



APSHAM GRANGE



TOPSHAM | DEVON

An exciting collection of 3, 4 & 5 bedroom homes

Taylor
Wimpey

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APSHAM GRANGE



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A PLACE TO CALL HOME



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Welcome to Apsham Grange

**A COLLECTION OF STUNNING
3, 4 AND 5 BEDROOM HOMES.**

Apsham Grange is a brand new community in a semi-rural location close to the local amenities in Topsham. With spacious and modern layouts, the homes are well suited to a range of different lifestyles and have all been thoughtfully designed to be in keeping with the local area.



As a place to call home, you can't beat the idyllic Topsham

Apsham Grange is less than a mile from the centre of the charming community of Topsham, where there are a range of local shops, pubs and restaurants. Topsham is well connected to Exeter city centre by both rail, bus and cycle link, as well as being close to Junction 30 of the M5.



Set on the edge of the Exe Estuary there is an abundance of cycle and walking trails around the town as well as some stunning views across the water.





Topsham was named one of the Top 10 places to live in the UK 2021 by the Sunday Times and its not hard to see why.

This idyllic town has a real community feel as well as retaining its distinctive maritime design. There is a lovely selection of independent shops, cafes, critically acclaimed restaurants and pubs nearby, with supermarkets and leisure centres available slightly further afield. The Topsham school is rated Good by Ofsted and is less than a mile from the development, great for families to walk the kids to school.

Weekends can be spent exploring the Goat Walk and Exe Estuary trail by bike or foot where you can enjoy some beautiful views and sunsets. Take a stroll to Bowling Green Marsh and Goosemoor RSPB Reserve to spot some local wildlife or visit Dart's Farm village, offering some lovely local produce. The train station is 10 minutes walk away with regular services to Exeter Central and Exmouth.



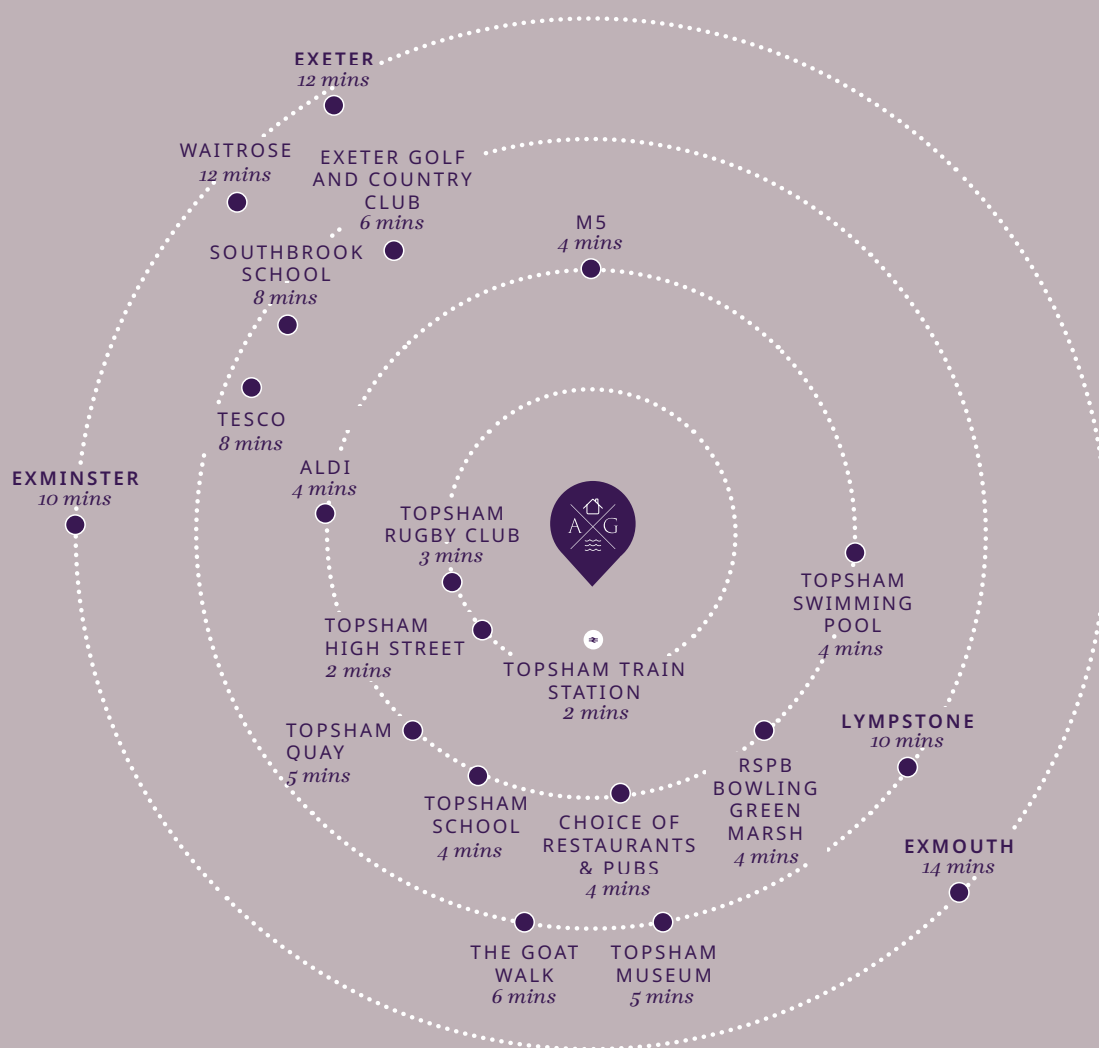
With a great range of amenities and some beautiful scenery on your doorstep, Apsham Grange is the perfect place to call home.

The perfect place to be



Of course, home life is only part of the story. You can enjoy superb connections to other parts of the country too.

TRAVELLING BY CAR





Live life
to the full



**Beautifully designed
homes perfect for you**

Our contemporary collection of homes have been thoughtfully designed for everyday living

With bright, spacious rooms and stylish, flexible layouts you can be sure that you will feel at home straight away. You will truly feel that your new home has been designed with you in mind.



GET TO KNOW

Apsham Grange

TOPSHAM

5 BEDROOM HOMES

- THE RUSHTON**
PLOTS 4, 30, 128, 137 & 152
- THE WAYFORD**
PLOTS 1, 130, 132, 133 & 135
- THE LAVENHAM**
PLOTS 129, 131, 134, 136 & 155

4 BEDROOM HOMES

- THE MARFORD**
PLOTS 2, 3, 5, 8, 9, 14, 15, 26, 29, 154 & 162
- THE MANFORD**
PLOTS 6, 7, 115, 126, 127 & 153
- THE TRUSDALE**
PLOTS 17, 18, 19, 22, 51, 97, 110, 114, 120, 161 & 170
- THE HUXFORD**
PLOTS 10-13, 16, 20, 21, 23, 27, 28, 46-50, 58*, 59*, 95, 96, 111-113, 116, 119, 121, 124, 125, 138-142, 148-151 & 166-169

3 BEDROOM HOMES

- THE KINGDALE**
PLOTS 54, 66, 79, 93, 122 & 147
- THE BYFORD**
PLOTS 24, 25, 31, 32, 44, 45, 52, 53, 80-82, 94, 98, 99, 108, 109, 117, 118, 123, 146 & 163-165
- THE BENFORD***
PLOTS 39, 40, 42, 43, 55-57, 87, 88, 102, 103, 144, 145, 159 & 160

2 BEDROOM HOMES

- THE ASHENFORD***
PLOTS 33-38, 60-65, 83-86, 89-92, 100, 101, 104-107 & 156-158
- THE DOVEDALE***
PLOT 41

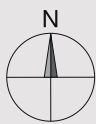
APARTMENTS

- 1 & 2 BEDROOM HOMES***
PLOTS 67-78

BCP = BIN COLLECTION POINT
 V= VISITOR PARKING
 CS = CYCLE STORE
 EVCC = ELECTRIC VEHICLE CAR CLUB



COME IN AND TAKE A LOOK AROUND



The Rushton

5 BEDROOM HOME, 184.52 SQ.M 1986 SQ FT

A three storey layout provides the five bedroom Rushton with flexible lifestyle options. The entrance hallway leads to the living room, study, utility/guest cloakroom and downstairs cloakroom. The kitchen/dining area has two patio doors opening onto the rear garden. On the first floor you can find bedroom one, a double bedroom, the main bathroom and a fifth bedroom. On the second floor there is a double bedroom, a further bedroom and a shower room.



Lounge	3.60m × 5.13m	11' 9" × 16' 9"	Bedroom 1	3.60m × 4.12m	11' 9" × 13' 6"	Bedroom 2	3.60m × 4.85m	11' 9" × 15' 10"
Kitchen (max.)	5.11m × 3.64m	16' 9" × 11' 3"	Bedroom 3 (max.)	2.83m × 4.56m	9' 3" × 14' 11"	Bedroom 4	3.95m × 2.73m	12' 11" × 8' 11"
Dining	3.60m × 2.75m	11' 9" × 9' 0"	Bedroom 5	2.86m × 3.32m	9' 4" × 10' 10"			
Study	2.79m × 2.39m	9' 1" × 7' 10"						

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only.

The Marford

4 BEDROOM HOME, 145.34 SQ.M 1564 SQ.FT

The Marford is a traditional 4 bedroom home.

The entrance hallway leads to a kitchen/diner and separate lounge, both with French doors to the rear garden, and a separate dining room/study. The ground floor is completed by a utility/guest cloakroom and under stairs storage cupboard. Bedroom one with an en suite and three further double bedrooms are found upstairs, along with a main bathroom.



Lounge	4.80m × 3.96m	15' 8" × 12' 11"
Family room	3.30m × 3.96m	10' 9" × 12' 11"
Kitchen	3.51m × 4.84m	11' 6" × 15' 10"
Dining Room/Study	3.24m × 3.09m	10' 7" × 10' 1"



Bedroom 1 (max.)	3.68m × 4.96m	12' 0" × 16' 3"
Bedroom 2 (max.)	3.37m × 4.06m	11' 0" × 13' 3"
Bedroom 3 (max.)	3.28m × 4.77m	10' 9" × 15' 7"
Bedroom 4	2.59m × 3.87m	8' 5" × 12' 8"

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only.

The Manford

4 BEDROOM HOME, 128.70 SQ.M 1385 SQ.FT

The Manford is a traditional 4 bedroom home.

The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom and utility/guest cloakroom. Bedroom one with an en suite and three further well proportioned bedrooms are found upstairs, along with a main bathroom.



Lounge	3.92m × 4.79m	12' 10" × 15' 8"
Kitchen/Dining	8.17m × 2.94m	26' 9" × 9' 7"
Study	2.14m × 2.66m	7' 0" × 8' 8"



Bedroom 1 (max.)	3.92m × 3.76m	12' 10" × 12' 4"
Bedroom 2 (max.)	3.09m × 3.10m	10' 1" × 10' 2"
Bedroom 3 (max.)	3.07m × 3.70m	10' 0" × 12' 1"
Bedroom 4 (max.)	2.79m × 3.32m	9' 1" × 10' 10"

The Trusdale

4 BEDROOM HOME, 115.46 SQ.M 1243 SQ.FT

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, bedroom one has an en suite shower room, and there is also a further three bedrooms as well as a family bathroom.



Lounge	3.51m × 6.14m	11' 6" × 20' 1"
Kitchen/Dining (max.)	3.563m × 6.14m	11' 10" × 20' 1"



Bedroom 1	3.56m × 3.79m	11' 8" × 12' 5"
Bedroom 2 (max.)	3.69m × 2.99m	12' 1" × 9' 9"
Bedroom 3	2.55m × 3.09m	8' 4" × 10' 1"
Bedroom 4 (max.)	3.59m × 2.29m	11' 9" × 7' 6"

The Huxford

4 BEDROOM HOME, 109.20 SQ.M 1175 SQ.FT

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. Bedroom one with an en suite is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.



Lounge	3.69m × 4.70m	12' 1" × 15' 5"
Kitchen/Dining	5.80m × 3.05m	19' 0" × 10' 0"



Bedroom 1	3.47m × 3.20m	11' 4" × 10' 5"
Bedroom 2	3.28m × 3.88m	10' 9" × 12' 8"
Bedroom 3	2.28m × 3.29m	7' 5" × 10' 9"
Bedroom 4	2.46m × 2.56m	8' 0" × 8' 4"

The Byford

3 BEDROOM HOME, 90.69 SQ.M 976 SQ.FT

The Byford is a stylish home, with a sociable kitchen/diner and 3 good sized bedrooms.

The entrance hallway opens onto a well-sized living room, which leads on through to a light and airy kitchen/dining room. A guest cloakroom and under stairs storage cupboard complete the ground floor layout. Upstairs, bedroom one with an en suite is found along with the main bathroom, and two further well proportioned bedrooms, one of which has an adjoining closet attached.



Lounge	4.03m × 4.28m	13' 2" × 14' 0"
Kitchen/Dining	5.13m × 2.92m	16' 9" × 9' 6"



Bedroom 1	3.39m × 3.04m	11' 1" × 9' 11"
Bedroom 2	2.87m × 2.61m	9' 4" × 8' 6"
Bedroom 3	2.20m × 4.02m	7' 2" × 13' 2"

High-quality homes

At Taylor Wimpey we build high-quality homes with modern interior designs. Each home can be personalised to your taste even before you move in.

GENERAL

3 4/5

Double glazed PVC-u windows with multi point locking	✓	✓
Double glazed PVC-u multi point locking French doors (Plot specific. Please ask for details)	✓	✓
XNG1M External front doors	✓	✓
PVCu fascia & soffit in grey	✓	✓
Doorbell and slate door plaque for door numbers	✓	✓
Outside light to the front and rear	✓	✓
Ribbed or coir doormat to the hallway	✓	✓
White emulsion to walls and ceilings	✓	✓
Oak handrails to staircase	✓	✓
Chrome door furniture	✓	✓
White internal doors	✓	✓
Ground floor concrete with latex finish	✓	
Karndean to kitchen, utility, cloakroom and hallway and all wet rooms		✓
Carpet to stairs, landing, lounge, landing and all bedrooms, and to dining room, study, family room where applicable		✓
1/2 height tiling to bathroom and en suite	✓	✓
Combination / Condensing boiler & heating system to radiators	✓	✓
Double electric sockets throughout	✓	✓
Chrome finish to all electrical fittings	✓	✓
Chrome USB plug socket to kitchen, lounge and all bedrooms	✓	✓
Soft closed toilets to all bathrooms	✓	✓
Downlights to kitchen, utility, cloakroom, all bathrooms and en suites where applicable	✓	✓

KITCHEN

3 4/5

"Symphony" kitchen with a selection of doors, worktops & upstands choices	✓	✓
Granite or Silestone worktops		✓
1.5 bowl Debut black sink with Ascona tap	✓	
1.5 Undermount sink with Ascona tap		✓
Zanussi "A Rated" eye level or built under stainless steel single and microwave oven (plot specific, please ask for details)	✓	✓
Integrated hood with filter	✓	✓
Zanussi 4 burner stainless steel gas hob	✓	✓
Zanussi integrated dishwasher, washing machine and 70/30 fridge freezer	✓	✓
Stainless steel splash back	✓	✓
Utility with "Symphony" base unit, worktop and Integrated Washing Machine (where applicable)		✓

LOUNGE

3 4/5

Chrome TV socket & Telecom point	✓	✓
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FAMILY ROOM/DINING ROOM/STUDY

3 4/5

Chrome TV socket & Telecom point	✓	✓
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BEDROOM 1

3 4/5

Chrome TV socket	✓	✓
Fitted wardrobes		✓

BATHROOM

3 4/5

Roca white "The Gap" bathroom suite	✓	✓
Ideal Standard 'Cerafine D' chrome taps	✓	✓
Dual headed shower over bath with shower screen & full height tiling	✓	✓
Chrome shaver socket	✓	✓
Chrome towel radiator	✓	✓

EN SUITE & SHOWER ROOM (PLOT SPECIFIC)

3 4/5

Roca white "The Gap" bathroom suite	✓	✓
Ideal Standard 'Cerafine D' chrome taps	✓	✓
Shower tray & "Roman" Chrome finish glass shower cubicle	✓	✓
Aqualisa Midas 100 Thermostatic Chrome Shower	✓	✓
Chrome Shaver socket	✓	✓
Chrome towel radiator	✓	✓

EXTERNAL FEATURES

3 4/5

Riven grey paving slabs 1.2m x 1.2m	✓	
Riven grey paving slabs 1.8m x 1.8m		✓
Turf to rear garden	✓	✓
Power to garage within the boundary of the property	✓	✓
Outside tap to the rear of the property	✓	✓
Close board fencing to garden	✓	✓

OTHER FEATURES

3 4/5

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	✓	✓

Why buy new?

1 NO BUYING CHAIN

No buying chain means less stress and hassle.



2 SAVE MONEY ON BILLS

Save money on your household bills from Day 1.

3 BLANK CANVAS

Start with a blank canvas and create your home your way.



4 COMMUNITY

Become part of a new and growing community.

5 PEACE OF MIND

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

Ways to move

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
PART EXCHANGE



PART EXCHANGE

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

HERE TO HELP
YOU SELL



EASYMOVER

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



Taylor Wimpey are a 5* builder and would be
recommended by over 90% of our customers

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

How to buy a new home

1 START YOUR RESEARCH ONLINE

Start with a search for a new home in the area you want to live in, then take a look at our virtual tours to see inside our homes.



2 GET IN TOUCH

Get in touch with one of our helpful sales executives. They are ready and waiting to take your call and help you find the home of your dreams.



3 WE'VE GOT LOTS OF WAYS TO HELP YOU BUY

Whether you're a first time buyer or you already own a home, we can make moving home easy.

4 RESERVING YOUR NEW HOME

If you've found the home of your dreams then its time to make an appointment to reserve with our Sales Executives.

5 PERSONALISE YOUR HOME

Choose from our fabulous range of kitchen, bathroom and flooring options and make your new home your own.





**Beautifully designed
homes perfect for you**



APSHAM GRANGE

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CONTACT US

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**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



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