

Taylor
Wimpey

Find your way around

COPPICE PLACE

SHERFORD | DEVON

SHERFORD. A VERY SPECIAL PLACE TO BE

A warm welcome to Sherford.

The new town of Sherford is being built on the outskirts of Plymouth. Sherford is providing a host of new facilities that will help turn a collection of houses into a vibrant neighbourhood, including 4 new schools, 500 acres of parkland and a variety of local amenities.

MAKE YOURSELF AT HOME

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.



These images show a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

A NEW COMMUNITY IS TAKING SHAPE

Sherford is more than just a new housing development, it is a new community where residents can enjoy having everything they need right on their doorstep.



Brand new facilities being built at Sherford, including the brand new Sherford Vale School



Shop at high street shops in Drake Circus, Plymouth city centre

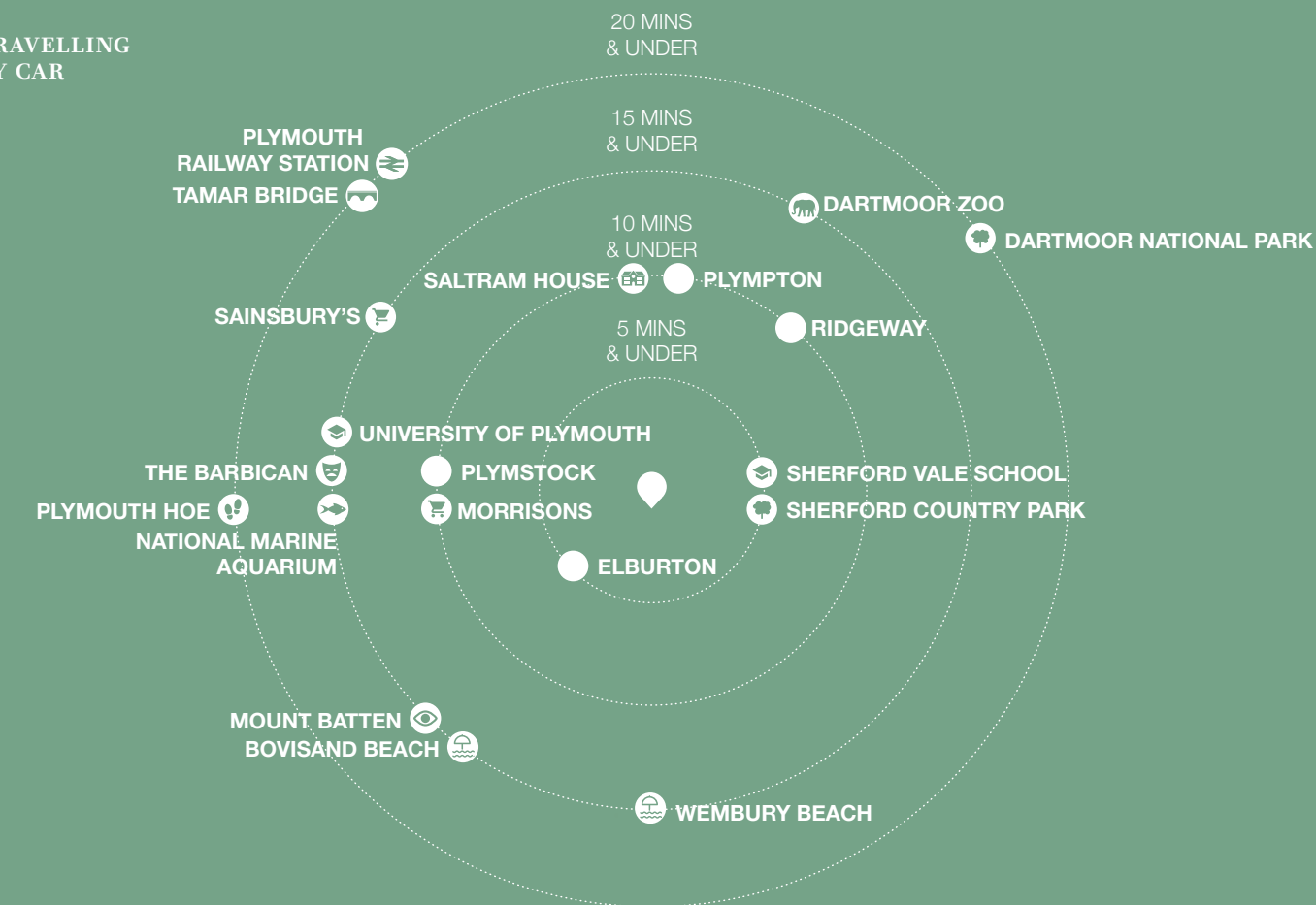


Take a stroll through Sherford's very own Country park

THE PERFECT PLACE TO BE

For those wanting to venture beyond the development, Sherford is located on the edge of the bustling ocean city of Plymouth and is just a mile away from the A38, meaning residents have easy access to the coast, Dartmoor, and Exeter.

TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



Amazing beaches just a short distance away



Enjoy a breath of fresh air at Plymouth Hoe



Discover the range of bars and restaurants in the historic Plymouth Harbour



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.

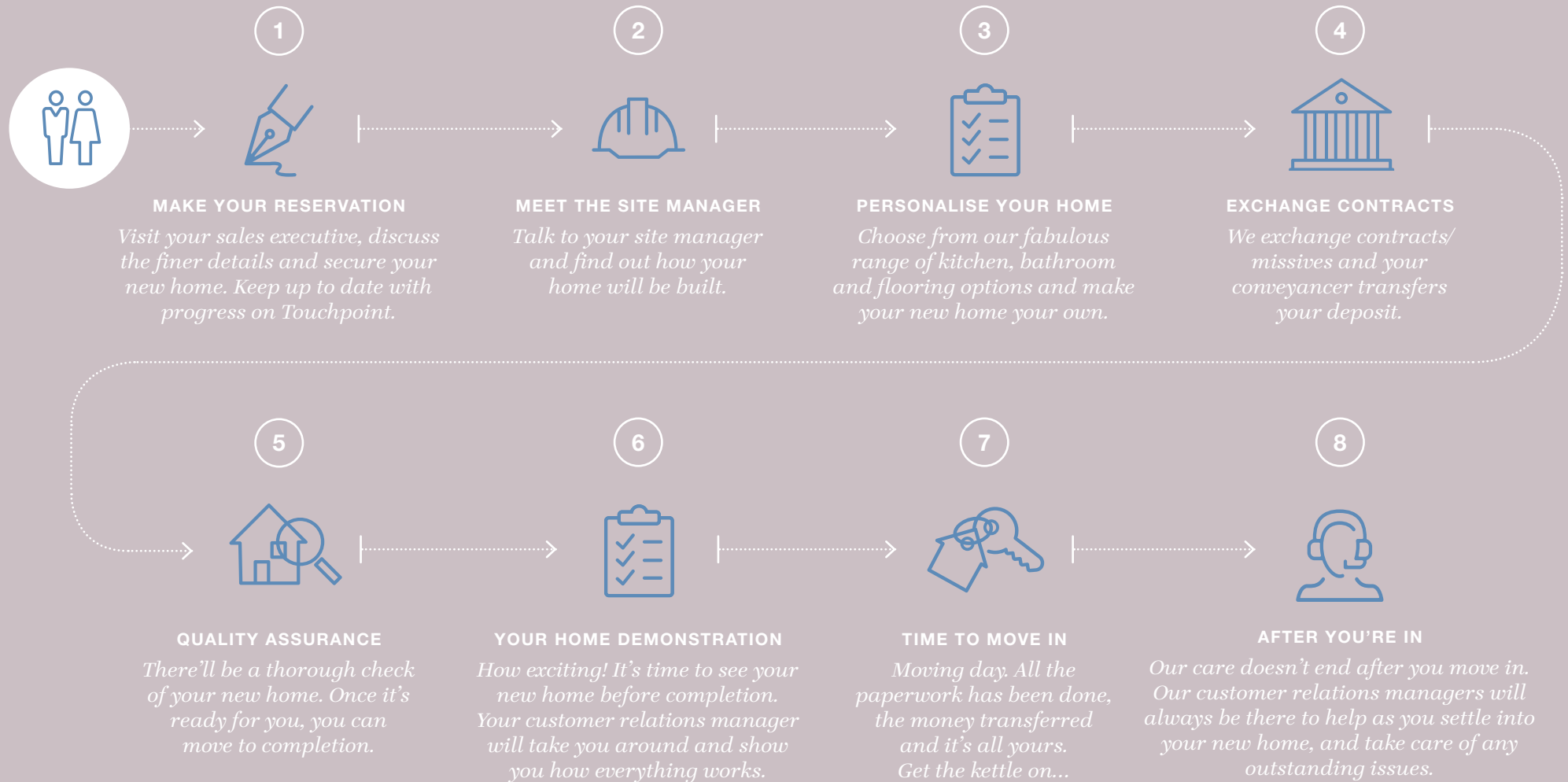


EASYSMOVER

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 and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...



Get to know
COPPICE PLACE

SHERFORD | DEVON

The new market town of Sherford is being constructed in the Devon countryside on the eastern outskirts of Plymouth.



4 bedroom homes

-  **The Redwood**
4 bedroom home
Plots: 234, 235, 270 & 271
-  **The Laurel**
4 bedroom home
Plots: 237-239, 242-245 & 266-269

3 bedroom homes

-  **The Flatford**
3 bedroom home
Plots: 223-233, 240, 241 & 272-283

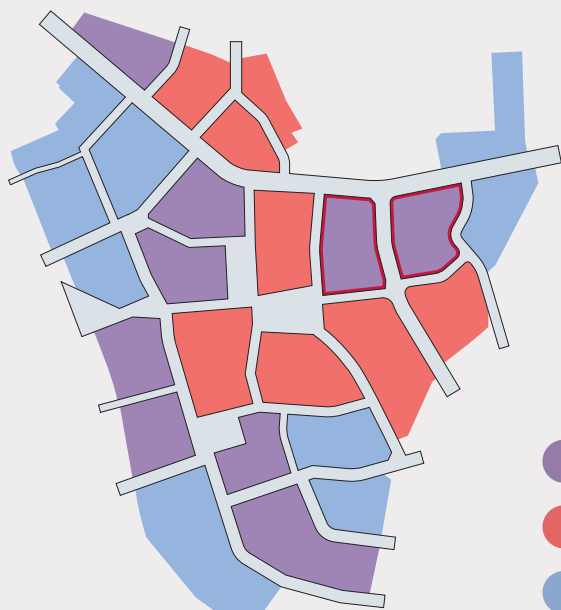
2 bedroom homes




-  **The Edale**
2 bedroom home
Plots: 236, 246 & 290
-  **The Dovedale**
2 bedroom home
Plots: 247, 248, 288 & 289

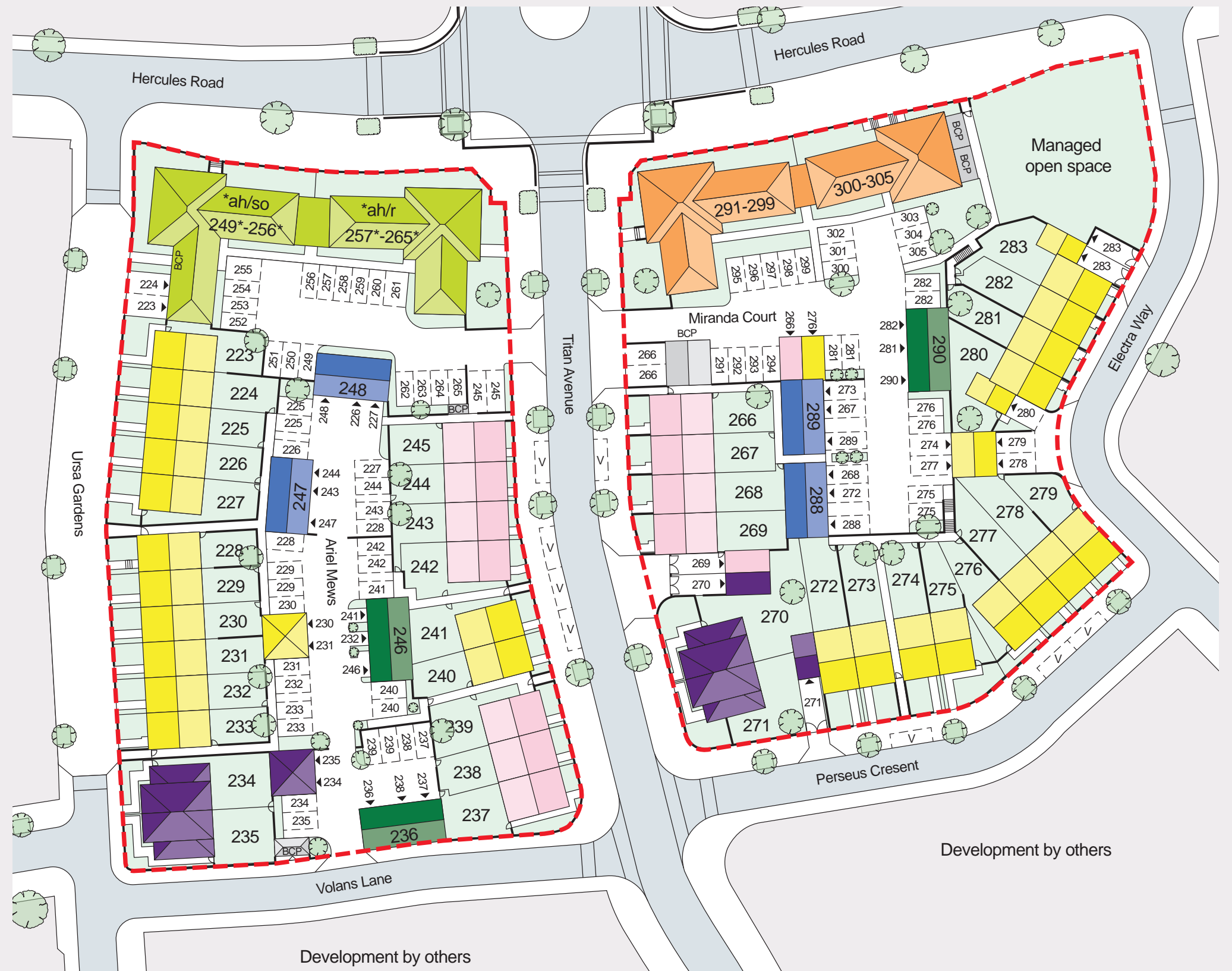
Apartments

-  **Pine Tree House**
1 & 2 bedroom homes
Plots: 291-305
-  1 & 2 bedroom homes
Plots: 249*-265*

▶ = Garage
*ah/r = Affordable homes, rented
*ah/so = Affordable homes, shared ownership
BCP = Bin collection point
V = Visitor parking space



-  Taylor Wimpey
-  Linden Homes
-  Bovis Homes



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 58795 / JULY 2020.

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THE REDWOOD

4 bedroom home



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THE REDWOOD

The Redwood is a three storey home with 4 bedrooms. Downstairs features a kitchen/dining area with French doors to the rear garden, a separate living room and a downstairs cloakroom. On the first floor, the master bedroom with en suite shower room, a further double bedroom and family bathroom can be found. Two top-floor double bedrooms and an additional shower room are located on the second floor.

TOTAL 1,543 sq. ft.

Ground floor



Kitchen/Dining Area max.	6.19m x 3.99m	20' 4" x 3' 1"
Living Room	5.33m x 3.62m	17' 6" x 11' 11"

First floor



Master Bedroom	4.13m x 3.63m	15' 5" x 11' 11"
Bedroom 2 max.	3.90m x 3.63m	12' 10" x 11' 11"

Second floor



Bedroom 3	3.63m x 3.12m	11' 11" x 10' 3"
Bedroom 4	3.63m x 2.59m	11' 11" x 8' 6"

 **Plots:** 234, 235, 270 & 271

* 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. TWE 58795/April 2020.

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THE LAUREL

4 bedroom home



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THE LAUREL

The 4 bedroom Laurel townhouse offers spacious accommodation across its 3 storey layout. A good sized living/dining room opens through French doors to the private rear garden. Located off the entrance hallway is the kitchen/breakfast room, alongside a cloakroom. A second living room, which could alternatively be used as a bedroom, and a further bedroom can be found on the first floor. On the second floor, the master bedroom can be found alongside a further double bedroom.

TOTAL 1,434 sq. ft.

Ground floor



Kitchen max.	3.32m × 3.36m	10' 11" × 11' 0"
Lounge/Diner	5.28m × 3.18m	17' 4" × 10' 5"

First floor




Bedroom 4/Family Room	3.18m × 5.28m	10' 5" × 17' 4"
Bedroom 3	3.16m × 2.84m	10' 4" × 9' 4"

Second floor



Bedroom 2 min.	2.89m × 4.20m	9' 6" × 13' 9"
Bedroom 1 min.	3.18m × 4.44m	10' 5" × 14' 7"

 **Plots:** 237-239, 242-245, 266-269 & 284-287

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THE FLATFORD

3 bedroom home



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THE FLATFORD

The three bedroom Flatford is suited to couples and families due to its flexible layout. The living/dining room has French doors to the rear garden, while the kitchen has room for a breakfast table. A guest cloakroom is also located downstairs. Upstairs, the landing leads to the en suite master bedroom, along with a guest bedroom, a main bathroom and a further bedroom.

TOTAL 866 sq. ft.

Ground floor



Lounge/Diner	4.72m x 3.71m	15' 6" x 12' 2"
Kitchen <i>max.</i>	3.08m x 3.44m	10' 1" x 11' 3"

First floor



Master Bedroom <i>min.</i>	2.96m x 2.83m	9' 9" x 9' 4"
Bedroom 2 <i>min.</i>	2.93m x 3.31m	8' 8" x 10' 10"
Bedroom 3 <i>max.</i>	2.01m x 3.71m	6' 7" x 12' 2"

 **Plots:** 223-233, 240, 241 & 272-283

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THE EDALE

2 bedroom home



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THE EDALE

Ideal for couples, first time buyers or those looking to downsize is the two-bedroom Edale coach house. This first floor accommodation includes an airy living/kitchen/dining room running the entire width of the property, an en suite master bedroom, a further double room and a main bathroom.

TOTAL 1,434 sq. ft.

Ground floor




First floor



Lounge/Kitchen/Dining	3.80m x 5.35m	12' 6" x 17' 7"
Bedroom 1	3.15m x 3.84m	10' 4" x 12' 7"
Bedroom 2	3.01m x 2.45m	9' 11" x 8' 1"

** Plot 236 has two windows, plots 246 and 290 have one larger window.

 **Plots:** 236, 246 & 290

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THE DOVEDALE

2 bedroom home



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THE DOVEDALE

The carefully planned layout of the 2 bedroom Dovedale coach house apartment makes it perfect for first-time buyers and downsizers. A private front door opens through to an internal entrance hallway that leads upstairs to the first floor accommodation. An open plan lounge/kitchen/dining room is the homes focal point. A spacious master bedroom, a further bedroom, store and a main bathroom are also located off the landing. The property also features a garage.

TOTAL 1,434 sq. ft.

Ground floor



First floor



Kitchen/Lounge	3.81m × 5.35m	12' 6" × 17' 7"
Bedroom 1 <i>min.</i>	3.24m × 3.06m	10' 8" × 10' 1"
Bedroom 2 <i>min.</i>	1.94m × 3.25m	6' 4" × 10' 8"

 Plots: 247, 248, 288 & 289

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PINE TREE HOUSE

Plots 291-299 - 1 & 2 bed apartments



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PINE TREE HOUSE

The carefully planned layout of these one or two bedroom apartments make them perfect for first time buyers and downsizers. An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom and a main bathroom are located off the landing. Selected plots include a further double bedroom

Plot 291



299
298 297
Second floor

296
295 294
First floor

293
292 291
Ground floor

Kitchen/Lounge max.	4.24m x 6.69m	13' 11" x 21' 11"
Bedroom 1	2.78m x 4.15m	9' 1" x 13' 7"
Bedroom 2	3.06m x 3.55m	10' 1" x 11' 8"

Plot 292



299
298 297
Second floor

296
295 294
First floor

293
292 291
Ground floor

Kitchen/Lounge	4.28m x 6.78m	14' 1" x 22' 3"
Bedroom 1 max.	2.78m x 4.24m	9' 1" x 13' 1"
Bedroom 2	3.06m x 3.64m	10' 1" x 11' 11"

Plot 293



299
298 297
Second floor

296
295 294
First floor

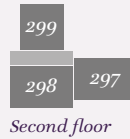
293
292 291
Ground floor

Kitchen/Lounge	6.69m x 4.23m	12' 1" x 13' 11"
Bedroom 1	3.24m x 3.50m	10' 8" x 11' 6"

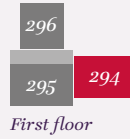
PINE TREE HOUSE

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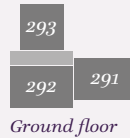
Plot 294



Second floor



First floor



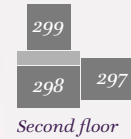
Ground floor

Kitchen/Lounge max.
4.24m x 6.69m 13' 11" x 21' 11"

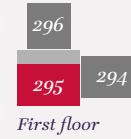
Bedroom 1
2.78m x 4.15m 9' 1" x 13' 7"

Bedroom 2
3.06m x 3.55m 10' 1" x 11' 8"

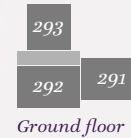
Plot 295



Second floor



First floor



Ground floor

Kitchen/Lounge
4.28m x 6.78m 14' 1" x 22' 3"

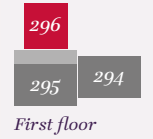
Bedroom 1 max.
2.78m x 4.24m 9' 1" x 13' 1"

Bedroom 2
3.06m x 3.64m 10' 1" x 11' 11"

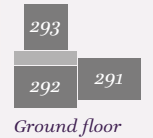
Plot 296



Second floor



First floor



Ground floor

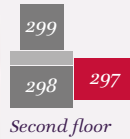
Kitchen/Lounge
6.69m x 4.23m 12' 1" x 13' 11"

Bedroom 1
3.24m x 3.50m 10' 8" x 11' 6"

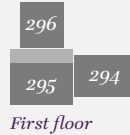
PINE TREE HOUSE

The carefully planned layout of these one or two bedroom apartments make them perfect for first time buyers and downsizers. An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom and a main bathroom are located off the landing. Selected plots include a further double bedroom

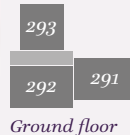
Plot 297



Second floor



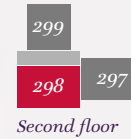
First floor



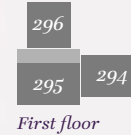
Ground floor

Kitchen/Lounge max.	4.24m x 6.69m	13' 11" x 21' 11"
Bedroom 1	2.78m x 4.15m	9' 1" x 13' 7"
Bedroom 2	3.06m x 3.55m	10' 1" x 11' 8"

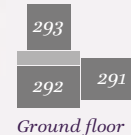
Plot 298



Second floor



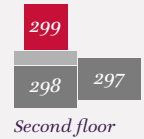
First floor



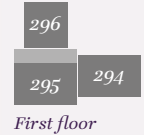
Ground floor

Kitchen/Lounge	4.28m x 6.78m	14' 1" x 22' 3"
Bedroom 1 max.	2.78m x 4.24m	9' 1" x 13' 1"
Bedroom 2	3.06m x 3.64m	10' 1" x 11' 11"

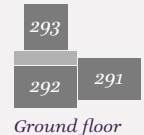
Plot 299



Second floor



First floor



Ground floor

Kitchen/Lounge	6.69m x 4.23m	12' 1" x 13' 11"
Bedroom 1	3.24m x 3.50m	10' 8" x 11' 6"

 **Plots:** 297-299

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PINE TREE HOUSE

Plots 300-305 - 2 bed apartments

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PINE TREE HOUSE

The carefully planned layout of this two bedroom apartment makes it perfect for first time buyers and downsizers. An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom, a further well proportioned bedroom and a main bathroom are also located off the landing.

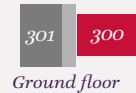
Plot 300



Second floor



First floor



Ground floor

Kitchen/Lounge max.	4.24m x 6.69m	13' 11" x 21' 11"
Bedroom 1	2.78m x 4.15m	9' 1" x 13' 7"
Bedroom 2	3.06m x 3.55m	10' 1" x 11' 8"

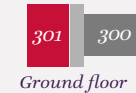
Plot 301



Second floor



First floor



Ground floor

Kitchen/Lounge	3.92m x 7.14m	12' 10" x 23' 5"
Bedroom 1 max.	3.11m x 3.92m	10' 2" x 12' 10"
Bedroom 2 max.	2.78m x 4.11m	9' 1" x 13' 6"

PINE TREE HOUSE

The carefully planned layout of this two bedroom apartment makes it perfect for first time buyers and downsizers. An open plan living/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom, a further well proportioned bedroom and a main bathroom are also located off the landing.

Plot 302



Second floor



First floor



Ground floor

Kitchen/Lounge max.	4.24m x 6.69m	13' 11" x 21' 11"
Bedroom 1	2.78m x 4.15m	9' 1" x 13' 7"
Bedroom 2	3.06m x 3.55m	10' 1" x 11' 8"

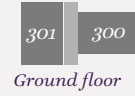
Plot 303



Second floor



First floor



Ground floor

Kitchen/Lounge	3.92m x 7.14m	12' 10" x 23' 5"
Bedroom 1 max.	3.11m x 3.92m	10' 2" x 12' 10"
Bedroom 2 max.	2.78m x 4.11m	9' 1" x 13' 6"

PINE TREE HOUSE

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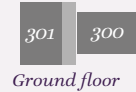
Plot 304



Second floor



First floor



Ground floor

Kitchen/Lounge max.

4.24m x 6.69m 13' 11" x 21' 11"

Bedroom 1

2.78m x 4.15m 9' 1" x 13' 7"

Bedroom 2

3.06m x 3.55m 10' 1" x 11' 8"

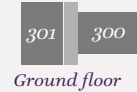
Plot 305



Second floor



First floor



Ground floor

Kitchen/Lounge

3.92m x 7.14m 12' 10" x 23' 5"

Bedroom 1 max.

3.11m x 3.92m 10' 2" x 12' 10"

Bedroom 2 max.

2.78m x 4.11m 9' 1" x 13' 6"

COPPICE PLACE

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FROM PLYMOUTH :

- Take the A374 out of the city.
- Take a slight right onto Laira Bridge Road/A379 and cross the bridge.
- At the roundabout, take the 2nd exit onto Billacombe Road/A379.
- Continue to follow A379. At the roundabout, take the 1st exit onto Haye Road.
- Destination will be on the right.

FROM NEWTON ABBOT

- Get on Devon Expressway/ A38 from A383.
- Follow Devon Expressway/A38 to Deep Lane.
- Take the exit for B3416 from Devon Expressway/A38. Take Ridge Road to Haye Road in Plymouth.
- Turn left onto Deep Lane. Turn right.
- Turn right towards Plympton Hill.
- Continue onto Plympton Hill. Turn left onto Ridge Road.
- Turn left to stay on Ridge Road.
- Turn left onto Merafield Road.
- Continue onto Haye Road and the destination will be on your left

