



# APSHAM GRANGE

JOIN OUR EXCITING NEW COMMUNITY

A collection of stunning three, four and five bedroom homes in a semi-rural location close to the local amenities in Topsham, Devon.

**Taylor**  
**Wimpey**

# Contents



# Welcome to Apsham Grange

A collection of stunning 3, 4 and 5 bedroom homes.

Apsham Grange is a brand new community in a semi-rural location close to the local amenities in Topsham. With spacious and modern layouts, the homes are well suited to a range of different lifestyles and have all been thoughtfully designed to be in keeping with the local area.



[→ View the site plan](#)

# Love village life

Set on the edge of the Exe Estuary there is an abundance of cycle and walking trails around the town as well as some stunning views across the water.



Exe Estuary



Local town



Local countryside



Watch development video



# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Specification of our houses

General	3 Bedroom	4/5 Bedroom
Double glazed PVC-u windows with multi point locking	✓	✓
Double glazed PVC-u multi point locking French doors (Plot specific. Please ask for details)	✓	✓
XNG1M External front doors	✓	✓
PVCu fascia & soffit in grey	✓	✓
Doorbell and slate door plaque for door numbers	✓	✓
Outside light to the front and rear	✓	✓
Ribbed or coir doormat to the hallway	✓	✓
White emulsion to walls and ceilings	✓	✓
Oak handrails to staircase	✓	✓
Chrome door furniture	✓	✓
White internal doors	✓	✓
Ground floor concrete with latex finish	✓	
Karndean to kitchen, utility, cloakroom and hallway and all wet rooms		✓
Carpet to stairs, landing, lounge, landing and all bedrooms, and to dining room, study, family room where applicable		✓
1/2 height tiling to bathroom and en suite	✓	✓
Combination / Condensing boiler & heating system to radiators	✓	✓
Double electric sockets throughout	✓	✓
Chrome finish to all electrical fittings	✓	✓
Chrome USB plug socket to kitchen, lounge and all bedrooms	✓	✓
Soft closed toilets to all bathrooms	✓	✓
Downlights to kitchen, utility, cloakroom, all bathrooms and en suites where applicable	✓	✓
Kitchen		
"Symphony" kitchen with a selection of doors, worktops & upstands choices	✓	✓
Silestone worktops		✓
1.5 bowl Debut black sink with Ascona tap	✓	
1.5 Undermount sink with Ascona tap		✓
Zanussi eye level or built under stainless steel single and microwave oven (plot specific, please ask for details)	✓	✓
Integrated hood with filter	✓	✓
Zanussi 4 burner stainless steel gas hob	✓	✓
Zanussi integrated dishwasher, washing machine and 70/30 fridge freezer	✓	✓
Stainless steel splash back	✓	✓
Utility with "Symphony" base unit, worktop and Integrated Washing Machine (where applicable)		✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. 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.

# Specification of our houses

	3 Bedroom	4/5 Bedroom
<b>Lounge</b>		
Chrome TV socket & Telecom point	✓	✓
<b>Family Room/Dining Room/Study</b>		
Chrome TV socket & Telecom point	✓	✓
<b>Bedroom 1</b>		
Chrome TV socket	✓	✓
Fitted wardrobes		✓
<b>Bathroom</b>		
Roca white "The Gap" bathroom suite	✓	✓
Ideal Standard 'Cerafine D' chrome taps	✓	✓
Aqualisa Midas 100 shower over bath with screen & full height tiling	✓	✓
Chrome shaver socket	✓	✓
Chrome towel radiator	✓	✓
<b>En suite &amp; Shower Room (Plot specific)</b>		
Roca white "The Gap" bathroom suite	✓	✓
Ideal Standard 'Cerafine D' chrome taps	✓	✓
Shower tray & "Roman" Chrome finish glass shower cubicle	✓	✓
Aqualisa Midas dual headed shower	✓	✓
<b>External features</b>		
Riven grey paving slabs 1.2m x 1.2m	✓	
Riven grey paving slabs 1.8m x 1.8m		✓
Turf to rear garden	✓	✓
Power to garage within the boundary of the property	✓	✓
Outside tap to the rear of the property	✓	✓
Close board fencing to garden	✓	✓
<b>Other Feature</b>		
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	✓	✓



**Find out more**

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. 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.

 [View the site plan](#)





# The Byford

3 BEDROOM HOME, TOTAL 958 sq ft / 89.02m<sup>2</sup>



## GROUND FLOOR

### Lounge

4.03m × 4.28m      13' 2" × 14' 0"

### Kitchen/Dining

5.13m × 2.92m      16' 9" × 9' 6"



## FIRST FLOOR

### Bedroom 1

3.39m × 3.04m      11' 1" × 9' 11"

### Bedroom 2

2.87m × 2.61m      9' 4" × 8' 6"

### Bedroom 3

2.20m × 4.02m      7' 2" × 13' 2"

[→ Discover more about this home](#)

[→ View our current availability](#)

\*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWE 73404/November 2024.



# The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq ft / 95.18m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.07m × 5.41m      10' 0" × 17' 8"

### Kitchen/Dining max.

3.40m × 5.47m      11' 1" × 17' 11"



## FIRST FLOOR

### Bedroom 1

3.12m × 5.47m      10' 2" × 17' 11"

### Bedroom 2

3.37m × 2.99m      11' 0" × 9' 9"

### Bedroom 3

3.45m × 2.41m      11' 3" × 7' 10"

[→ View our development](#)

[→ View our current availability](#)

\*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWE 73404/November 2024.



# The Huxford

4 BEDROOM HOME, TOTAL 1,156 sq ft / 107.4m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.69m × 4.70m      12' 1" × 15' 5"

### Kitchen/Dining

5.80m × 3.05m      19' 0" × 10' 0"



## FIRST FLOOR

### Bedroom 1

3.47m × 3.20m      11' 4" × 10' 5"

### Bedroom 2

3.28m × 3.88m      10' 9" × 12' 8"

### Bedroom 3

2.28m × 3.29m      7' 5" × 10' 9"

### Bedroom 4

2.46m × 2.56m      8' 0" × 8' 4"



[View our development](#)



[View our current availability](#)

\*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWE 73404/November 2024.



# The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft / 113.9m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.51m × 6.14m      11' 6" × 20' 1"

### Kitchen/Dining max.

3.563m × 6.14m      11' 10" × 20' 1"



## FIRST FLOOR

### Bedroom 1

3.56m × 3.79m      11' 8" × 12' 5"

### Bedroom 2 max.

3.69m × 2.99m      12' 1" × 9' 9"

### Bedroom 3

2.55m × 3.09m      8' 4" × 10' 1"

### Bedroom 4 max.

3.59m × 2.29m      11' 9" × 7' 6"

[→ Discover more about this home](#)

[→ View our current availability](#)

\*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWE 73404/November 2024.



# The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft / 127.07m<sup>2</sup>



## GROUND FLOOR

### Lounge

3.92m × 4.79m      12' 10" × 15' 8"

### Kitchen/Dining

8.17m × 2.94m      26' 9" × 9' 7"

### Study

2.14m × 2.66m      7' 0" × 8' 8"



## FIRST FLOOR

### Bedroom 1 max.

3.92m × 3.76m      12' 10" × 12' 4"

### Bedroom 2 max.

3.09m × 3.10m      10' 1" × 10' 2"

### Bedroom 3 max.

3.07m × 3.70m      10' 0" × 12' 1"

### Bedroom 4 max.

2.79m × 3.32m      9' 1" × 10' 10"

[→ Discover more about this home](#)

[→ View our current availability](#)

\*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWE 73404/November 2024.



# The Marford

4 BEDROOM HOME, TOTAL 1,546 sq ft / 143.64m<sup>2</sup>



## GROUND FLOOR

### Lounge

4.80m × 3.96m      15' 8" × 12' 11"

### Family room

3.30m × 3.96m      10' 9" × 12' 11"

### Kitchen

3.51m × 4.84m      11' 6" × 15' 10"

### Dining Room/Study

3.24m × 3.09m      10' 7" × 10' 1"



## FIRST FLOOR

### Bedroom 1 max.

3.68m × 4.96m      12' 0" × 16' 3"

### Bedroom 2 max.

3.37m × 4.06m      11' 0" × 13' 3"

### Bedroom 3 max.

3.28m × 4.77m      10' 9" × 15' 7"

### Bedroom 4

2.59m × 3.87m      8' 5" × 12' 8"

[→ Discover more about this home](#)

[→ View our current availability](#)

\*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWE 73404/November 2024.



# The Lavenham

5 BEDROOM HOME, TOTAL 1,625 sq ft / 150.9m<sup>2</sup>



## GROUND FLOOR

<b>Lounge</b> min.	3.95m × 5.31m	12' 11" × 17' 5"
<b>Kitchen</b> max.	5.54m × 3.30m	18' 2" × 10' 9"
<b>Dining</b>	3.10m × 3.25m	10' 2" × 10' 7"



## FIRST FLOOR

<b>Bedroom 1</b> max.	4.48m × 3.85m	14' 8" × 12' 7"
<b>Bedroom 2</b>	3.85m × 3.56m	12' 7" × 11' 8"
<b>Bedroom 3</b>	3.45m × 2.73m	11' 3" × 8' 11"
<b>Bedroom 4</b>	3.32m × 2.69m	10' 10" × 8' 9"
<b>Bedroom 5</b> min.	2.89m × 3.04m	9' 5" × 9' 11"

[→ Discover more about this home](#)

[→ View our current availability](#)

\*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWE 73404/November 2024.



# The Wayford

5 BEDROOM HOME, TOTAL 1,836 sq ft / 170.6m<sup>2</sup>



## GROUND FLOOR

### Lounge

4.46m × 6.12m      14' 7" × 20' 0"

### Kitchen

5.63m × 3.39m      18' 5" × 11' 1"

### Dining

3.44m × 3.12m      11' 3" × 10' 2"

### Study

3.13m × 2.40m      10' 3" × 7' 10"



## FIRST FLOOR

### Bedroom 1

3.43m × 3.43m      11' 3" × 11' 3"

### Bedroom 2 max.

3.73m × 3.93m      12' 2" × 12' 10"

### Bedroom 3

3.06m × 3.17m      10' 0" × 10' 4"

### Bedroom 4

4.15m × 2.43m      13' 7" × 7' 11"

### Bedroom 5

3.23m × 2.33m      10' 7" × 7' 7"

[→ View our development](#)

[→ View our current availability](#)

\*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWE 73404/November 2024.





# The Rushton

5 BEDROOM DETACHED HOME, TOTAL 1,963 sq ft / 182.38m<sup>2</sup>



## GROUND FLOOR

<b>Lounge</b>	3.60m × 5.13m	11' 9" × 16' 9"
<b>Kitchen max.</b>	5.11m × 3.64m	16' 9" × 11' 3"
<b>Dining</b>	3.60m × 2.75m	11' 9" × 9' 0"
<b>Study</b>	2.79m × 2.39m	9' 1" × 7' 10"



## FIRST FLOOR

<b>Bedroom 1</b>	3.60m × 4.12m	11' 9" × 13' 6"
<b>Bedroom 3 max.</b>	2.83m × 4.56m	9' 3" × 14' 11"
<b>Bedroom 5</b>	2.86m × 3.32m	9' 4" × 10' 10"



## SECOND FLOOR

<b>Bedroom 2</b>	3.60m × 4.85m	11' 9" × 15' 10"
<b>Bedroom 4</b>	3.95m × 2.73m	12' 11" × 8' 11"

[→ View our development](#)

[→ View our current availability](#)

\*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWE 73404/November 2024.

# Ways to buy

---

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.



## First time buyer?

---

→ Here's how we can help

## Existing home owner?

---

→ Here's how we can help



# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01392 914 823**.



Find out how we can get you moving with our buying schemes.

 [Book an appointment](#)

 [How to buy a home](#)



**APSHAM GRANGE** Clyst Road, Topsham, Devon, EX3 0BZ

**CONTACT US ON 01392 914 823**

# Taylor Wimpey

Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Help to Buy, Part Exchange and easymover, go to [www.taylorwimpey.co.uk/terms](http://www.taylorwimpey.co.uk/terms). Information is correct at the time of going to print. Please speak to your sales executive for further details.