



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](#)



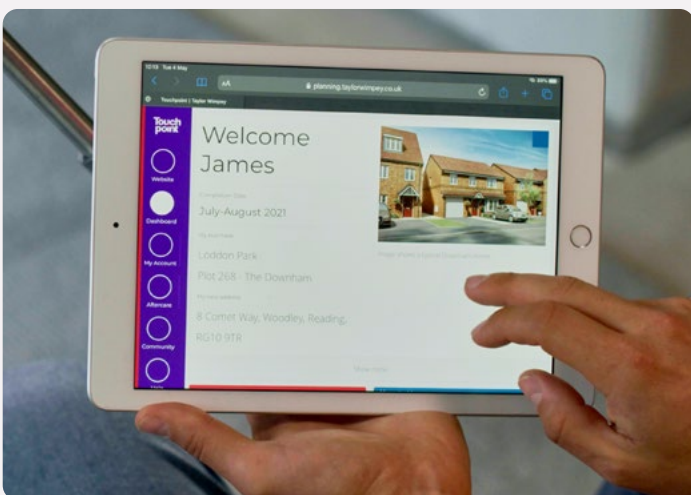
Personalise your home

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. 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
Lounge		
Chrome TV socket & Telecom point	✓	✓
Family Room/Dining Room/Study		
Chrome TV socket & Telecom point	✓	✓
Bedroom 1		
Chrome TV socket	✓	✓
Fitted wardrobes		✓
Bathroom		
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	✓	✓
En suite & Shower Room (Plot specific)		
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	✓	✓
External features		
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	✓	✓
Other Feature		
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

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 [View the site plan](#)



The Byford

3 BEDROOM HOME, TOTAL 90.69 SQ.M / 976 SQ.FT



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. 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/August 2023



The Kingdale

3 BEDROOM HOME, TOTAL 96.62 SQ.M / 1040 SQ.FT



GROUND FLOOR

Lounge

3.07m x 5.41m 10' 0" x 17' 8"

Kitchen/Dining max.

3.40m x 5.47m 11' 1" x 17' 11"



FIRST FLOOR

Bedroom 1

3.12m x 5.47m 10' 2" x 17' 11"

Bedroom 2

3.37m x 2.99m 11' 0" x 9' 9"

Bedroom 3

3.45m x 2.41m 11' 3" x 7' 10"



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The Huxford

4 BEDROOM HOME, TOTAL 109.20 SQ.M / 1175 SQ.FT



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"



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The Trusdale

4 BEDROOM HOME, TOTAL 115.46 SQ.M / 1243 SQ.FT



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"

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The Manford

4 BEDROOM HOME, TOTAL 128.70 SQ.M / 1385 SQ.FT



GROUND FLOOR

Lounge

3.92m x 4.79m 12' 10" x 15' 8"

Kitchen/Dining

8.17m x 2.94m 26' 9" x 9' 7"

Study

2.14m x 2.66m 7' 0" x 8' 8"



FIRST FLOOR

Bedroom 1 max.

3.92m x 3.76m 12' 10" x 12' 4"

Bedroom 2 max.

3.09m x 3.10m 10' 1" x 10' 2"

Bedroom 3 max.

3.07m x 3.70m 10' 0" x 12' 1"

Bedroom 4 max.

2.79m x 3.32m 9' 1" x 10' 10"

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The Marford

4 BEDROOM HOME, TOTAL 145.34 SQ.M / 1564 SQ.FT



GROUND FLOOR

Lounge

4.80m x 3.96m 15' 8" x 12' 11"

Family room

3.30m x 3.96m 10' 9" x 12' 11"

Kitchen

3.51m x 4.84m 11' 6" x 15' 10"

Dining Room/Study

3.24m x 3.09m 10' 7" x 10' 1"



FIRST FLOOR

Bedroom 1 max.

3.68m x 4.96m 12' 0" x 16' 3"

Bedroom 2 max.

3.37m x 4.06m 11' 0" x 13' 3"

Bedroom 3 max.

3.28m x 4.77m 10' 9" x 15' 7"

Bedroom 4

2.59m x 3.87m 8' 5" x 12' 8"

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The Lavenham

5 BEDROOM HOME, TOTAL 152.9 SQ.M / 1646 SQ.FT



GROUND FLOOR

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



FIRST FLOOR

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

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The Wayford

5 BEDROOM HOME, TOTAL 172.60 SQ.M / 1858 SQ.FT



GROUND FLOOR

Lounge

4.46m x 6.12m 14' 7" x 20' 0"

Kitchen

5.63m x 3.39m 18' 5" x 11' 1"

Dining

3.44m x 3.12m 11' 3" x 10' 2"

Study

3.13m x 2.40m 10' 3" x 7' 10"



FIRST FLOOR

Bedroom 1

3.43m x 3.43m 11' 3" x 11' 3"

Bedroom 2 max.

3.73m x 3.93m 12' 2" x 12' 10"

Bedroom 3

3.06m x 3.17m 10' 0" x 10' 4"

Bedroom 4

4.15m x 2.43m 13' 7" x 7' 11"

Bedroom 5

3.23m x 2.33m 10' 7" x 7' 7"

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The Rushton

5 BEDROOM DETACHED HOME, TOTAL 184.52 sq.m / 1986 sq ft



GROUND FLOOR

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



FIRST FLOOR

Bedroom 1	3.60m x 4.12m	11' 9" x 13' 6"
Bedroom 3 max.	2.83m x 4.56m	9' 3" x 14' 11"
Bedroom 5	2.86m x 3.32m	9' 4" x 10' 10"



SECOND FLOOR

Bedroom 2	3.60m x 4.85m	11' 9" x 15' 10"
Bedroom 4	3.95m x 2.73m	12' 11" x 8' 11"

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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](#)



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Taylor Wimpey