

Taylor  
Wimpey

*Find your way around*

# MAYFIELD GARDENS

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EXETER | DEVON

# MAYFIELD GARDENS. A VERY SPECIAL PLACE TO BE

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*A warm welcome to Mayfield Gardens.*

*Here you'll find a charming choice of two, three  
and four-bedroom homes waiting for you just  
off Cumberland Way, on the outskirts of Exeter.*

*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.*



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.



# LIVE AND LOVE CITY LIFE

*The development will provide easy access to a range of shops, schools and supermarkets in Pinhoe as well as being close to both Exeter city centre and the M5. Monkerton itself is central to Exeter City Council's expansion plans and has plenty of exciting developments in the pipeline including a new retail park.*



Great range of local amenities in Pinhoe, include The Pinhoe Hoard public house



Shop until you drop at high street and boutique shops in central Exeter, including Princesshay shopping centre



1 mile to Pinhoe Train station, connecting you with central Exeter in 10 minutes



# THE PERFECT PLACE TO BE

*Mayfield Gardens is ideally located just three miles away from Exeter city centre, as well as being just half a mile away from Pinhoe railway station for services to Exeter and London Waterloo.*



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



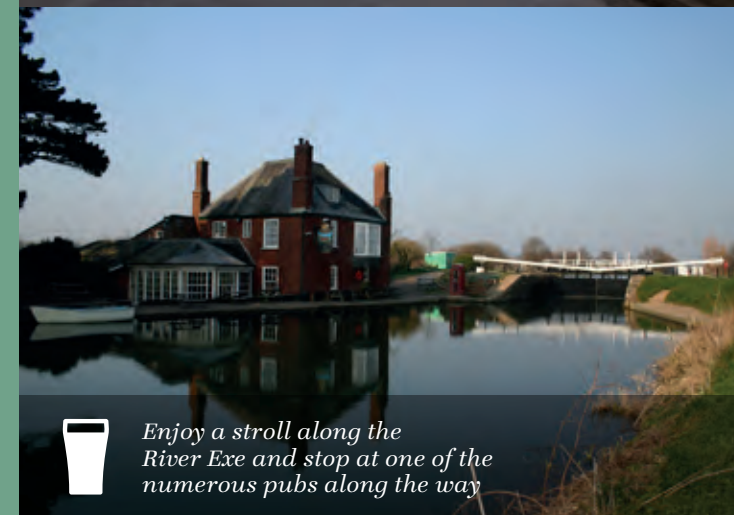
Discover the multitude of bars and restaurants available at Exeter Quay



Discover historic Exeter, just 4 miles from home



Enjoy a stroll along the River Exe and stop at one of the numerous pubs along the way







## 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.*



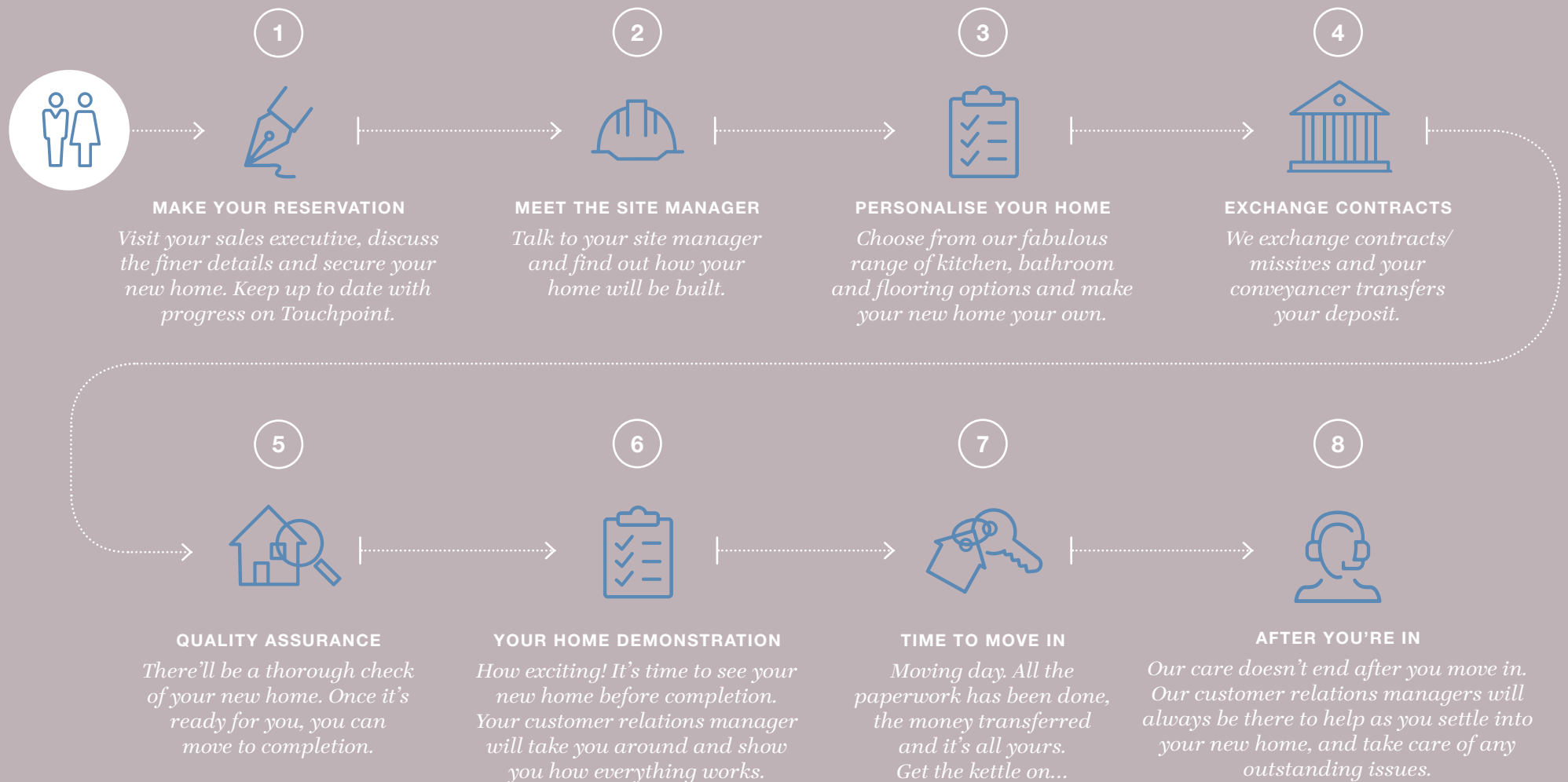
### EASYMOVER

*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  
**MAYFIELD  
GARDENS**  
EXETER | DEVON

Mayfield Gardens will bring a range of new homes to Monkerton, giving residents easy access into Exeter while living right next to the beautiful Devon countryside.

4 bedroom homes

- The Huxford**  
4 bedroom home  
**Plots:** 3-6, 15, 76-82, 88, 89, 91, 123\*, 126, 127, 139\*, 140\*, 141-144, 146, 149, 150, 154\*, 155\*, 159-161\*, 163, 167, 173, 193-197 & 244-247
- The Marford**  
4 bedroom home  
**Plots:** 7, 9-13, 83, 129-131, 145, 147, 148, 151-153, 156, 162, 164, 165, 192, 204 & 250
- The Rossdale**  
4 bedroom home  
**Plots:** 198 & 203
- The Trusdale**  
4 bedroom home  
**Plots:** 8, 14, 69, 90, 92, 122\*, 128, 157, 158\*, 166, 181 & 243
- The Waysdale**  
4 bedroom home  
**Plot:** 117

3 bedroom homes

- The Benford**  
3 bedroom home  
**Plots:** 1, 2, 29-32\*, 33, 34, 54, 58-63, 65-68, 70\*, 74\*, 75, 93-96, 98, 118, 119, 125, 133-138, 168\*, 172\*, 174, 175, 180, 183\*, 186\*, 205-207, 213, 214 & 215
- The Benton\***  
**Plots:** 16-21, 101-104 & 221-229
- The Byford**  
3 bedroom home  
**Plots:** 35-38, 57, 84-87, 99, 100, 176-179, 187-191, 199-202, 248 & 249
- The Kingdale**  
3 bedroom home  
**Plots:** 53, 64, 97, 124, 132, 182, 208, 209 & 216

2 bedroom homes

- The Ashenford**  
2 bedroom home  
**Plots:** 22-24\*, 25-28, 55, 56, 71-73\*, 111-116, 120, 121, 169-171\*, 184\*, 185\*, 210-212, 219\* & 220\*
- The Dovedale\***  
2 bedroom home  
**Plots:** 39, 40, 217, 218 & 230

Apartments

- 1 & 2 Bedroom Apartments\***  
**Plots:** 41-52, 105-110 & 231-242

\*ah/r = Affordable housing social rented  
\*ah/so = Affordable housing shared ownership  
CS = Cycle store  
SS = Sub station  
V = Visitor parking

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. 53685 / TWE / June 2019



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## THE ASHENFORD

*2 bedroom home*

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# THE ASHENFORD

*The two bedroom Ashenford is an ideal starter home. At the heart of the home is a light and airy kitchen/dining/living room with French doors opening out to the garden. Upstairs, the master bedroom, a second double bedroom and the family bathroom can be located.*

**TOTAL 71.61 sq. m. / 771 sq. ft.**

## Ground floor



<b>Lounge/Dining</b>	4.32m × 4.02m	14' 2" × 13' 2"
<b>Kitchen</b>	2.11m × 2.75m	8' 10" × 11' 3"

## First floor



<b>Bedroom 1</b>	3.63m × 3.27m	11' 11" × 10' 9"
<b>Bedroom 2 max.</b>	4.32m × 2.52m	7' 5" × 11' 8"

 **Plots:** 22-24\*, 25-28, 55, 56, 71-73\*, 111-116, 120, 121, 169-171\*, 184\*, 185\*, 210-212, 219\* & 220\*

\* 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. 53685/TWE/June 2019.

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## THE BENFORD

*3 bedroom home*

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# THE BENFORD

*The three bedroom Benford has a versatile layout which would suit couples and families alike. The living/dining room is perfect for entertaining with French doors opening out to the garden, whilst the kitchen has plenty of space for a breakfast area. Upstairs is a master bedroom, two further bedrooms and the main bathroom.*

**TOTAL 85.64 sq. m. / 992 sq. ft.**

## Ground floor



<b>Lounge/Dining</b>	4.78m × 3.73m	15' 8" × 12' 3"
<b>Kitchen max.</b>	2.70m × 3.44m	8' 5" × 11' 3"

## First floor



<b>Bedroom 1</b>	3.70m × 3.11m	12' 2" × 10' 3"
<b>Bedroom 2 max.</b>	2.25m × 3.55m	7' 4" × 11' 8"
<b>Bedroom 3 max.</b>	2.44m × 3.35m	8' 0" × 11' 0"



**Plots:** 1, 2, 29-32\*, 33, 34, 54, 58-63, 65-68, 70\*, 74\*, 75, 93-96, 98, 118, 119, 125, 133-138, 168\*, 172\*, 174, 175, 180, 183\*, 186\*, 205-207, 213, 214 & 215

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## THE BYFORD

*3 bedroom home*

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# THE BYFORD

*The Byford is a three bedroom property, ideal for couples or families. The entrance hallway opens onto a living room, which leads on through to a kitchen/dining room with French doors to the rear garden. A guest cloakroom and under stairs storage cupboard complete the ground floor layout. Upstairs is the en suite master bedroom along with the main bathroom, and two further bedrooms, one of which has extra storage space.*

**TOTAL 90.69 sq. m. / 976 sq. ft.**

## Ground floor



<b>Lounge</b>	3.98m × 4.25m	13' 1" × 13' 11"
<b>Kitchen/Dining</b>	5.06m × 2.88m	16' 7" × 9' 5"

## First floor



<b>Bedroom 1 max.</b>	3.98m × 3.00m	13' 1" × 9' 10"
<b>Bedroom 2</b>	2.83m × 2.58m	9' 3" × 8' 6"
<b>Bedroom 3</b>	2.15m × 3.92m	7' 1" × 12' 10"

 **Plots:** 35-38, 57, 84-87, 99, 100, 176-179, 187-191, 199-202, 248 & 249

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## THE KINGDALE

*3 bedroom home*

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# THE KINGDALE

*The Kingdale is a three bedroom home that would ideally suit a couple or small family. The living room French doors to the garden, whilst the kitchen/dining area is ideal for entertaining. A cloakroom and under stairs storage cupboard complete the ground floor. The first floor is home to three bedrooms, with en suite shower room to the master, alongside the main bathroom.*

**TOTAL 95.35 sq. m. / 1,026 sq. ft.**

*Ground floor*



<b>Lounge</b>	3.07m × 5.42m	10' 1" × 17' 9"
<b>Kitchen/Dining max.</b>	3.24m × 5.42m	10' 8" × 17' 9"

*First floor*



<b>Bedroom 1</b>	3.10m × 4.10m	10' 2" × 13' 6"
<b>Bedroom 2 max.</b>	3.21m × 2.95m	10' 7" × 9' 8"
<b>Bedroom 3</b>	3.30m × 2.37m	10' 10" × 7' 9"



**Plots:** 53, 64, 97, 124, 132, 182, 208, 209 & 216

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## THE HUXFORD

*4 bedroom home*

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# THE HUXFORD

*The Huxford is a spacious 4 bedroom home ideally suited to growing families. On the ground floor you will find a good sized living room and kitchen/dining area which opens through double doors to the rear garden. There's also a guest cloakroom as well as a useful storage space. The en suite master bedroom, 3 further bedrooms and a family bathroom are located on the first floor.*

**TOTAL 109.20 sq. m. / 1,175 sq. ft.**

## Ground floor



<b>Lounge</b>	3.63m × 4.66m	11' 11" × 15' 4"
<b>Kitchen/Dining</b>	5.74m × 3.00m	18' 10" × 9' 10"

## First floor



<b>Bedroom 1</b>	3.42m × 3.16m	11' 3" × 10' 5"
<b>Bedroom 2</b>	3.24m × 2.84m	10' 8" × 9' 4"
<b>Bedroom 3</b>	2.23m × 3.25m	7' 4" × 10' 8"
<b>Bedroom 4</b>	2.41m × 2.53m	7' 11" × 8' 3"



**Plots:** 3-6, 15, 76-82, 88, 89, 91, 123\*, 126, 127, 139\*, 140\*, 141-144, 146, 149, 150, 154\*, 155\*, 159-161\*, 163, 167, 173, 193-197 & 244-247

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## THE MARFORD

*4 bedroom home*

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# THE MARFORD

*The Marford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/breakfast room, a dining room, and two reception rooms with French doors to the rear garden. The ground floor is completed by a guest cloakroom and under stairs storage cupboard. An en suite master bedroom and three further double bedrooms are found upstairs, along with a main bathroom.*

**TOTAL 145.34 sq. m. / 1,564 sq. ft.**

*Ground floor*



<b>Lounge</b>	4.76m × 3.91m	15' 8" × 12' 10"
<b>Kitchen</b>	3.33m × 4.79m	10' 11" × 15' 9"
<b>Family Room</b>	3.26m × 3.91m	10' 8" × 12' 10"
<b>Dining/Study Room</b>	2.66m × 3.05m	8' 9" × 10' 0"

*First floor*



<b>Bedroom 1 max.</b>	3.65m × 4.92m	12' 0" × 16' 2"
<b>Bedroom 2 max.</b>	3.33m × 4.01m	10' 11" × 13' 2"
<b>Bedroom 3 max.</b>	3.24m × 4.03m	10' 8" × 13' 3"
<b>Bedroom 4</b>	2.55m × 3.81m	8' 4" × 12' 6"



**Plots:** 7, 9-13, 83, 129-131, 145, 147, 148, 151-153, 156, 162, 164, 165, 192, 204 & 250

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## THE ROSSDALE

*4 bedroom home*

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# THE ROSSDALE

*The Rossdale has plenty of space for busy family lifestyles. A kitchen/dining area forms the heart of the home, with a handy utility area providing access outside. The living room has French doors to the garden and there is a guest cloakroom. Four bedrooms, including the master bedroom with an en suite shower room, and the main bathroom occupy the first floor.*

**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</b>	3.52m × 3.04m	11' 7" × 10' 0"
<b>Bedroom 2 max.</b>	3.64m × 2.96m	11' 11" × 9' 9"
<b>Bedroom 3</b>	2.52m × 3.05m	8' 3" × 10' 0"
<b>Bedroom 4 max.</b>	3.54m × 2.25m	11' 7" × 7' 5"



**Plots:** 198 & 203

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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 are three further bedrooms as well as a family bathroom.*

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

*Ground floor*



**Lounge** 3.46m x 6.09m 11' 4" x 20' 0"

**Kitchen/Dining max.** 3.58m x 6.09m 11' 9" x 20' 0"

*First floor*



**Bedroom 1** 3.52m x 3.04m 11' 7" x 10' 0"

**Bedroom 2 max.** 3.64m x 2.96m 11' 11" x 9' 9"

**Bedroom 3** 2.52m x 3.05m 8' 3" x 10' 0"

**Bedroom 4 max.** 3.54m x 2.25m 11' 7" x 7' 5"

 **Plots:** 8, 14, 69, 90, 92, 122\*, 128, 157, 158\*, 166, 181 & 243

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## THE WAYSDALE

*4 bedroom home*

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# THE WAYSDALE

*The four bedroom Waysdale has been designed to offer extra space for growing families. A dual aspect living room and kitchen/breakfast/family room both open through French doors to the garden. A separate dining room, guest cloakroom and a storage cupboard complete the ground floor layout. The en suite master bedroom is found on the first floor, along with two further double bedrooms, a single bedroom and a family bathroom.*

**TOTAL 143.90 sq. m. / 1,549 sq. ft.**

## Ground floor



<b>Lounge</b>	4.47m × 4.63m	14' 8" × 15' 2"
<b>Kitchen</b>	3.50m × 3.40m	11' 6" × 11' 2"
<b>Dining Room</b>	3.50m × 3.42m	11' 6" × 11' 3"

## First floor



<b>Bedroom 1</b>	3.50m × 3.77m	11' 6" × 12' 5"
<b>Bedroom 2 max.</b>	2.96m × 4.63m	9' 9" × 15' 2"
<b>Bedroom 3 max.</b>	3.05m × 2.90m	10' 0" × 9' 6"
<b>Bedroom 4 max.</b>	2.78m × 3.55m	9' 2" × 11' 8"



**Plot: 117**

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# Taylor Wimpey

## MAYFIELD GARDENS

Cumberland Way  
Monkerton  
Exeter  
Devon  
EX1 3RW

### CONTACT US ON

01392 301 353

### SATNAV

EX1 3RW

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📘 taylorwimpey

[taylorwimpey.co.uk](http://taylorwimpey.co.uk)

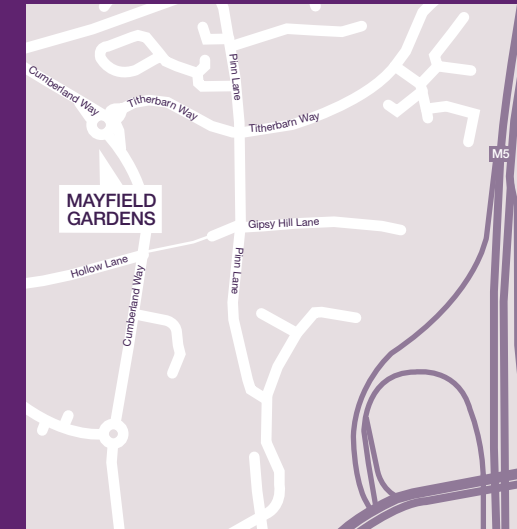
### FROM PLYMOUTH:

- Leave Plymouth on the Devon Expressway/ A38 towards Exeter and stay on the A38 until it merges with the M5
- Keep right to continue onto M5 and follow signs for Taunton/Honiton/Barnstaple
- Take the A30 exit at junction 29 towards Honiton/Exeter Airport
- Keep right at the fork to follow the signs to Exeter/A3015 and then turn right onto Honiton Road/A3015
- At the roundabout, take the 4th exit onto Ambassador Drive and continue straight over the next two roundabouts
- Take the 1st exit at the third roundabout and the Sales Information Centre will be on your left



### FROM EXETER

- Leave Exeter centre and join the Western Way/B3212
- At the roundabout take the 3rd exit to stay on Western Way/B3212 and then at the next roundabout take the 3rd exit onto Blackboy Road/B3212
- After 1.8 miles, turn left onto Pinhoe Road/B3181 to continue to follow this road
- Continue onto Cumberland Way and take the 3rd exit at the third roundabout. The Sales Information Centre will be on your left



Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from [google.co.uk/maps](http://google.co.uk/maps). Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. 53685 / TWE June 2019