



# Brook Vale

DAWLISH, DEVON

Brook Vale is a brand new community of 180 high quality new homes in the coastal town of Dawlish.

**Taylor**  
**Wimpey**

# Contents





# Welcome to Brook Vale

Brook Vale is a brand new community of 180 high quality new homes in the coastal town of Dawlish.

Discover our range of stylish range of 3 and 4 bedroom houses of attractive designs to suit a variety of different lifestyles. The homes have all been thoughtfully designed to be in keeping with the local area and are built to maintenance-light, modern standards.

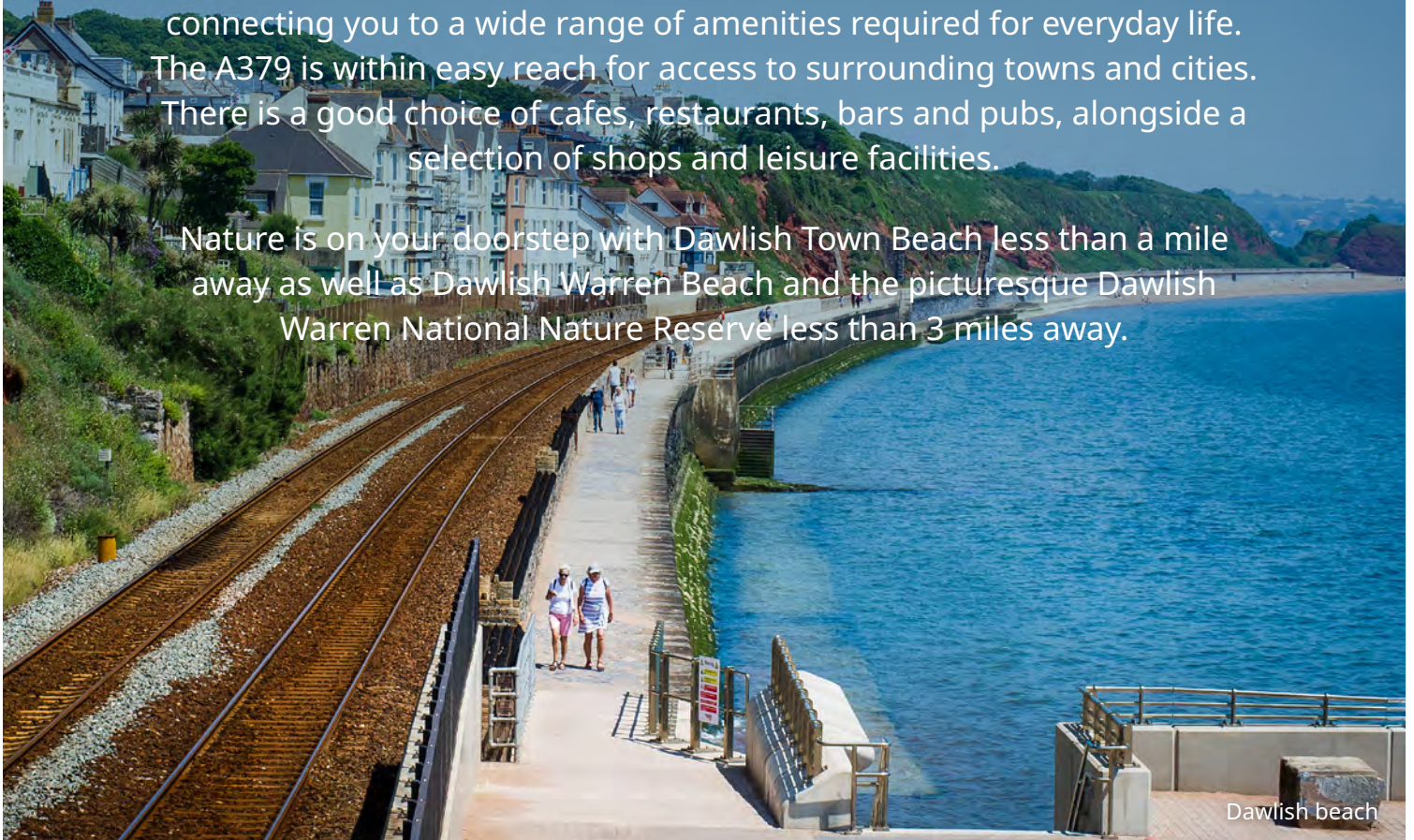




# Discover an exciting new community

Brook Vale is situated just under a mile from Dawlish town centre connecting you to a wide range of amenities required for everyday life. The A379 is within easy reach for access to surrounding towns and cities. There is a good choice of cafes, restaurants, bars and pubs, alongside a selection of shops and leisure facilities.

Nature is on your doorstep with Dawlish Town Beach less than a mile away as well as Dawlish Warren Beach and the picturesque Dawlish Warren National Nature Reserve less than 3 miles away.



Dawlish beach



Dawlish Highstreet



Local countryside





# 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 a range of contemporary and traditional 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. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. 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.



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.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting\* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



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. † = Where applicable.

# Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Granite 1.5 bowl sink and chrome tap or single bowl	✓
Stainless steel electric oven and built-in gas hob*	✓
Integrated hood	✓
Stainless steel splashback above hob*	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range**	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓

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

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# Specification of our houses

Finishing touches	
White emulsion to walls and ceiling	✓
White paint to woodwork	✓
White doors with chrome ironmongery	✓
External features	
Smooth finish buff concrete slabs to pathways and patios	✓
Polished chrome door numerals	✓
Front outside light and wiring for outside rear light	✓
Outside tap to rear garden	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden finished in accordance to landscaping layout†	✓
1.8m fencing to rear garden	✓
Rotavated topsoil to rear garden†	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

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# Your new low-energy home

Welcome to your brand new Taylor Wimpey home, ready for you to make your own, and designed and built with the highest quality materials and specifications. In accordance with the latest building regulations, your home includes a variety of energy-efficient features to help you save energy, lower your bills and reduce your carbon footprint.

## What are the new building regulations?

The latest building regulations sets the minimum standards for the energy efficiency and ventilation of new buildings. These standards are designed to make significant improvements to the construction of new homes.

## The improvements included in your home

Our homes include a range of energy-efficient features, including triple glazing, electric vehicle chargers\*, solar panels\* and waste water heat recovery. Each of these features help to reduce the energy required to run your home without compromising on comfort or convenience.

## The benefits to you

With all these features in your new home, you'll reap the rewards from the day you move in. Better insulation and sustainable energy sources mean a lower carbon footprint and lower energy bills.



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\*Selected plots only

# Features you might find in your new home

Your new home will include a variety of energy-efficient features to help you save energy and reduce your carbon footprint, including:

## Well-insulated building fabric

Better insulation in your walls and roof and high-performance glazing means your home loses less heat in winter, and it cools down slower in summer, so you'll always enjoy a comfortable temperature.



## Energy-generating solar panels

With solar panels, your home can generate its own renewable energy to generate a proportion of your home's electricity requirements.



## Appliances

Your home will have modern, energy-efficient appliances that allow you to enjoy all the comforts of home, whilst helping to keep your carbon footprint down.





## See Inside Our Thermal Efficient Homes

We work hard to make a new home airtight by preventing heat loss through the windows, doors, walls, roof, and floor. These measures can help to save money on energy bills and create a more comfortable and energy-efficient home.



Thermal Lintels



Triple Glazing



Well Insulated Front Door



Thermally Efficient Home



Layers Of Loft Insulation



Brick And Block Wall With Fully Insulated Cavity



Insulated Beam And Block Floor

## Convert Sunlight Into Electricity For The Home

Sleek solar photovoltaic (PV) systems are integrated into the roof to provide a renewable source of energy. Low maintenance and with no moving parts, the solar PV panels will generate a proportion of your home's electricity requirements, reducing its energy demand and reliance on the grid.



### 1. Light

The Sun Gives off light, even on cloudy days

### 2. The Panels

Solar Photovoltaic (PV) cells on the panels turn the light into DC electricity

### 3. The Inverter

The current flows into an inverter which converts it into AC electricity ready to use

### 4. The Electricity

The current is fed through a meter and then into your homes consumer unit. The meter will measure all of the electricity generated by the solar PV system

### 5. Powering the Home

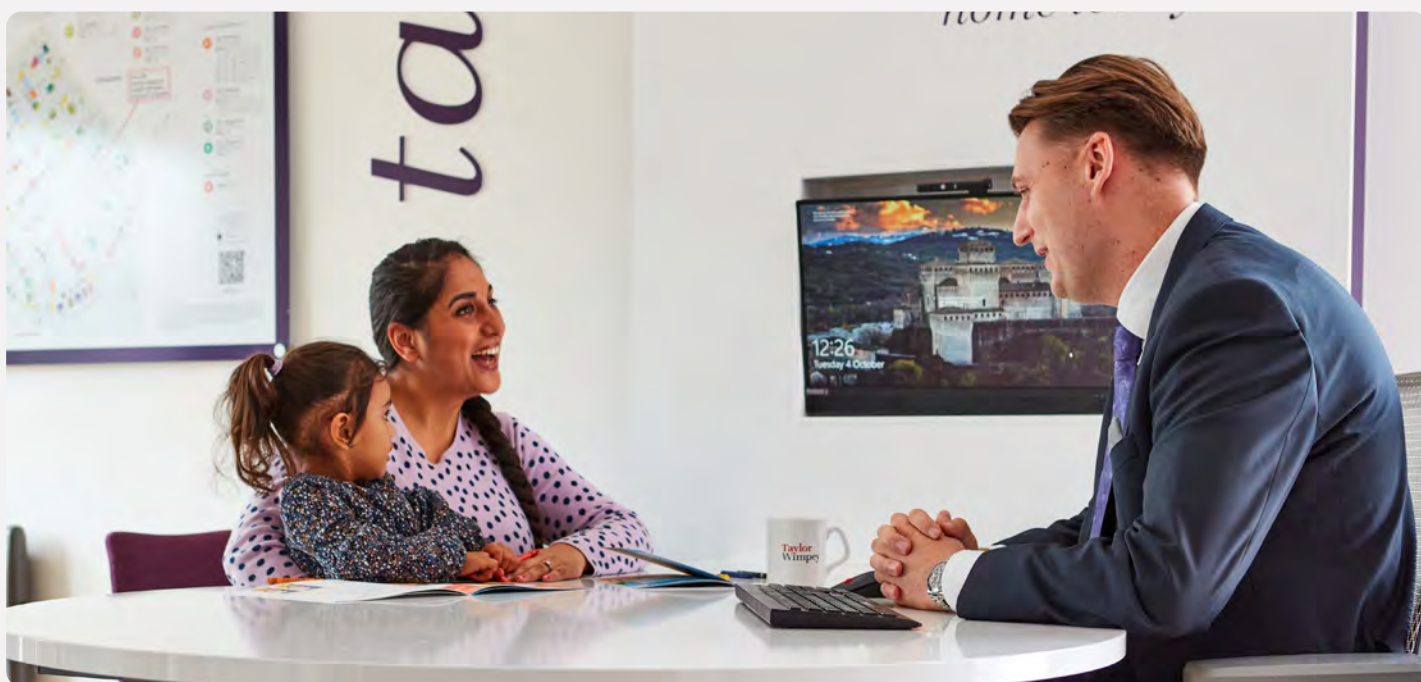
Plug in and switch on. Your system will automatically use the free electricity you've generated, then switch back to the grid as needed

### 6. The National Grid

Any electricity you don't use is exported to the grid for others to use.

# Energy-efficient features

Features	
Waste water heat recovery	✓
Thermal lintel	✓
Triple glazing	✓
Solar panels	✓
Electric car charging point	✓



**Taylor  
Wimpey**

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# Our homes





# The Benford

3 BEDROOM HOME, TOTAL 904 sq ft



## GROUND FLOOR

**Lounge max.**

4.77m × 4.44m      15' 8" × 14' 6"

**Kitchen/Dining**

2.70m × 3.43m      8' 9" × 11' 3"



## FIRST FLOOR

**Bedroom 1**

3.69m × 3.11m      12' 2" × 10' 3"

**Bedroom 2 max.**

2.24m × 3.55m      7' 4" × 11' 8"

**Bedroom 3 max.**

2.44m × 3.35m      8' 0" × 11' 0"

\*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. 79976 TWE / December 2024.





# The Byford

3 BEDROOM HOME, TOTAL 958 sq ft



## GROUND FLOOR

**Lounge max.**

3.98m x 4.24m 13' 1" x 13' 11"

**Kitchen/Dining**

5.06m x 2.87m 16' 7" x 9' 5"



## FIRST FLOOR

**Bedroom 1 max.**

3.98m x 3.00m 13' 1" x 9' 10"

**Bedroom 2**

2.82m x 3.46m 9' 3" x 11' 4"

**Bedroom 3**

2.15m x 3.91m 7' 1" x 12' 10"

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# The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq ft



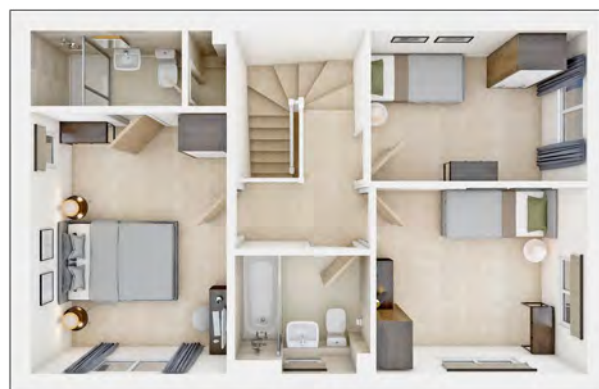
## GROUND FLOOR

### Lounge

3.07 × 5.41m      10' 1" × 17' 9"

### Kitchen/Dining max.

3.35m × 5.41m      11' 0" × 17' 9"



## FIRST FLOOR

### Bedroom 1

3.09m × 4.10m      10' 2" × 13' 6"

### Bedroom 2

3.32m × 2.95m      10' 9" × 9' 8"

### Bedroom 3

3.41m × 2.37m      1' 2" × 7' 9"

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# The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft



## GROUND FLOOR

**Lounge max.**

3.19m × 4.19m

10' 6" × 13' 9"

**Kitchen/Dining max.**

4.25m × 3.43m

14' 0" × 11' 3"



## FIRST FLOOR

**Bedroom 2 max.**

4.25m × 2.82m

14' 0" × 9' 3"

**Bedroom 3**

2.15m × 3.59m

7' 1" × 11' 10"



## SECOND FLOOR

**Bedroom 1 max.**

4.24m × 6.27m

13' 9" × 20' 6"

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# The Huxford

4 BEDROOM HOME, TOTAL 1,156 sq ft



## GROUND FLOOR

### Lounge

3.63m × 4.66m      11' 11" × 15' 4"

### Kitchen/Dining

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

2.42m × 2.49m      7' 11" × 8' 2"

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# The Trusdale

4 BEDROOM HOME, TOTAL 1,226 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 × 3.74m 11' 7" × 12' 3"

### 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"

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# The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft



## GROUND FLOOR

### Lounge

3.88m × 4.74m      12' 9" × 15' 7"

### Kitchen/Dining

8.11m × 2.88m      26' 7" × 9' 6"

### Study

2.10m × 2.65m      6' 11" × 8' 8"



## FIRST FLOOR

### Bedroom 1 max.

3.88m × 3.71m      12' 9" × 12' 2"

### Bedroom 2 max.

3.09m × 4.02m      10' 2" × 13' 2"

### Bedroom 3 max.

3.03m × 3.66m      10' 0" × 12' 0"

### Bedroom 4 max.

2.75m × 3.97m      9' 0" × 13' 0"

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# The Marford

4 BEDROOM HOME, TOTAL 1,546 sq ft



## GROUND FLOOR

### Lounge

4.76m × 3.91m 15' 8" × 12' 10"

### Family Room

3.26m × 3.91m 10' 8" × 12' 10"

### Kitchen

3.32m × 4.79m 10' 11" × 15' 9"

### Dining/Study

2.66m × 3.04m 8' 9" × 10' 0"



## FIRST FLOOR

### Bedroom 1 max.

3.64m × 4.91m 12' 0" × 16' 2"

### Bedroom 2 max.

3.32m × 4.00m 10' 11" × 13' 2"

### Bedroom 3 max.

3.23m × 4.72m 10' 7" × 15' 6"

### Bedroom 4

2.55m × 3.81m 8' 4" × 12' 6"

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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.





# 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  
**01626 650 250.**



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



**BROOK VALE** Juniper Drive, Dawlish, Devon, EX7 0EN

**CONTACT US ON 01626 650 250**

## 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.