PLEASE NOTE THE DETAILS CONTAINED HERE MAY CHANGE. CONTACT WATES RESIDENTIAL OR AN APPOINTED SALES AGENT FOR MORE INFORMATION.

