

Taylor
Wimpey

Find your way around

MAYFIELD GARDENS

EXETER | DEVON

MAYFIELD GARDENS. A VERY SPECIAL PLACE TO BE

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

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.



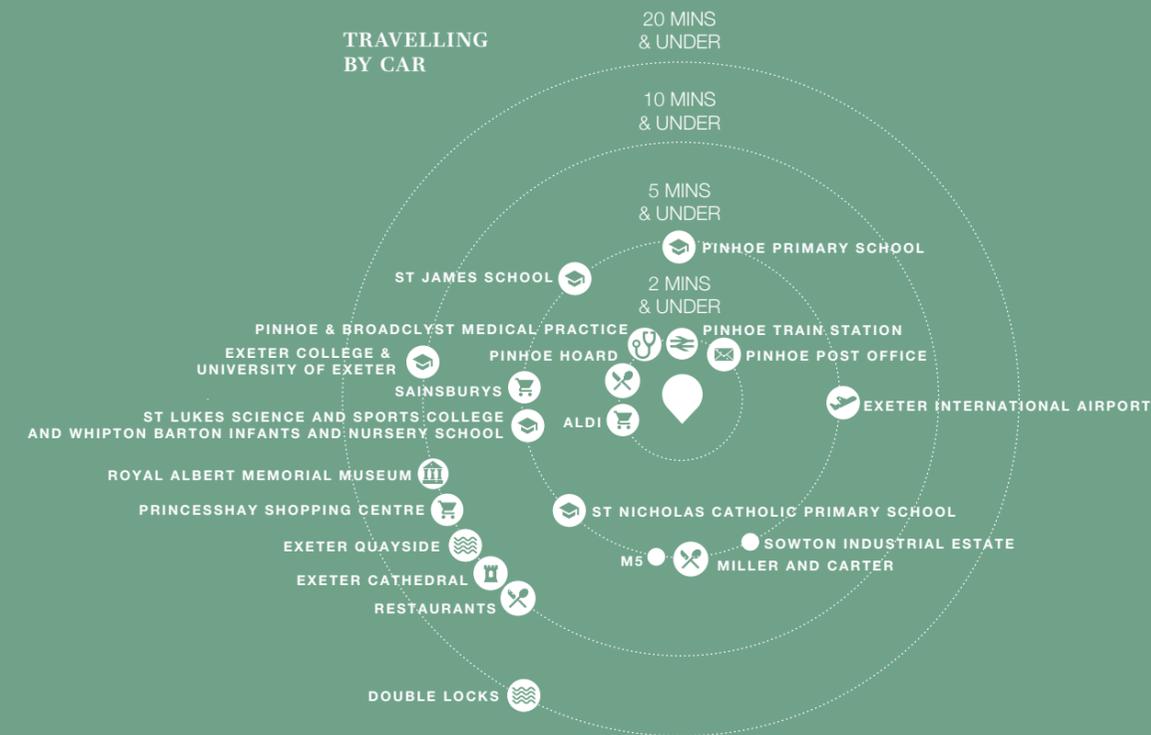
Discover the multitude of bars and restaurants available at Exeter Quay



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



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



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...





FUTURE DEVELOPMENT



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.

Come in and take a look around

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

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



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

First floor



Bedroom 1	3.63m × 3.27m	11' 11" × 10' 9"
Bedroom 2 max.	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



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

First floor



Bedroom 1	3.70m × 3.11m	12' 2" × 10' 3"
Bedroom 2 max.	2.25m × 3.55m	7' 4" × 11' 8"
Bedroom 3 max.	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



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

First floor



Bedroom 1 max.	3.98m × 3.00m	13' 1" × 9' 10"
Bedroom 2	2.83m × 2.58m	9' 3" × 8' 6"
Bedroom 3	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



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

First floor



Bedroom 1	3.10m × 4.10m	10' 2" × 13' 6"
Bedroom 2 max.	3.21m × 2.95m	10' 7" × 9' 8"
Bedroom 3	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



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

First floor



Bedroom 1	3.42m × 3.16m	11' 3" × 10' 5"
Bedroom 2	3.24m × 2.84m	10' 8" × 9' 4"
Bedroom 3	2.23m × 3.25m	7' 4" × 10' 8"
Bedroom 4	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



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

First floor



Bedroom 1 max.	3.65m × 4.92m	12' 0" × 16' 2"
Bedroom 2 max.	3.33m × 4.01m	10' 11" × 13' 2"
Bedroom 3 max.	3.24m × 4.03m	10' 8" × 13' 3"
Bedroom 4	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



Lounge	3.46m × 6.09m	11' 4" × 20' 0"
Kitchen/Dining max.	3.58m × 6.09m	11' 9" × 20' 0"

First floor



Bedroom 1	3.52m × 3.04m	11' 7" × 10' 0"
Bedroom 2 max.	3.64m × 2.96m	11' 11" × 9' 9"
Bedroom 3	2.52m × 3.05m	8' 3" × 10' 0"
Bedroom 4 max.	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



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

First floor



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

Taylor Wimpey

MAYFIELD GARDENS

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Instagram [#taylorwimpey](#)

Twitter [@TaylorWimpey](#)

Facebook [taylorwimpey](#)

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

