

**Taylor  
Wimpey**

*Find your way around*

# IVY GRANGE

—  
NEWTON ABBOT | DEVON


Get to know

# IVY GRANGE





NEWTON ABBOT | DEVON

Ivy Grange combines countryside living with the convenience of Newton Abbot's local amenities. Offering a stunning collection of 2, 3 and 4 bedroom homes.

## 4 BEDROOM HOMES

-  **The Trusdale**  
4 bedroom home  
Plot: 428
-  **The Manford**  
4 bedroom home  
Plots: 460 & 465
-  **The Midford**  
4 bedroom home  
Plots: 418, 445, 446 & 466

## 3 BEDROOM HOMES

-  **The Ardale**  
3 bedroom home  
Plots: 461-464
-  **The Easedale**  
3 bedroom home  
Plots: 429, 438, 439, 447 & 467
-  **The Gosford**  
3 bedroom home  
Plots: 419, 430, 431, 433, 434, 436, 437, 440, 444, 448, 458, 459, 474, 470, 471 & 474
-  **The Flatford**  
3 bedroom home  
Plots: 420-422, 426, 427, 432, 435, 443, 449, 450, 453, 454, 468 & 469

## 2 BEDROOM HOMES

-  **The Canford**  
2 bedroom home  
Plots: 423-425\*, 441, 442, 451, 452, 455-457, 472 & 473

\*ah = Affordable housing  
V = Visitor parking space  
LEAP = Local Equipped Area of Play



Come in and take a look around

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 64768 / November 2021

## IVY GRANGE

Ashburton Road  
Newton Abbot  
Devon  
TQ12 6JN

## CONTACT US ON

01626 244 721

## SATNAV

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Instagram [#taylorwimpey](#)

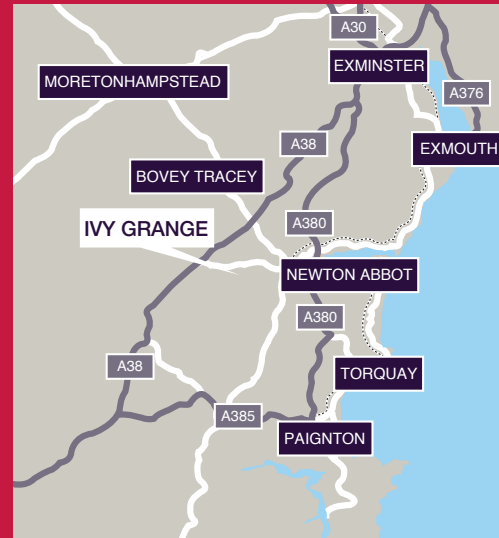
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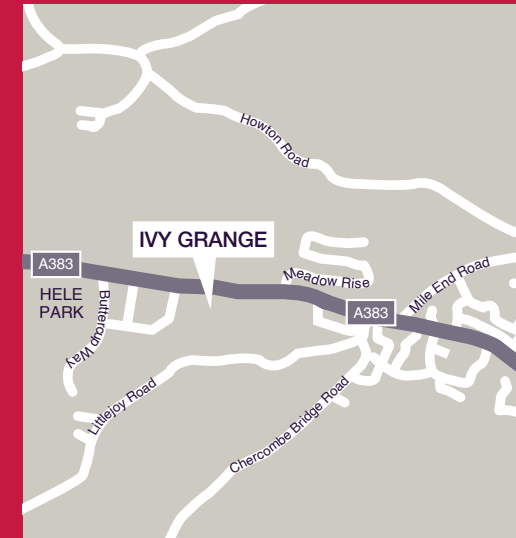
## FROM THE M5 NORTH:

- From the M5 continue onto the A38/Devon Expressway signposted Plymouth.
- Continue on the A38 and then take the A382 exit towards Newton Abbot/Bovey Tracey
- Follow the A382 through three roundabouts and at the fourth roundabout take the second exit onto the A383/Ashburton Road
- Continue on the A383 and you will find the Sales Information Centre on your right. Take the second exit at the roundabout



## FROM THE A38 SOUTH:

- Merge onto the A38/ Devon Expressway signposted Exeter
- Continue on the A38 and then take the A383 exit signposted Newton Abbot/Bickington/Widecombe
- Continue on the A383 and the Sales Information Centre will be on your left. Take the first exit at the roundabout



The Taylor Wimpey logo is positioned in the upper right corner of the image. It consists of the words "Taylor" and "Wimpey" stacked vertically in a dark blue, serif font. The background of the entire image is a photograph of a modern, two-story house with light grey textured walls and a dark grey tiled roof. The house has several windows with dark frames and a small dark awning over the front entrance. The sky is blue with scattered white clouds, and there are green trees and a brick wall visible in the background.

# 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, bedroom one 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. / 1,243 sq. ft.**

## GROUND FLOOR



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

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.52m × 3.47m	11' 6" × 11' 4"
<b>Bedroom 2 (max.)</b>	3.64m × 2.95m	11' 11" × 9' 8"
<b>Bedroom 3</b>	2.51m × 3.05m	8' 3" × 10' 0"
<b>Bedroom 4 (max.)</b>	3.54m × 2.25m	11' 7" × 7' 5"

 **Plot:** 428

\* 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. 68724/TWE/March 2022.

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# THE MANFORD

4 BEDROOM HOME

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# THE MANFORD

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. Bedroom one with an en suite and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

**TOTAL 128.7 sq. m. / 1,385 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.88m x 4.74m	12' 9" x 15' 7"
<b>Kitchen/Dining (min.)</b>	8.11m x 2.88m	26' 7" x 9' 6"
<b>Study</b>	2.10m x 2.61m	6' 11" x 8' 7"

\* Alternative WC arrangement for M4(2) compliance available.

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.88m x 3.71m	12' 9" x 12' 2"
<b>Bedroom 2 (max.)</b>	4.02m x 3.09m	13' 2" x 10' 2"
<b>Bedroom 3 (max.)</b>	3.03m x 3.66m	9' 11" x 12' 0"
<b>Bedroom 4 (max.)</b>	2.75m x 3.97m	9' 0" x 13' 0"

 **Plot:** 460 & 465

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# THE MIDFORD

4 BEDROOM HOME

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# THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a 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.

**TOTAL 108.7 sq. m. / 1,170 sq. ft.**

## GROUND FLOOR



<b>Lounge</b>	3.62m × 4.37m	11' 11" × 14' 4"
<b>Kitchen/Dining (min.)</b>	5.71m × 2.61m	18' 8" × 8' 7"

## FIRST FLOOR



<b>Bedroom 1</b>	3.27m × 3.71m	10' 9" × 12' 2"
<b>Bedroom 2</b>	4.02m × 3.09m	13' 2" × 10' 2"
<b>Bedroom 3 (min.)</b>	2.81m × 2.52m	9' 3" × 8' 3"
<b>Bedroom 4</b>	2.35m × 3.97m	7' 9" × 13' 0"

 **Plot:** 418†, 445, 446 & 466

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† Please note plot 418 has an alternative floor layout size. Please speak to a sales centre representative for more information.

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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 bedroom one with an en suite, 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** 2.95m x 5.10m 9' 8" x 16' 9"

## FIRST FLOOR



**Bedroom 1** 3.08m x 3.81m 10' 1" x 12' 6"

**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:** 429, 438, 439, 447 & 467

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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 bedroom one with an en suite, 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</b>	4.72m × 3.70m	15' 6" × 12' 2"
<b>Kitchen (max.)</b>	3.08m × 3.43m	10' 1" × 11' 3"

## FIRST FLOOR



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

 **Plots:** 420-422, 426, 427, 432, 435, 443, 449, 450, 453, 454, 468 & 469

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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 bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

**TOTAL 80.5 sq. m. / 852 sq. ft.**

## GROUND FLOOR



**Lounge (max.)** 3.69m x 4.26m 12' 1" x 14' 0"

**Kitchen/Dining** 4.72m x 2.87m 15' 6" x 9' 5"


## FIRST FLOOR



**Bedroom 1 (min.)** 2.96m x 2.83m 9' 9" x 9' 4"

**Bedroom 2** 2.63m x 3.30m 8' 8" x 10' 10"

**Bedroom 3 (max.)** 2.00m x 3.55m 6' 7" x 11' 8"

 **Plots:** 419, 430, 431, 433, 434, 436, 437, 440, 444, 448, 458, 459, 474, 470, 471 & 474

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# THE ARDALE

3 BEDROOM HOME

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# THE ARDALE

The three bedroom Ardale is a family sized property for contemporary family living. The hallway leads to a light and airy living room with French doors to the garden, as well as an open plan kitchen and dining room. A guest cloakroom and store in the entrance hallway completes the ground floor. Bedroom one with an en suite and two further bedrooms are found upstairs, plus the main bathroom and useful additional storage.

**TOTAL 94.1 sq. m. / 1,012 sq. ft.**

## GROUND FLOOR



**Lounge** 3.01m x 5.41m 9' 11" x 17' 9"

**Kitchen/Dining (max.)** 3.18m x 5.41m 10' 5" x 17' 9"

## FIRST FLOOR



**Bedroom 1** 3.07m x 4.14m 10' 1" x 13' 7"

**Bedroom 2** 3.13m x 2.95m 10' 3" x 9' 8"

**Bedroom 3** 3.25m x 2.37m 10' 8" x 7' 9"

 **Plot:** 461, 462, 463, 464

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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 bedroom one with an en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

**TOTAL 64.0 sq. m. / 689 sq. ft.**

## GROUND FLOOR



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

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

## FIRST FLOOR



**Bedroom 1** 3.08m x 2.95m 10' 1" x 9' 8"

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

 **Plot:** 423<sup>†</sup>, 424<sup>†</sup>, 425<sup>†</sup>, 441, 442, 451, 452, 455-457, 472 & 473

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† Affordable housing, please speak to a sales centre representative for more information.

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# IVY GRANGE. A VERY SPECIAL PLACE TO BE

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A warm welcome to Ivy Grange.

Here you'll find a charming choice of two, three and four bedroom homes waiting for you just off Ashburton Road, near Newton Abbot. It's a special place to live, work and enjoy life.

## 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.



# ENJOY ELEGANT LIVING IN A TRADITIONAL MARKET TOWN

Set on the outskirts of the market town of Newton Abbot, there's plenty to see and do around Ivy Grange. History, culture, and a wide choice of shopping and entertainment options are on your doorstep, alongside good schools and colleges, making it a perfect choice for families. Explorers can also enjoy being perfectly positioned between Dartmoor National Park and South Devon's holiday coast.



Newton Abbot railway station is 10 minutes from home, meaning Exeter and Plymouth are just a short train ride away.



A selection of pubs and restaurants on your doorstep, including Dartmoor Halfway Inn only 2 miles away.

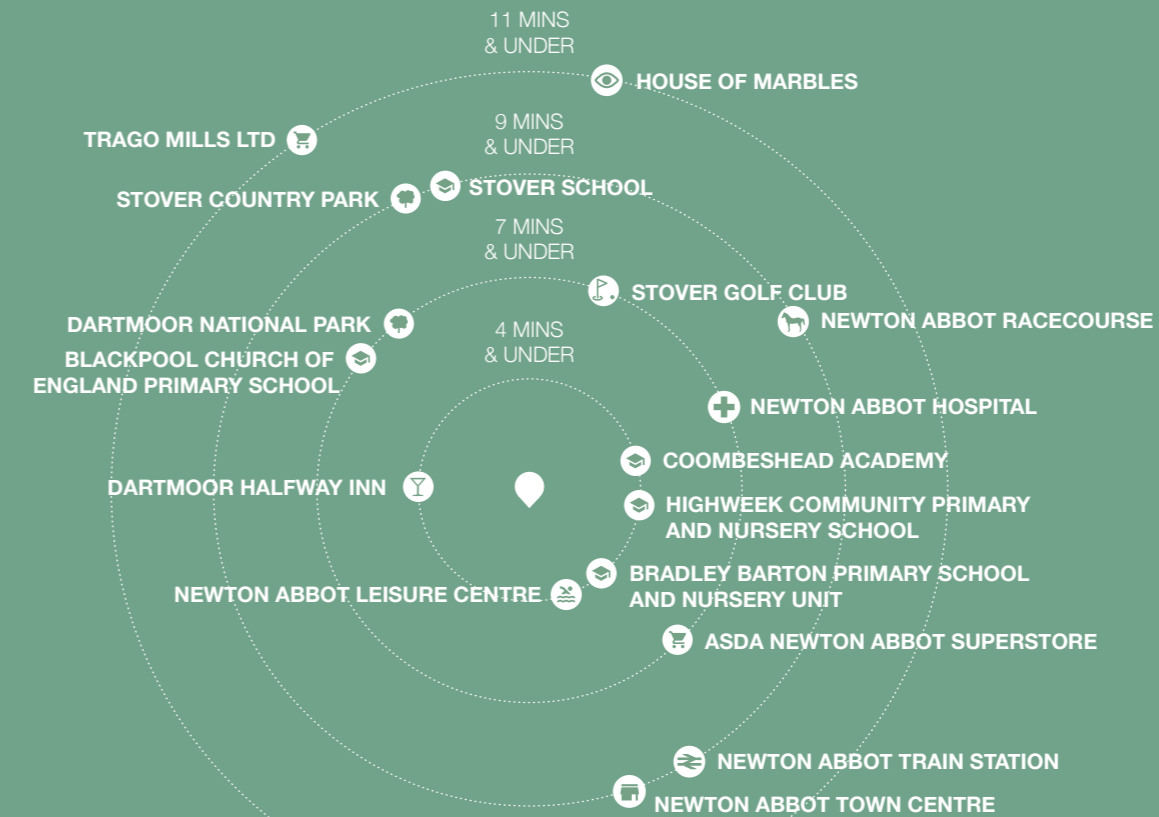


Wide choice of shopping and entertainment options in Newton Abbot centre.

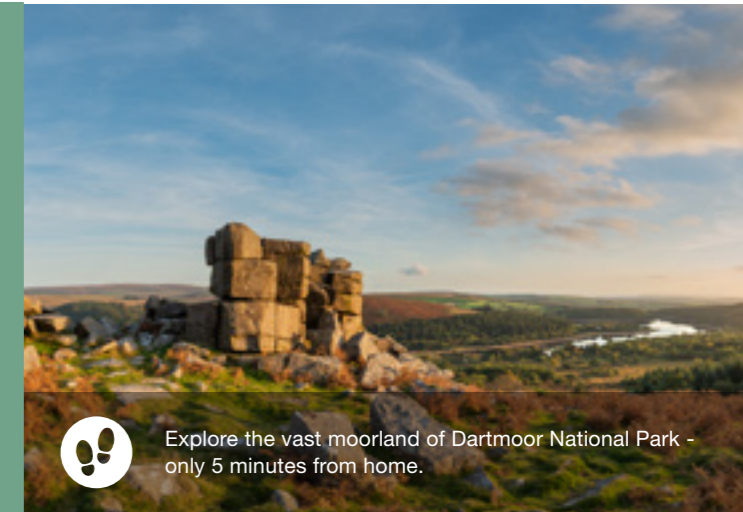
# A PLACE OF MANY PROSPECTS

Ivy Grange is ideally located for commuting into Teignmouth and Ashburton. Newton Abbot railway station is only 10 minutes from home and the A38 is just as close by for easy access to surrounding cities. Parents will also be happy to know there are a number of schools rated good and outstanding just a short distance away.

## TRAVELLING BY CAR



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



Explore the vast moorland of Dartmoor National Park - only 5 minutes from home.



Take to two wheels on the Stover Trail and bike all the way to Bovey Tracey.



Enjoy nature on your doorstep, with a vast array of lakes, moorland, seaside and rolling countryside to choose from.



## 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...

