



Lunar Rise

HILL BARTON ROAD, EXETER

A modern collection of three, four and five bedroom homes situated on the outskirts of Exeter.

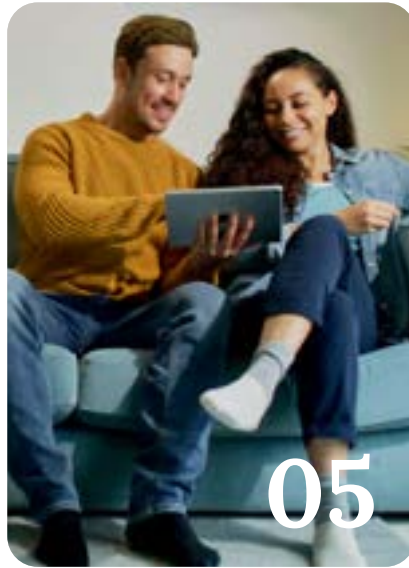
Taylor
Wimpey

Contents

→ **Welcome to
Lunar Rise**



→ **Personalise
your home**



→ **Included
as standard**



→ **Our homes**



→ **Ways to buy**



→ **Take your
next step**



Welcome to Lunar Rise

Lunar Rise is a brand new community situated just under 3 miles from the centre of Exeter. The homes have been thoughtfully designed to be in keeping with the local area and are built to maintenance-light, modern standards with interior layouts to suit a variety of needs.



[→ View the site plan](#)

Live and love city life

Situated on the outskirts of Exeter, Lunar Rise is perfectly placed to explore the beautiful Devon countryside as well as its stunning coastline. The development is less than 3 miles from the city centre and is also just over a mile from Pinhoe which has a number of local amenities including schools, supermarkets, local shops, pubs, restaurants and cafes. Lunar Rise also has excellent transport links via road, rail and air. Exeter Airport is just a short drive from the development, while Pinhoe Railway Station and Junction 29 of the M5 motorway are both less than 2 miles away.

Exeter Quay



Exeter City Centre



Surrounding 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 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.

[→ 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.

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 composite sink and Ascona Taps, give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Electrolux oven with ceramic hob and integrated hood and extractor fan too.

Utility rooms[†]

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[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and 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

Kitchen & Utility	
Fitted kitchen with a choice of doors fronts*	✓
Choice of post formed laminate worktops with matching upstands*	✓
1.5 bowl Debut composite sink in black with Ascona chrome mixer tap*	✓
Electrolux eye level stainless steel single oven or built under single oven (plot specific, please ask for details)	✓
Electrolux 4 burner ceramic hob	✓
Integrated cooker hood with filter	✓
Stainless steel splash back above hob	✓
Utility with choice of post formed laminate worktops with matching upstands and plumbing for appliances**	✓
Bathrooms, En suite† and Cloakroom	
Modern white sanitary ware	✓
Ideal Standard chrome taps and fittings*	✓
Half height tiling to basin and toilet wall in bathroom*	✓
Aqualisa Midas 100 chrome thermostatic shower, shower tray & Roman chrome finish glass shower cubicle in en suite	✓
Half height tiling to basin and toilet wall in en suite*	✓
Central Heating/Hot Water System	
Heat interface unit & heating system to radiator	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Heat recovery to the Hot water system	✓
Electrical features	
White double socket power points throughout in line with NHBC requirements*	✓
White TV socket to lounge, bedroom one and family room/study† (if indicated on service layout)*	✓
White master telephone socket to lounge*	✓
One white double socket in kitchen to incorporate USB charging points*	✓
Light and power socket to garages within the curtilage area (unless site layout dictates)†	✓
Security and Safety	
Mains operated smoke detectors supplied in line with Building Regulations	✓
Carbon Monoxide alarm	✓

✓ = 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

Finishing touches	
White emulsion to walls and ceilings	✓
White pre-finished internal doors with chrome handles	✓
Triple glazed PVC-u windows with multi point locking	✓
Triple glazed PVC-u multi point locking French doors	✓
PVCu fascia & soffit in Anthracite Grey	✓
Composite front doors	✓
Ground floor concrete finish (no latex or screed)	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
External features	
Smooth finish yellow concrete slabs to pathways and patios to NHBC requirements	✓
Outside light to the front and wire only to the rear	✓
Front garden turfed or shrubbed (weather permitting)†	✓
150mm topsoil rotavated to rear garden†	✓
Outside tap to the rear of the property	✓
Close board fencing to garden	✓
Electric vehicle charging point†	✓
Solar PV panels	✓
NHBC 10-year warranty	
NHBC 10-year Build Mark policy	✓
Taylor Wimpey warranty for 2-years from date of Legal Completion	✓

[→ 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.



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.



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.
*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.



Taylor Wimpey

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



Taylor Wimpey

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 home's 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 returned 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	✓

[→ 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. 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.

Our homes

[→ 3 bedroom homes](#)



[→ 4 bedroom homes](#)



[→ 5 bedroom homes](#)



[→ View the site plan](#)



The Eynsford

3 BEDROOM HOME, TOTAL 972 sq ft / 90.3m²



GROUND FLOOR

Living room

3.11m × 3.43m 10' 2" × 11' 3"

Kitchen/Dining

5.07m × 3.80m 16' 8" × 12' 6"



FIRST FLOOR

Bedroom 1 min.

3.48m × 3.01m 11' 5" × 9' 11"

Bedroom 2

3.47m × 2.15m 11' 5" × 7' 1"

Bedroom 3

2.83m × 2.41m 9' 3" × 7' 11"

[→ Discover more about this home](#)

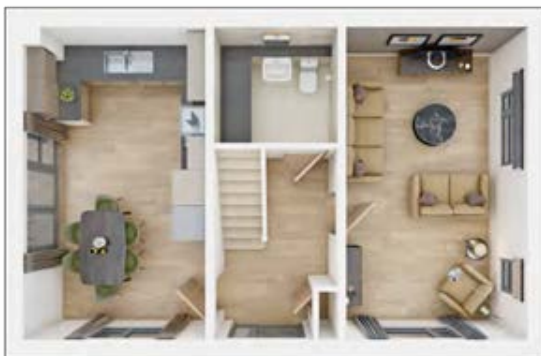
[→ View our current availability](#)

*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. 80337 TWE/November 2024.



The Aynesdale

3 BEDROOM HOME, TOTAL 1,058 sq ft / 98.3m²



GROUND FLOOR

Kitchen/Dining

3.21m × 5.52m 10' 6" × 18' 1"

Living room

3.19m × 5.52m 10' 5" × 18' 1"



FIRST FLOOR

Bedroom 1

3.36m × 2.76m 11' 0" × 9' 0"

Bedroom 2

3.24m × 3.27m 10' 7" × 10' 8"

Bedroom 3

2.80m × 2.66m 9' 2" × 8' 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. 80337 TWE/November 2024.



The Colford

4 BEDROOM HOME, TOTAL 1,252 sq ft / 116.3m²



GROUND FLOOR

Living room	4.35m × 3.50m	14' 3" × 11' 5"
Kitchen/Dining	6.53m × 3.11m	21' 5" × 10' 2"
Study	2.20m × 2.07m	7' 2" × 6' 9"



FIRST FLOOR

Bedroom 1	3.40m × 3.51m	11' 2" × 11' 6"
Bedroom 2	2.93m × 3.16m	9' 7" × 10' 4"
Bedroom 3	3.04m × 2.46m	9' 11" × 8' 0"
Bedroom 4	3.51m × 2.13m	11' 6" × 7' 0"

[→ 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. 80337 TWE/November 2024.



The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq ft / 116.3m²



GROUND FLOOR

Kitchen/Dining

3.29m × 6.53m 10' 9" × 21' 5"

Living room

3.25m × 6.53m 10' 8" × 21' 5"



FIRST FLOOR

Bedroom 1

3.29m × 3.40m 10' 9" × 11' 2"

Bedroom 2

3.31m × 3.00m 10' 10" × 9' 10"

Bedroom 3

2.17m × 3.44m 7' 1" × 11' 3"

Bedroom 4

2.15m × 3.04m 7' 0" × 10' 0"

[→ 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. 80337 TWE/November 2024.



The Rightford

4 BEDROOM HOME, TOTAL 1,374 sq ft / 127.7m²



GROUND FLOOR

Living room

4.19m × 3.19m 13' 8" × 10' 5"

Kitchen/Dining

3.31m × 8.33m 10' 10" × 27' 3"

Study

2.15m × 2.13m 7' 0" × 6' 11"



FIRST FLOOR

Bedroom 1

3.13m × 3.02m 10' 3" × 9' 10"

Bedroom 2

3.40m × 3.19m 11' 1" × 10' 5"

Bedroom 3

3.51m × 2.93m 11' 6" × 9' 7"

Bedroom 4

2.20m × 3.02m 7' 2" × 9' 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. 80337 TWE/November 2024.



The Aireton

5 BEDROOM HOME, TOTAL 1,672 sq ft / 155.3m²



GROUND FLOOR

Kitchen	3.51m × 3.14m	11' 6" × 10' 3"
Dining area	3.17m × 4.74m	10' 4" × 15' 6"
Living room	3.80m × 3.14m	12' 5" × 10' 3"
Study	2.46m × 1.88m	8' 0" × 6' 2"

FIRST FLOOR

Bedroom 1	3.14m × 5.34m	10' 3" × 17' 6"
Bedroom 3	3.93m × 2.32m	12' 10" × 7' 7"
Bedroom 5	3.41m × 2.26m	11' 2" × 7' 4"

SECOND FLOOR

Bedroom 2	3.18m × 4.48m	10' 5" × 14' 8"
Bedroom 4	2.13m × 3.39m	6' 11" × 11' 1"

[→ 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. 80337 TWE/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 328 834.**



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

[→ Book an appointment](#)

[→ How to buy a home](#)



LUNAR RISE Hill Barton, Exeter, Devon, EX1 3PR

CONTACT US ON 01392 328 834

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. Information is correct at the time of going to print. Please speak to your sales executive for further details.