



FORTIBUS FIELDS AT APSHAM GRANGE

JOIN OUR EXCITING NEW COMMUNITY

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

Taylor
Wimpey

Contents



**Welcome to
Fortibus Fields at
Apsham Grange**



**Your new
low-energy home**



Welcome to Fortibus Fields at Apsham Grange

A collection of stunning 2, 3, 4 and 5 bedroom homes.

Fortibus Fields at 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.



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

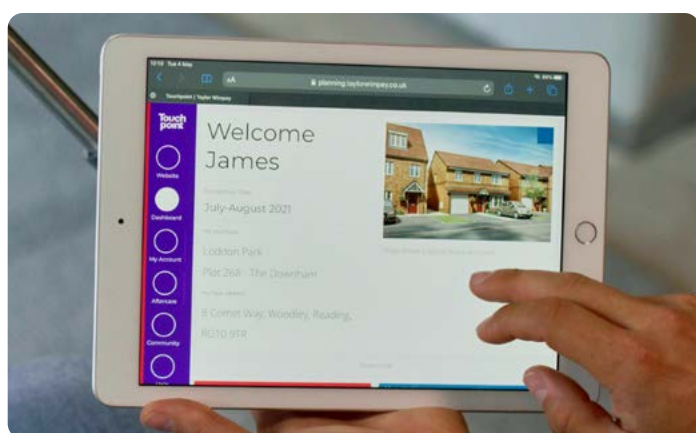


PERSONALISE YOUR HOME

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 across all of the rooms in your new home to suit your taste – and all from the comfort of your own sofa using our innovative Options Online tool. 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.

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.



Fortibus Fields, Clyst Road, Topsham, Devon, EX3 0BZ

CONTACT US ON 01392 914 823

Taylor Wimpey

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 your Sales Executive for further information. Flooring and turf do not form part of our standard specification, but may be available as part of our optional extras to personalise your home. Please speak with a Sales Executive for details.

STANDARD SPECIFICATION

OPENING TIMES
Monday to Sunday 10.00am – 5.30pm
Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

	The Gildale	The Eynsford	The Colford	The Wansdale	The Plumdale	The WarKford	The Thirford	The Patterham
Kitchen	2 	3 	4 	4 	4 	4 	5 	5 
Premium Option 2 fitted kitchen with choice of door fronts* including plinth and unit lighting	✓	✓	✓	✓	✓	✓	✓	✓
Choice of post formed laminate worktop with matching upstand*	✓	✓	✓	✓	✓	✓	✓	✓
White painted walls	✓	✓	✓	✓	✓	✓	✓	✓
Black composite granite sink 1.5 bowl, drainer with mixer tap	✓	✓	✓	✓	✓	✓	✓	✓
Built-in single oven	✓	✓	✓	✓	✓	✓	✓	✓
Built in gas hob	✓	✓	✓	✓	✓	✓	✓	✓
AEG (or equivalent) extractor hood	✓	✓	✓	✓	✓	✓	✓	✓
Integrated 70/30 Fridge Freezer, Washing machine and dishwasher included - All appliances AEG or equivalent	✓	✓	✓	✓	✓	✓	✓	✓
Pendant light fitting	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fan	✓	✓	✓	✓	✓	✓	✓	✓
Glass splashback above hob*	✓	✓	✓	✓	✓	✓	✓	✓
Utility Room								
Cupboards by Symphony to match Kitchen		✓					✓	✓
Worktops from set range including upstand to match kitchen		✓					✓	✓
White painted walls		✓					✓	✓
Integrated washing machine		✓					✓	✓
Batton holder light fitting		✓					✓	✓
Extractor fan		✓					✓	✓
Combined Utility & WC								
Cupboards by Symphony to match Kitchen			✓	✓	✓	✓		
Worktops from set range including upstand to match kitchen			✓	✓	✓	✓		
Geberit white WC pan & cistern with white soft close plastic seat			✓	✓	✓	✓		
White basin with chrome mixer tap			✓	✓	✓	✓		
White painted walls			✓	✓	✓	✓		
Integrated washing machine			✓	✓	✓	✓		
Batton holder light fitting			✓	✓	✓	✓		
Extractor fan			✓	✓	✓	✓		

	The Gildale	The Eynsford	The Colford	The Wansdale	The Plumdale	The Warkford	The Thirford	The Patterham
Cloakroom (WC)								
Geberit white WC pan & cistern with white soft close plastic seat		✓					✓	✓
Half height tiled boxing behind the sanitaryware		✓					✓	✓
Batton holder light fitting		✓					✓	✓
Extractor fan		✓					✓	✓
Bathroom								
	2 	3 	4 	4 	4 	4 	5 	5 
Geberit white bath 1700 x 700mm with plastic bath panel	✓	✓	✓	✓	✓	✓	✓	✓
Pair of chrome pillar bath taps by Ideal Standard International	✓	✓	✓	✓	✓	✓	✓	✓
Geberit white basin on pedestal & chrome basin mixer tap	✓	✓	✓	✓	✓	✓	✓	✓
Geberit white WC pan & cistern with white soft close plastic seat	✓	✓	✓	✓	✓	✓	✓	✓
Downlights	✓	✓	✓	✓	✓	✓	✓	✓
Standard wall tiles (tiling area to include, 1/2 height to boxing behind sanitaryware and to bath area)	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fan	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket	✓	✓	✓	✓	✓	✓	✓	✓
Chrome heated towel warmer	✓	✓	✓	✓	✓	✓	✓	✓
En suite/s								
Geberit white basin on pedestal & chrome basin mixer taps	✓	✓	✓	✓	✓	✓	✓	✓
Geberit white WC pan & cistern with white soft close plastic seat	✓	✓	✓	✓	✓	✓	✓	✓
Shower tray – white plastic	✓	✓	✓	✓	✓	✓	✓	✓
Shower door, silver frame, 4mm toughened safety clear glass	✓	✓	✓	✓	✓	✓	✓	✓
Downlights	✓	✓	✓	✓	✓	✓	✓	✓
Shower – surface mounted thermostatic shower fitting & rail	✓	✓	✓	✓	✓	✓	✓	✓
Standard wall tiles (tiling area to include full height to shower enclosure and 1/2 height to boxing behind sanitaryware)	✓	✓	✓	✓	✓	✓	✓	✓
Extractor fan	✓	✓	✓	✓	✓	✓	✓	✓
Chrome heated towel warmer	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket	✓	✓	✓	✓	✓	✓	✓	✓
Heating and electrical services								
Gas central heating & themostatic radiator valves	✓	✓	✓	✓	✓	✓	✓	✓
Lighting – see electrical layout (energy-efficient fittings)	✓	✓	✓	✓	✓	✓	✓	✓
Chrome socket locations single & double (as layout)	✓	✓	✓	✓	✓	✓	✓	✓
Chrome USB sockets x1 (kitchen)	✓	✓	✓	✓	✓	✓	✓	✓
Chrome USB sockets x2 (Bedroom 1)	✓	✓	✓	✓	✓	✓	✓	✓
Gang switch to kitchen appliances	✓	✓	✓	✓	✓	✓	✓	✓
Chrome TV & telephone points to lounge & bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓
Smoke detectors – mains operated	✓	✓	✓	✓	✓	✓	✓	✓

	The Gildale	The Eynsford	The Colford	The Wansdale	The Plumdale	The WarKford	The Thirford	The Patterham
External features	2 	3 	4 	4 	4 	4 	5 	5 
PVCu, soffits & bargeboards (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Patio slabs: 1800mm x 1800mm 'buff' colour (3 rows of 600mm x 600mm)	✓	✓	✓	✓	✓	✓	✓	✓
Paths 600mm wide	✓	✓	✓	✓	✓	✓	✓	✓
1.8m fencing to rear garden	✓	✓	✓	✓	✓	✓	✓	✓
Rear garden – top soiled	✓	✓	✓	✓	✓	✓	✓	✓
Front garden – turfed & planted as landscaping layout	✓	✓	✓	✓	✓	✓	✓	✓
External tap to rear elevation	✓	✓	✓	✓	✓	✓	✓	✓
External lighting to front of elevation	✓	✓	✓	✓	✓	✓	✓	✓
Rear flood light	✓	✓	✓	✓	✓	✓	✓	✓
Light and power to garage within curtilage area (see site layout)	✓	✓	✓	✓	✓	✓	✓	✓
Turf	Optional upgrade – available at an additional cost							

Internal Features								
Front door – 3 point locking system with chrome ironmongery & letter plate	✓	✓	✓	✓	✓	✓	✓	✓
Chrome door numerals	✓	✓	✓	✓	✓	✓	✓	✓
Utility door – 3 point locking system with chrome ironmongery (where applicable)							✓	
PVCu doubled glazed double doors (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Newark style style prefinished doors (fire doors where applicable)	✓	✓	✓	✓	✓	✓	✓	✓
Ironmongery – polished chrome latch furniture	✓	✓	✓	✓	✓	✓	✓	✓
Chrome door stops (where required)	✓	✓	✓	✓	✓	✓	✓	✓
All sockets in a satin chrome finish	✓	✓	✓	✓	✓	✓	✓	✓
Architrave – MDF architrave painted white acrylic finish	✓	✓	✓	✓	✓	✓	✓	✓
Skirting – MDF skirting painted white acrylic finish	✓	✓	✓	✓	✓	✓	✓	✓
Windows, uPVC	✓	✓	✓	✓	✓	✓	✓	✓
Staircase, handrails & square plain spindles painted white	✓	✓	✓	✓	✓	✓	✓	✓
Flat white painted ceilings	✓	✓	✓	✓	✓	✓	✓	✓
White painted walls	✓	✓	✓	✓	✓	✓	✓	✓
Consumer unit – where shown on working drawing	✓	✓	✓	✓	✓	✓	✓	✓
Sliding wardrobe included to bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓
Loft hatch – where shown on working drawing	✓	✓	✓	✓	✓	✓	✓	✓
MDF window boards to all locations – 25mm	✓	✓	✓	✓	✓	✓	✓	✓
Cavity wall and loft insulation in line with building regulations	✓	✓	✓	✓	✓	✓	✓	✓
Flooring	Optional upgrade – available at an additional cost							

Energy efficient features								
Thermal lintel	✓	✓	✓	✓	✓	✓	✓	✓
Triple glazed windows	✓	✓	✓	✓	✓	✓	✓	✓
Solar panels (see layout)	✓	✓	✓	✓	✓	✓	✓	✓
Electric car charging port	✓	✓	✓	✓	✓	✓	✓	✓
Smart heating control	✓	✓	✓	✓	✓	✓	✓	✓
NHBC 10 year Buildmark policy	✓	✓	✓	✓	✓	✓	✓	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓	✓	✓	✓	✓	✓	✓	✓



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.



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.



The Gildale

2 BEDROOM HOME, TOTAL 727 sq ft



GROUND FLOOR



FIRST FLOOR

Living room

3.86m × 3.28m 12' 8" × 10' 9"

Kitchen

3.86m × 2.80m 12' 8" × 9' 2"

Bedroom 1 max.

3.88m × 3.79m 12' 9" × 12' 5"

Bedroom 2 max.

2.70m × 3.79m 8' 11" × 12' 5"

*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 97796 AGUGUST 2025.



The Eynsford

3 BEDROOM HOME, TOTAL 972 sq ft



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 max.

4.03m × 4.03m 13' 3" × 13' 3"

Bedroom 2

3.47m × 2.15m 11' 5" × 7' 1"

Bedroom 3

2.83m × 2.41m 9' 4" × 7' 11"

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The Colford

4 BEDROOM HOME, TOTAL 1,252 sq ft



GROUND FLOOR

Living room

4.35m × 3.50m 14' 4" × 11' 6"

Kitchen/Dining max.

6.53m × 3.11m 21' 5" × 10' 3"

Study max.

2.20m × 2.07m 7' 3" × 6' 10"



FIRST FLOOR

Bedroom 1

3.40m × 3.51m 11' 2" × 11' 6"

Bedroom 2

2.93m × 3.16m 9' 8" × 10' 4"

Bedroom 3

3.04m × 2.46m 10' 0" × 8' 0"

Bedroom 4

3.51m × 2.13m 11' 6" × 7' 0"

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The Wansdale

4 BEDROOM HOME, TOTAL 1,450 sq ft



GROUND FLOOR

Living room

3.27m x 4.45m 10' 9" x 14' 7"

Kitchen

3.38m x 5.48m 11' 1" x 18' 0"

Dining

3.38m x 2.54m 11' 1" x 8' 4"

Study

3.27m x 2.56m 10' 9" x 8' 5"



FIRST FLOOR

Bedroom 1

3.38m x 3.65m 11' 1" x 12' 0"

Bedroom 2

3.33m x 3.86m 12' 8" x 10' 11"

Bedroom 3 min.

3.24m x 3.14m 10' 8" x 10' 4"

Bedroom 4

3.34m x 2.56m 11' 0" x 8' 5"

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The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq ft



GROUND FLOOR

Living room

3.25m x 6.53m 10' 8" x 21' 5"

Kitchen/Dining

3.29m x 6.53m 10' 10" x 21' 5"



FIRST FLOOR

Bedroom 1 max.

3.47m x 3.40m 11' 5" x 11' 2"

Bedroom 2 min.

3.31m x 2.95m 10' 10" x 9' 8"

Bedroom 3

2.15m x 3.49m 7' 1" x 11' 6"

Bedroom 4

2.15m x 3.04m 7' 1" x 10' 0"

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The Warkford

4 BEDROOM HOME, TOTAL 1,464 sq ft



GROUND FLOOR

Living room

4.93m x 3.27m 16' 2" x 10' 9"

Kitchen max.

4.30m x 2.85m 14' 1" x 9' 4"

Dining

3.13m x 3.38m 10' 4" x 11' 1"

Study

2.50m x 3.27m 8' 2" x 10' 9"



FIRST FLOOR

Bedroom 1

3.89m x 3.33m 12' 9" x 10' 11"

Bedroom 2

3.56m x 3.33m 11' 8" x 10' 11"

Bedroom 3 max.

2.90m x 3.95m 9' 6" x 13' 0"

Bedroom 4

2.27m x 3.31m 7' 5" x 11' 0"

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The Thirlford

5 BEDROOM HOME, TOTAL 1,827 sq ft



GROUND FLOOR

Living room

3.90m × 4.88m 12' 0" × 16' 0"

Kitchen/Dining max.

6.79m × 4.12m 22' 3" × 13' 6"

Family

3.22m × 3.52m 10' 7" × 11' 7"

Study

3.38m × 2.17m 11' 1" × 7' 2"



FIRST FLOOR

Bedroom 1

3.96m × 3.60m 13' 0" × 11' 10"

Bedroom 2 min.

3.38m × 2.70m 11' 1" × 8' 10"

Bedroom 3

2.89m × 3.66m 9' 6" × 12' 0"

Bedroom 4 max.

3.85m × 2.52m 12' 8" × 8' 3"

Bedroom 5

3.06m × 2.45m 10' 1" × 8' 1"

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The Patterham

5 BEDROOM HOME, TOTAL 1,957 sq ft



GROUND FLOOR

Living room

3.61m x 4.08m 11' 10" x 13' 5"

Kitchen/Dining max.

7.72m x 5.49m 25' 4" x 18' 0"

Family

3.42m x 2.87m 11' 3" x 9' 5"



FIRST FLOOR

Bedroom 1

3.61m x 3.68m 11' 10" x 12' 1"

Bedroom 2

3.38m x 3.77m 11' 1" x 12' 4"

Bedroom 3 max.

3.85m x 3.58m 12' 8" x 11' 9"

Bedroom 4 max.

4.10m x 2.93m 13' 5" x 9' 8"

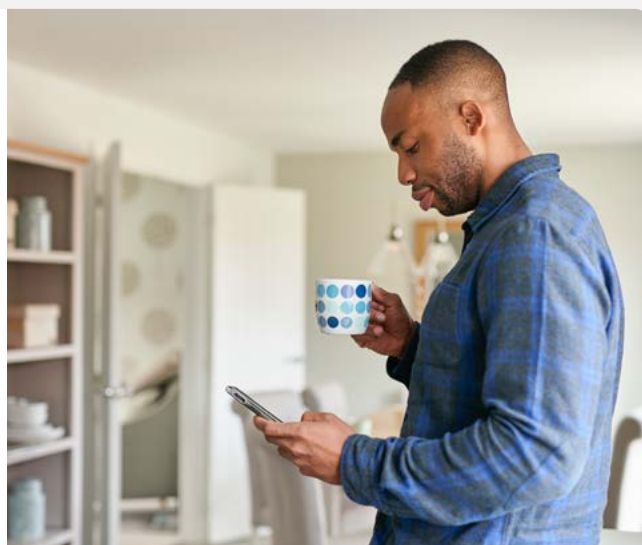
Bedroom 5

3.07m x 2.56m 10' 3" x 8' 5"

*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 97796 AGUGUST 2025.

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