

**Taylor
Wimpey**

Find your way around

RIVERSIDE WALK

EXETER | DEVON

A WARM WELCOME TO RIVERSIDE WALK

A new collection of homes just off Wear Barton Road, Exeter.
With a range of high quality two, three and four bedroom homes
available, Riverside Walk is the perfect place to call home.

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.



A GREAT CHOICE FOR EVERYONE

The development will provide a range of new build homes to suit everyone as well as a number of local amenities, including One Stop Shop and Countess Wear pub, on your doorstep.

Nearby cycle paths give easy access to the River Exe Country Park and beyond. Those who choose to live at Riverside Walk are safe in the knowledge that they're never far away from Exeter city centre.



Fantastic selection of pubs and restaurants on your doorstep, including the canalside Double Locks gastropub



Enjoy lazy Sunday strolls along the River Exe in nearby Topsham



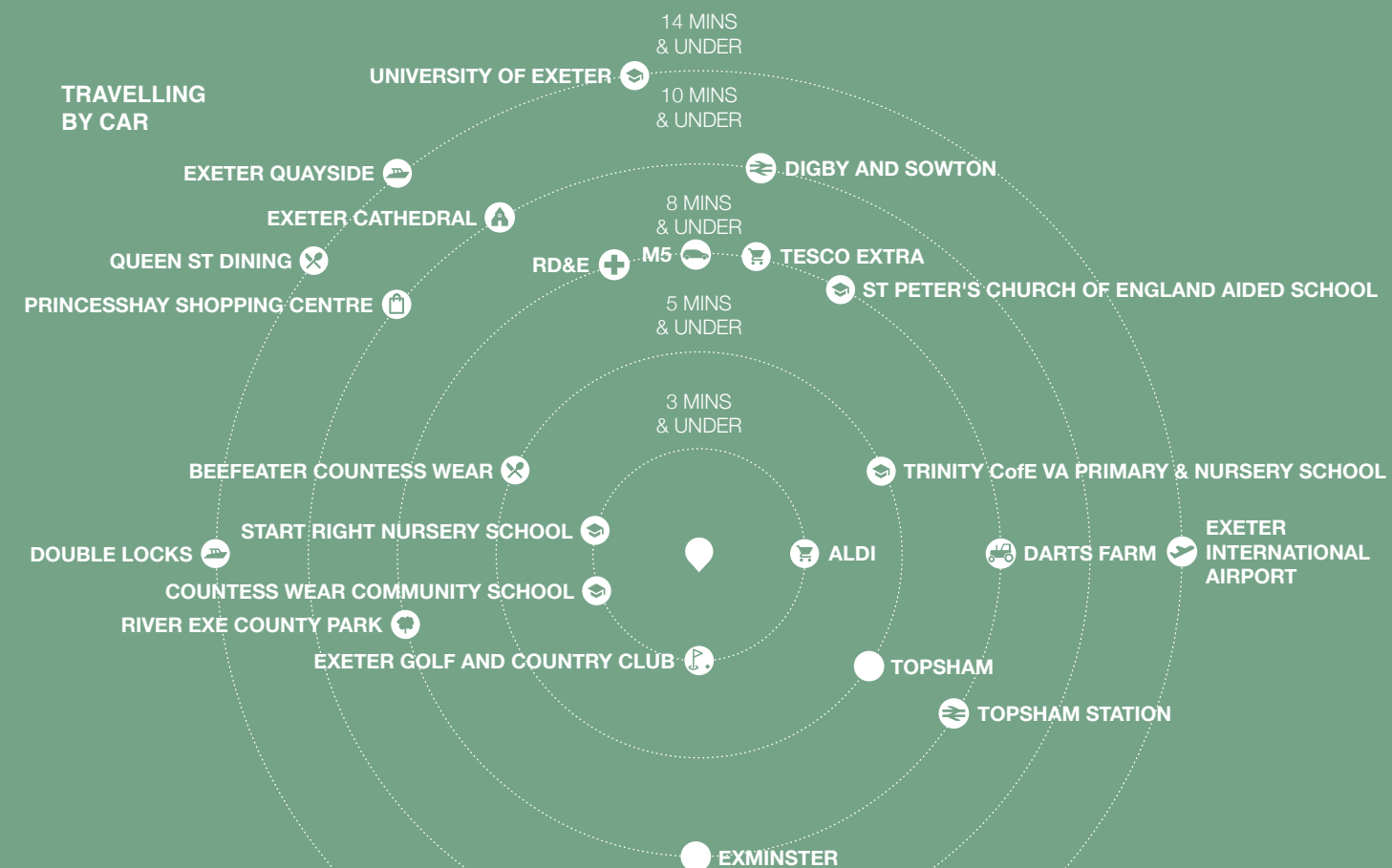
Nearby cycle paths give easy access to the River Exe Country Park and beyond



THE IDEAL PLACE TO BE

Perfectly placed for commuters, both Topsham and Newcourt railway stations offer links to Exeter, London and beyond. The M5 is also less than a mile away, providing easy access to surrounding cities. Exeter city centre is under 4 miles away offering a thriving historical and cultural hub alongside a wide range of shops, restaurants and bars.

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)



Visit historic Exeter Quayside and discover the great range of restaurants and bars



Discover the thriving historical and cultural hub of Exeter city centre



Shop to you drop at Princesshay shopping centre in Exeter





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 and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...






Get to know

RIVERSIDE WALK

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A new collection of homes just off Wear Barton Road, Exeter.
With a range of high quality two, three and four bedroom homes
available, Riverside Walk is the perfect place to call home.

4 BEDROOM HOMES

-  **The Trusdale**
4 bedroom home
Plots: 34 & 46
-  **The Rossdale**
4 bedroom home
Plot: 33
-  **The Huxford**
4 bedroom home
Plots: 3, 18-21*, 28, 29, 32,
35-38, 45, 49, 50, 62, 63
& 93-95*


3 BEDROOM HOMES

-  **The Kingdale**
3 bedroom home
Plots: 11 & 42
-  **The Byford**
3 bedroom home
Plots: 1, 2, 4-10, 12-14,
22-27, 30, 31, 39-41, 43,
44, 47, 48, 91, 92 & 96-99
-  **The Benford**
3 bedroom home
Plots: 60, 61, 64-67*,
72-74 & 80-83

2 BEDROOM HOMES

-  **The Ashenford**
2 bedroom home
Plots: 15-17*, 69-71,
75-79*, 84-90*, 100 & 101
-  **The Newdale**
2 bedroom home
Plot: 68

APARTMENTS

-  **1 & 2 bedroom apartments**
Plots: 51-59

*ah/r = Rental homes
*ah/so = Shared ownership
► = Garage access
▷ = Car port
V = Visitor parking



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 56257/MARCH 2020.

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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 the 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, there are three further bedrooms and a family bathroom.

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

GROUND FLOOR



Lounge 3.47m x 6.09m 11' 4" x 20' 0"

Kitchen/Dining Area (max.) 3.69m x 6.09m 12' 1" x 20' 0"

FIRST FLOOR



Bedroom 1 (max.) 3.52m x 3.03m 11' 7" x 9' 11"

Bedroom 2 (max.) 3.64m x 2.95m 11' 11" x 9' 8"

Bedroom 3 (max.) 2.51m x 3.05m 8' 3" x 10' 0"

Bedroom 4 3.54m x 2.25m 11' 7" x 7' 5"



Plots: 34 & 46

* 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. 56257 TWE MARCH 2020

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THE ROSSDALE

4 BEDROOM HOME



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THE ROSSDALE

The Rosssdale 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. / 1243 sq. ft.

GROUND FLOOR



Lounge 3.46m × 6.09m 11' 4" × 20' 0"

Kitchen/Dining Area (max.) 3.58m × 6.09m 11' 9" × 20' 0"

FIRST FLOOR



Bedroom 1 3.52m × 3.03m 11' 7" × 9' 11"

Bedroom 2 (max.) 3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3 2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4 (max.) 3.54m × 2.25m 11' 7" × 7' 5"



Plot: 33

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THE HUXFORD

4 BEDROOM HOME



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THE HUXFORD

Families looking for practical living space will find all they need in the four bedroom Huxford. The kitchen/dining room leads through French doors to the garden, making a perfect spot for entertaining. 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



Lounge	3.63m × 4.66m	11' 11" × 15' 4"
Kitchen/Dining Area (max.)	5.73m × 3.00m	18' 10" × 9' 10"

FIRST FLOOR



Bedroom 1	3.42m × 3.16m	11' 3" × 10' 5"
Bedroom 2	3.23m × 2.84m	10' 7" × 9' 4"
Bedroom 3	2.23m × 3.25m	7' 4" × 10' 8"
Bedroom 4	2.41m × 2.52m	7' 11" × 8' 3"

 **Plots:** 3, 18-21*, 28, 29, 32, 35-38, 45, 49, 50, 62, 63 & 93-95*

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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 has 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. / 1026 sq. ft.

GROUND FLOOR



Lounge 3.13 x 5.41m 10' 3" x 17' 9"

**Kitchen/
Dining Room (max.)** 3.30m x 5.41m 10' 8" x 17' 9"

FIRST FLOOR



Bedroom 1 3.15m x 4.10m 10' 3" x 13' 6"

Bedroom 2 2.58m x 2.95m 8' 5" x 9' 8"

Bedroom 3 3.41m x 2.37m 11' 2" x 7' 9"



Plots: 11 & 42

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THE BYFORD

3 BEDROOM HOME

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THE BYFORD

The Byford is a three bedroom property, ideal for young 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 the en suite master bedroom is found along with the main bathroom, and two further bedrooms, one of which has an adjoining closet attached.

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

GROUND FLOOR



Lounge	3.98m x 4.24m	13' 1" x 13' 11"
Kitchen/ Dining Room	5.06m x 2.87m	16' 7" x 9' 5"

FIRST FLOOR



Bedroom 1	3.98m x 3.00m	13' 1" x 9' 10"
Bedroom 2	2.82m x 2.57m	9' 3" x 8' 5"
Bedroom 3	2.15m x 3.91m	7' 1" x 12' 10"

 **Plot:** 1, 2, 4-10, 12-14, 22-27, 30, 31, 39-41, 43, 44, 47, 48, 91, 92 & 96-99

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

THE BENFORD

3 BEDROOM HOME

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THE BENFORD

The three bedroom Benford 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, along with two further bedrooms and a main bathroom.

TOTAL 85.64 sq. m. / 922 sq. ft.

GROUND FLOOR



Lounge/ Dining Room	4.77m x 3.72m	15' 8" x 12' 3"
Kitchen	2.57m x 3.43m	8' 5" x 11' 3"

FIRST FLOOR



Bedroom 1	3.69m x 3.11m	2' 2" x 10' 3"
Bedroom 2 (max.)	2.24m x 3.55m	7' 4" x 11' 8"
Bedroom 3 (max.)	2.44m x 3.35m	8' 0" x 11' 0"



Plots: 60, 61, 64-67*, 72-74 & 80-83

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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 main bedroom features built-in wardrobes, whilst the landing also leads to the main bathroom and a second double bedroom.

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

GROUND FLOOR



Lounge/Dining	4.31m x 4.02m	14' 2" x 13' 2"
Kitchen	2.11m x 2.74m	6' 11" x 9' 0"

FIRST FLOOR



Bedroom 1	3.21m x 3.67m	10' 5" x 12' 0"
Bedroom 2 (max.)	4.31m x 2.51m	14' 2" x 8' 3"



Plots: 15-17*, 69-71, 75-79*, 84-90*, 100 & 101

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THE NEWDALE

2 BEDROOM HOME



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THE NEWDALE

The Newdale is ideal for couples, first time buyers or those looking to downsize. This first floor accommodation includes an airy living/kitchen/dining room running the entire width of the property, a master bedroom, a further single bedroom and a main bathroom.

TOTAL 55.83 sq. m. / 601 sq. ft.

GROUND FLOOR



FIRST FLOOR



Lounge/Kitchen/ Dining Area	5.98m x 4.11m	17'7" x 12'6"
Bedroom 1 (min.)	3.25m x 3.88m	10'8" x 10'0"
Bedroom 2 (min.)	3.90m x 2.29m	10'8" x 6'4"



Plot: 68

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STANDARD SPECIFICATIONS

RIVERSIDE WALK

Wear Barton Road, Exeter,
Devon, EX2 7EH.

TELEPHONE:
01392 301383

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	✓	✓

RIVERSIDE WALK

Wear Barton Road,
Exeter,
Devon,
EX2 7EH

CONTACT US ON

01392 301 383

SATNAV

EX2 7EH

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FROM EXETER CITY CENTRE

- Leave the city centre on Holloway Street (A3015) towards Honiton and Taunton
- Continue to follow the A3015 as it turns into Topsham Road
- Take the 2nd exit at the roundabout to stay on Topsham Road (A3015)
- Take the next right onto Glasshouse Lane
- Continue over the roundabout to stay on Glasshouse Lane
- Take the second left onto Wear Barton Road and the development will be on your left

FROM M5 (SOUTHBOUND)

- Leave the motorway at Junction 30 and take the A379 exit towards Dawlish/Exeter
- Keep left at the fork, follow signs for City Centre/Dawlish/A379/Marsh Barton/Topsham and merge onto Rydon Ln/A379
- At the roundabout, take the 1st exit onto Topsham Rd
- Take the next right onto Glasshouse Lane
- Continue over the roundabout to stay on Glasshouse Lane
- Take the second left onto Wear Barton Road and the development will be on your left

