

A modern two-story house with white walls, dark grey trim, and a stone-textured gable end. A silver car is parked in the driveway. The house features a dark grey roof with a skylight, a chimney, and large windows. The driveway is paved with grey bricks. The sky is blue with some clouds.

Coming soon...

Offers in Excess of £800,000

LAND ADJACENT TO WALLINGTON, NEW NORTH ROAD, EX4 4AG



READ ONLY WITH NOTES OF COMPLIANCE

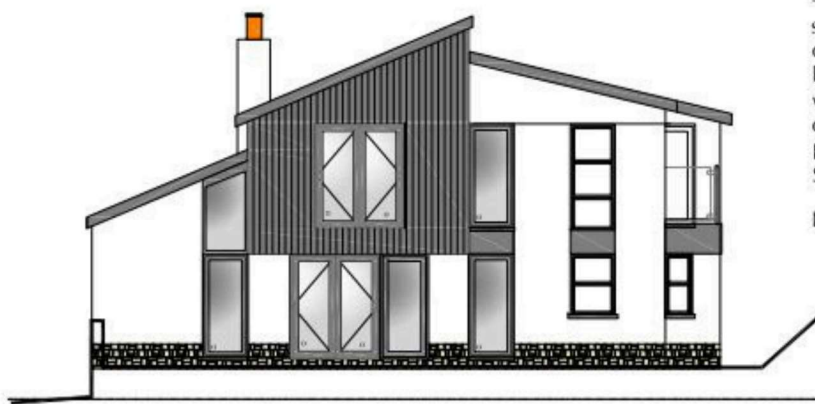
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print size
A3

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EXTERNAL FINISHES

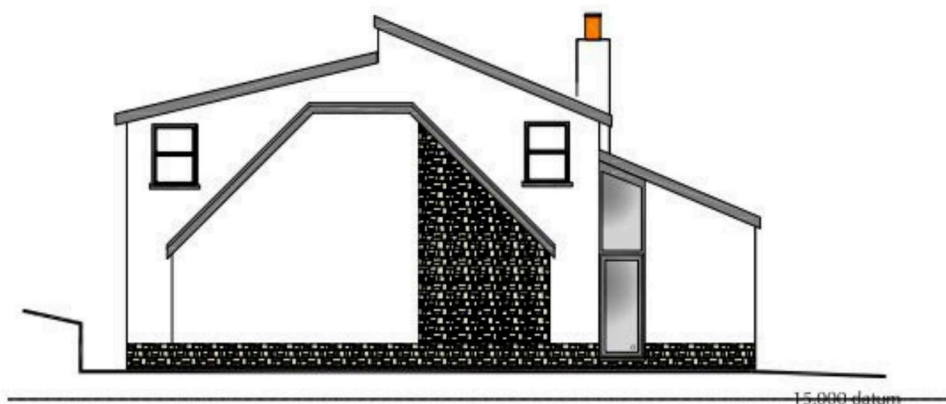
Cambrian slate roof
terracotta ridge
Dark grey Sarnafil with standing
seams to low pitched roofs
stone to agreed sample
dark grey soffits and fascias
black Ogee rainwater goods
white render on grey plinth
dark grey pvc windows
Hardi plank feature boarding
Solar panels on south facing roofs
Landscaping to be agreed



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

REFER TO FRAME SECTIONS FOR ALL HEIGHTS

check all dimensions and assumptions on site

ISSUE STATE

BUILDING REGULATIONS

SCALE 1:100

PRINTED SIZE A3

DATE November 2010

DRAWN 5

AMENDMENT

CLIENT AND PROJECT

New House beside Wallington

New North Road, Exeter

Mr and Mrs G Tucker

DRWG TITLE

ELEVATIONS

DRWG NUMBER

17.38 WD 06

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LAND ADJACENT TO WALLINGTON, NEW NORTH ROAD, EX4 4AG

An exceptional opportunity to acquire a brand-new, highly sustainable home designed for modern living and long-term efficiency. Scheduled for completion in August 2026, this thoughtfully designed property combines contemporary style with cutting-edge energy-saving technology to deliver outstanding comfort, performance, and environmental credentials.

Built to achieve an impressive EPC A Rating, the home features an Air Source Heat Pump providing efficient, low-carbon heating and hot water, complemented by underfloor heating throughout for enhanced comfort and even heat distribution.

The property is further enhanced by solar PV panels and an integrated battery storage system, enabling homeowners to generate, store, and utilise renewable energy while reducing dependence on the grid. EV charging provision has also been incorporated, ensuring the home is ready for the growing demand for electric vehicle ownership.

Designed with sustainability at its core, this future-proofed home offers exceptionally low running costs, reduced environmental impact, and the latest in energy-efficient technology, making it an ideal choice for buyers seeking a modern, environmentally conscious lifestyle without compromising on comfort or convenience.

Not only suitable for home use, the property boasts great rental investment due to the transport links and proximity to Exeter city centre, the university and major employment hubs.



Modern, Sustainable
Detached Home



City



4
Bedrooms



3
Bathrooms



3 Reception
rooms



Off Road Parking,



GARAGE

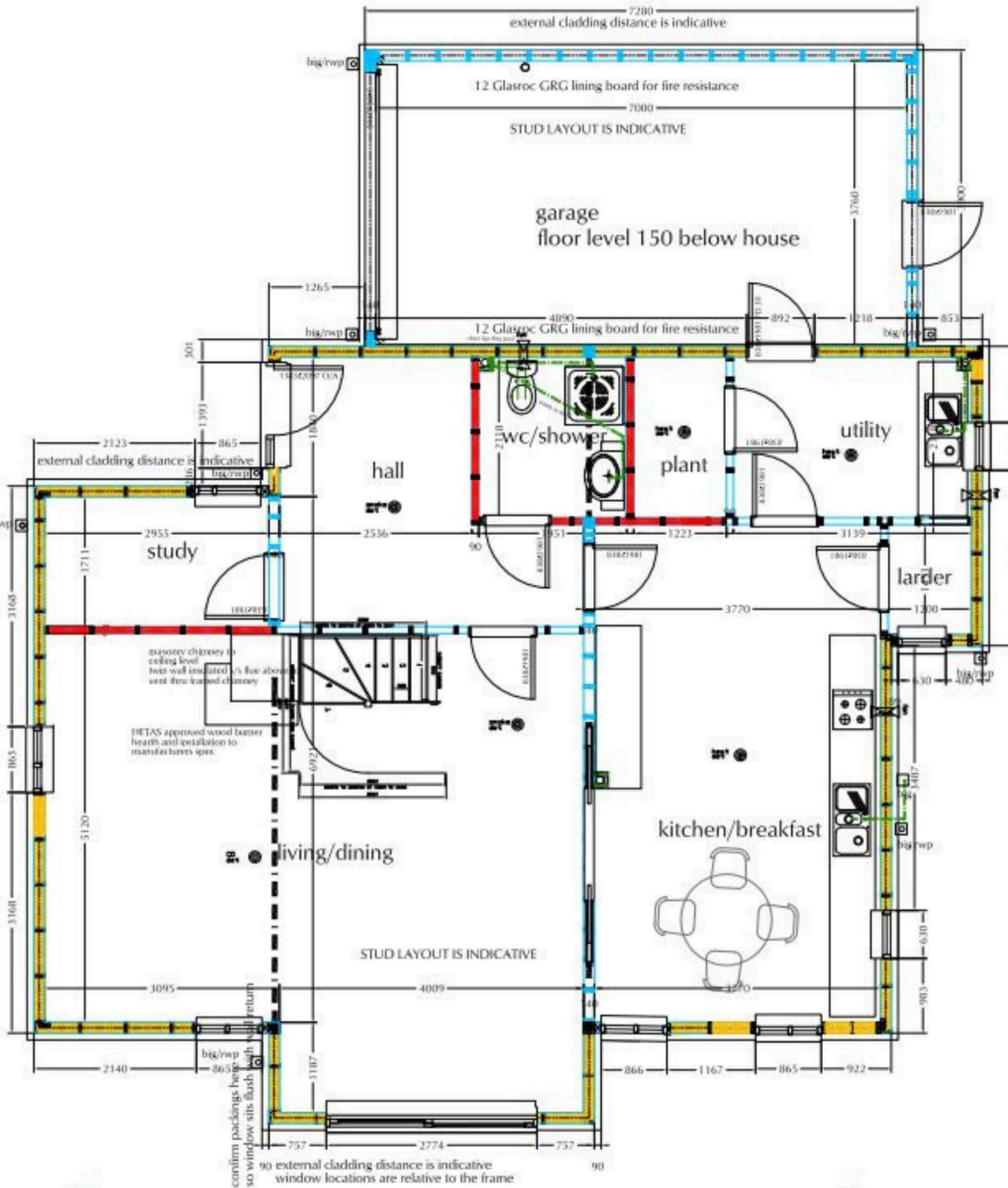


Council
Tax: TBC

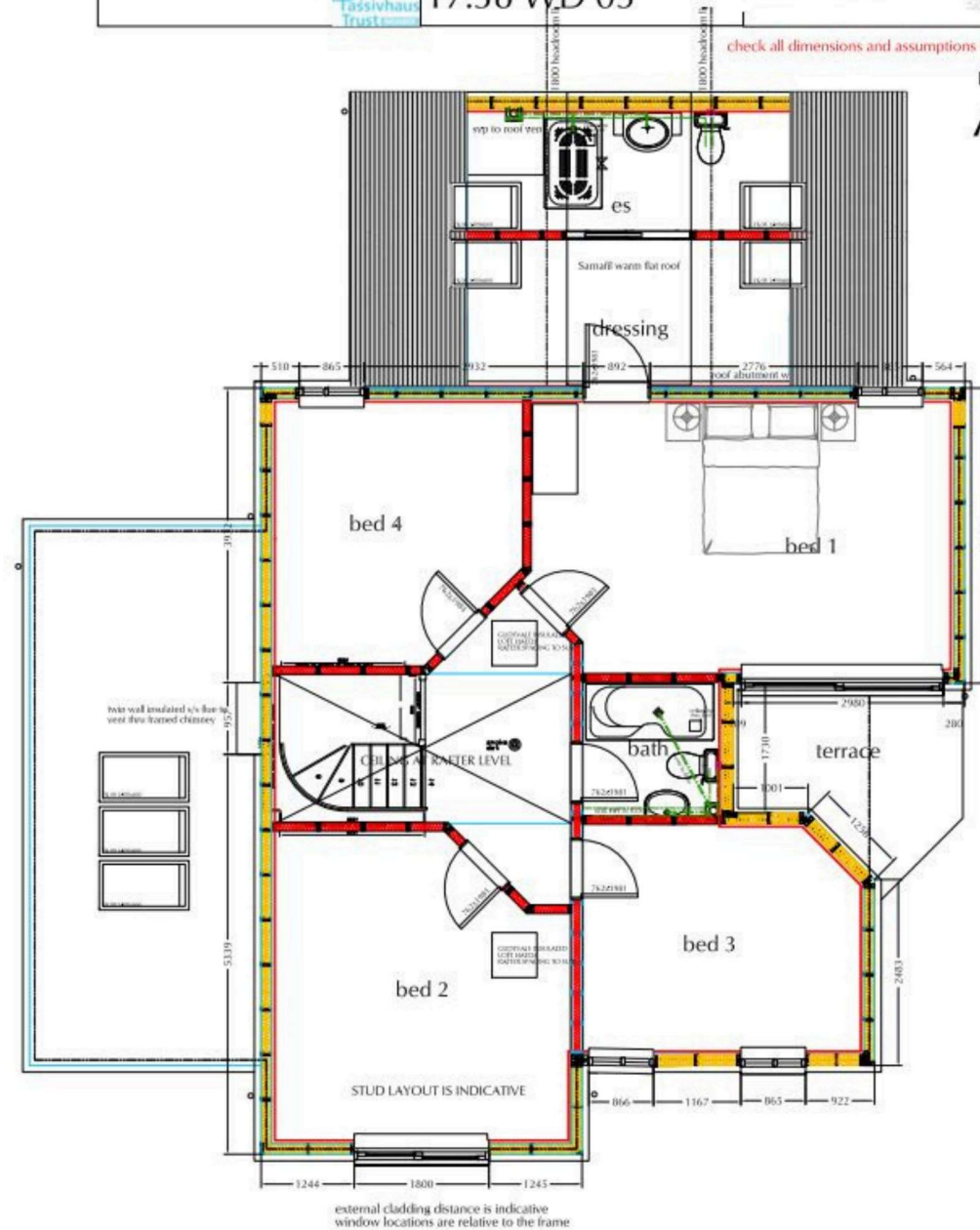


check all dimensions and assumptions made

print
A



GROUND FLOOR



FIRST FLOOR

THE HOME...

Property Summary

- Garage with additional off-road parking
- Entrance hall
- Downstairs study
- Open-plan living / dining room
- Kitchen / breakfast area
- Larder
- Utility room
- Plant room
- Downstairs WC with shower
- Four double bedrooms
- Main bathroom
- Dressing room to master bedroom
- Ensuite to master bedroom
- Vaulted ceiling
- High-quality modern finish throughout
- Air source heat pump
- Solar PV
- Electric Battery storage
- Underfloor heating to ground floor
- Radiators to first floor
- EPC Rating A - highest rating.

