

**Taylor  
Wimpey**

*Find your way around*

# BUCKINGHAM HEIGHTS

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EXMOUTH | DEVON

# BUCKINGHAM HEIGHTS. A VERY SPECIAL PLACE TO BE

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A warm welcome to Buckingham Heights.

Located close to stunning Devon coastlines, here you'll find an exclusive selection of two, three and four-bedroom homes on the outskirts of Exmouth.

An ideal choice for first time buyers, families and downsizers, the development is surrounded by open space and natural beauty. This is modern living, right by the coast.

## MAKE YOURSELF AT HOME

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From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.




# A GREAT CHOICE FOR EVERYONE


Buckingham Heights brings an extensive choice of homes to Exmouth, offering a range of options for a variety of needs. Located close to the town centre, those that choose to live at Buckingham Heights will enjoy life in a new build home in close proximity to all of the amenities within Exmouth.

The rural surroundings on the town's outskirts allow for you to make the most of the peaceful area, safe in the knowledge that you're never far away from supermarkets, restaurants, schools, pubs and leisure facilities.




 Exmouth waterfront, a stone's throw from home



 Exmouth centre offering a range of high street names and independent shops




 Enjoy a range of walks around the River Exe

# THE IDEAL PLACE TO BE


Perfectly placed for commuters, Exmouth Railway Station and the A376 make this development the perfect choice for commuters seeking a new-build home in a peaceful yet well-connected location.

Whether your weekends involve great food and drink or walks in nature, Buckingham Heights combines Exmouth's range of facilities with East Devon Area of Outstanding Natural Beauty on the doorstep, making this the perfect place for those committed to the 9 to 5, and the 5 to 9.




 Exmouth is within close proximity to Exeter



 Variety of nature reserves on your doorstep



 Take a scenic boat ride to the River Exe Café

## TRAVELLING BY CAR



Maps shown are not to scale. Distances and directions are taken from [google.co.uk/maps](http://google.co.uk/maps)



## WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



## WE'RE WITH YOU EVERY STEP OF THE WAY

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.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



### PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



### EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.

# FROM LOOKING ROUND TO MOVING IN...



Get to know

# BUCKINGHAM HEIGHTS

EXMOUTH | DEVON

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An ideal choice for first time buyers, families and downsizers, the development is surrounded by open space and natural beauty. This is modern living, right by the coast.







Sales information centre and show homes

### 4 BEDROOM HOMES

-  **The Rosedale**  
4 bedroom home  
Plots: 30 & 31
-  **The Huxford**  
4 bedroom home  
Plots: 5, 22-24, 38, 43-45 & 111
-  **The Trusdale**  
4 bedroom home  
Plots: 29, 40-42, 68 & 74


### 3 BEDROOM HOMES

-  **The Flatford**  
3 bedroom home  
Plots: 10-21, 25-28, 57-59, 63, 66, 67, 71-73, 112-115 & 119
-  **The Easedale**  
3 bedroom home  
Plots: 1, 2, 39, 62, 110 & 120
-  **The Gosford**  
3 bedroom home  
Plots: 3, 4, 6-9, 32-37, 53-56, 64, 65, 69, 70, 75-78 & 116-118
-  **The Rosedale**  
3 bedroom home  
Plots: 84\*, 85\*, 99\*, 104 & 107

### 2 BEDROOM HOMES

-  **2 bedroom home\***  
Plots: 46, 47 48-52, 60, 61, 79 80-83 & 98
-  **The Canford**  
2 bedroom home  
Plots: 100-103, 105, 106, 108 & 109

### 1 BEDROOM APARTMENT

-  **1 bedroom apartment\***  
Plots: 86-97

\*ah/r = Rental homes  
 \*ah/so = Shared ownership  
 BS = Bin store  
 C = Cycle store  
 SS = Sub Station  
 † = Gradient  
 | = Devon bank line



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. TWE 58737/JULY 2020.

The Taylor Wimpey logo is positioned in the top right corner of the image. It consists of the words "Taylor" and "Wimpey" stacked vertically in a serif font. The background of the entire image is a photograph of a two-story house with a red brick ground floor and dark grey horizontal siding on the upper floor. The house has a dark grey tiled roof and a small front porch with a light blue door. There are several windows with white frames. A dark blue car is parked in the driveway to the right. The sky is blue with some clouds, and there are green trees and a wooden fence in the foreground.

# THE ROSSDALE

4 BEDROOM HOME

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# THE ROSSDALE

With traditional styling and a generous layout, The Rossdale is a four bedroom home perfect for growing families. The large entrance hallway leads to a spacious kitchen/dining room, living room with French doors to the garden, and a downstairs cloakroom. Upstairs are four well proportioned bedrooms, including a master bedroom complete with built in wardrobes and en suite, and the main bathroom.

**TOTAL** 115.46 sq. m. / 1,243 sq. ft.

## GROUND FLOOR



<b>Lounge</b>	3.46m x 6.09m	11' 4" x 20' 0"
<b>Kitchen/Dining Area (max.)</b>	3.58m x 6.09m	11' 9" x 20' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	3.52m x 3.03m	11' 7" x 9' 11"
<b>Bedroom 2 (max.)</b>	3.64m x 2.95m	11' 11" x 9' 8"
<b>Bedroom 3</b>	2.51m x 3.05m	8' 3" x 10' 0"
<b>Bedroom 4 (max.)</b>	3.54m x 2.25m	11' 7" x 7' 5"

 **Plots:** 30 & 31

\* 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. 58737 TWE FEBRUARY 2020

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The logo for Taylor Wimpey, consisting of the words "Taylor" and "Wimpey" stacked vertically in a serif font.

# THE HUXFORD

4 BEDROOM HOME

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# THE HUXFORD

Families looking for practical living space will find all they need in the well proportioned four bedroom Huxford. A spacious kitchen/dining room leads through French doors to the garden, making a perfect spot for al fresco dining. Meanwhile, a separate living room and guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with three further bedrooms and a main bathroom.

**TOTAL** 109.20 sq. m. / 1175 sq. ft.

## GROUND FLOOR



<b>Lounge</b>	3.63m x 4.66m	11' 11" x 15' 4"
<b>Kitchen/Dining Room</b>	5.73m x 3.00m	18' 10" x 9' 10"

## FIRST FLOOR



<b>Bedroom 1</b>	3.42m x 3.16m	11' 3" x 10' 5"
<b>Bedroom 2</b>	3.23m x 2.84m	10' 7" x 9' 4"
<b>Bedroom 3</b>	2.23m x 3.25m	7' 4" x 10' 8"
<b>Bedroom 4</b>	2.41m x 2.52m	7' 11" x 8' 3"



**Plots:** 5, 22-24, 38, 43-45 & 111

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# THE TRUSDALE

4 BEDROOM HOME

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# THE TRUSDALE

The Trusdale is a four bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open plan kitchen/dining area with utility space, and a living room opening through French doors to the garden. Upstairs, the master bedroom has an en suite shower room, and there is also a further three bedrooms as well as a family bathroom.

**TOTAL 115.46 sq. m. / 1243 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.46m x 6.09m	11' 4" x 20' 0"
<b>Kitchen/Dining Room (max.)</b>	3.58m x 6.09m	11' 9" x 20' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	3.52m x 3.03m	11' 7" x 9' 11"
<b>Bedroom 2 (max.)</b>	3.64m x 2.95m	11' 11" x 9' 8"
<b>Bedroom 3</b>	2.51m x 3.05m	8' 3" x 10' 0"
<b>Bedroom 4 (max.)</b>	3.54m x 2.25m	11' 7" x 7' 5"

 **Plots:** 29, 40-42, 68 & 74

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# THE FLATFORD

3 BEDROOM HOME

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# THE FLATFORD

With a versatile layout, the three bedroom Flatford is suited to couples and families alike. The living/dining room has French doors out to the garden, while the kitchen has plenty of space for relaxed mealtimes. A guest cloakroom is also located off the entrance lobby. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned guest bedroom, a main bathroom and a further bedroom.

**TOTAL** 80.5 sq. m. / 866 sq. ft.

## GROUND FLOOR



<b>Lounge/Dining Room</b>	4.72m x 3.70m	15' 6" x 12' 2"
<b>Kitchen (max.)</b>	3.08m x 3.43m	10' 1" x 11' 3"

## FIRST FLOOR



<b>Bedroom 1 (min.)</b>	2.96m x 2.83m	9' 9" x 9' 4"
<b>Bedroom 2</b>	2.63m x 3.30m	8' 8" x 10' 10"
<b>Bedroom 3 (max.)</b>	2.00m x 3.70m	6' 7" x 12' 2"



**Plots:** 10-21, 25-28, 57-59, 66, 67, 71-73, 112-115 & 119

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# THE EASEDALE

3 BEDROOM HOME

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# THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

**TOTAL** 86.5 sq. m / 931 sq. ft

## GROUND FLOOR



**Lounge** 3.02m x 5.10m 9' 11" x 16' 9"

**Kitchen/Dining Room** 2.95m x 5.10m 9' 8" x 16' 9"

## FIRST FLOOR



**Bedroom 1** 3.08m x 3.78m 10' 1" x 12' 5"

**Bedroom 2** 2.95m x 2.86m 9' 8" x 9' 5"

**Bedroom 3** 2.95m x 2.15m 9' 8" x 7' 1"



**Plots:** 1, 2, 39, 62, 110 & 120

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# THE GOSFORD

3 BEDROOM HOME

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# THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

**TOTAL** 80.5 sq. m / 866 sq. ft

## GROUND FLOOR



<b>Lounge (max.)</b>	3.69m x 4.26m	12' 1" x 14' 0"
<b>Kitchen/Dining Room</b>	4.72m x 2.87m	15' 6" x 9' 5"

## FIRST FLOOR



<b>Bedroom 1 (min.)</b>	2.96m x 2.83m	9' 9" x 9' 4"
<b>Bedroom 2</b>	2.63m x 3.30m	8' 8" x 10' 10"
<b>Bedroom 3 (max.)</b>	2.00m x 3.55m	6' 7" x 11' 8"

 **Plots:** 3, 4, 6-9, 32-37, 53-56, 63, 64, 65, 69, 70, 75-78 & 116-118

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# THE ROSEDALE

3 BEDROOM HOME

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# THE ROSEDALE

With three bedrooms and spacious living accommodation, the Rosedale has been designed to appeal to couples or young families. Both the spacious kitchen/dining room and living room open out to the private rear garden, and there's also a handy guest cloakroom downstairs. The en suite master bedroom is found on the first floor, along with two further bedrooms and a main bathroom.

**TOTAL** 95.35 sq. m. / 876 sq. ft.

## GROUND FLOOR



<b>Lounge</b>	4.85m x 3.01m	15' 11" x 9' 11"
<b>Kitchen/Dining Room (max.)</b>	4.85m x 3.19m	15' 11" x 10' 6"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.54m x 3.07m	11' 8" x 10' 1"
<b>Bedroom 2 (max.)</b>	3.54m x 2.37m	11' 8" x 7' 9"
<b>Bedroom 3 (min.)</b>	2.39m x 2.03m	7' 10" x 6' 8"



**Plots:** 104 & 107

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# THE CANFORD

2 BEDROOM HOME

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# THE CANFORD

The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a master bedroom, alongside a main bathroom and guest bedroom with generous storage space.

**TOTAL** 62 sq. m. / 689 sq. ft.

## GROUND FLOOR



**Lounge/Dining Room (max.)** 3.98m x 4.73m 13' 1" x 15' 6"

**Kitchen** 1.85m x 3.02m 6' 1" x 9' 11"

\*Plot specific window

## FIRST FLOOR



**Bedroom 1** 3.08m x 2.97m 10' 1" x 9' 9"

**Bedroom 2 (max.)** 3.98m x 2.56m 13' 1" x 8' 5"

 **Plots:** 100-103, 105, 106, 108 & 109

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## STANDARD SPECIFICATIONS

**BUCKINGHAM HEIGHTS**  
Pankhurst Close, Exmouth  
Devon, EX8 2RN.

**TELEPHONE:**  
01395 204833

**OPEN TIMES:**  
7 days a week, 11:00am – 5:30pm  
Please check our website before you visit

To discover more about options and choices,  
visit your Touchpoint account or speak to  
your Sales Executive.



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.

General	3	4/6
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 Fibrecolour 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	3	4/6
"Symphony" kitchen with a selection of doors, worktops & upstands choices from our "Standard Range"	✓	✓
1.5 bowl stainless steel insert sink c/w mixer taps	✓	✓
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	3	4/6
TV socket & Telecom point	✓	✓

Family Room/Study	3	4/6
TV socket & Telecom point		✓

Bedroom	3	4/6
TV socket to master bedroom	✓	✓

Bathroom	3	4/6
Twyford's white "Alcona" 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)	3	4/6
Twyford's white "Alcona" bathroom suite	✓	✓
Ideal Standard chrome taps	✓	✓
Splash back to basin	✓	✓
Shower tray & "Roman" Chrome finish glass shower cubicle	✓	✓
Aqualisa 10.5Kw electric shower (Combination boiler) / Thermostatic Shower (Condensing boiler)	✓	✓

External features	3	4/6
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	✓	✓

Other features	3	4/6
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	✓	✓



## BUCKINGHAM HEIGHTS

Pankhurst Close,  
Exmouth, Devon  
EX8 2RN

### CONTACT US ON

01395 204 833

### SATNAV

EX8 2RN

Instagram #taylorwimpey

Twitter @TaylorWimpey

Facebook taylorwimpey

taylorwimpey.co.uk

### FROM EXMOUTH:

- Head south-east on Rolle St towards Market St
- At the roundabout, take the 1st exit onto Salterton Road (B3178)
- Continue for 1 mile and then turn right onto Littleham Road
- Continue straight over the first roundabout and then turn right (second exit) at the next roundabout onto Pankhurst Close
- Buckingham Heights will be on your left

### FROM JUNCTION 30 OF THE M5:

- Leave the M5 at junction 30, at the roundabout take the exit labelled A376 Exmouth/Sidmouth/Westpoint.
- At the roundabout, take the 1st exit onto Sidmouth Road.
- At the roundabout, take the 2nd exit onto Sidmouth Road/A376.

- At the roundabout, take the 3rd exit onto Exmouth Road/A376.
- At the roundabout, take the 1st exit and stay on Exmouth Road/A376.
- Turn left onto Featherbed Lane.
- Turn right onto Hulham Road.
- At the roundabout, take the 1st exit onto Pound Lane.
- At the roundabout take the 1st exit onto Withycombe Village Road.
- At the roundabout, take the 2nd exit onto Bradham Lane.
- Turn left onto Salterton Road/B3178.
- Turn right onto Littleham Road.
- Continue straight over the first roundabout and then turn right (second exit) at the next roundabout onto Pankhurst Close
- Buckingham Heights will be on your left

