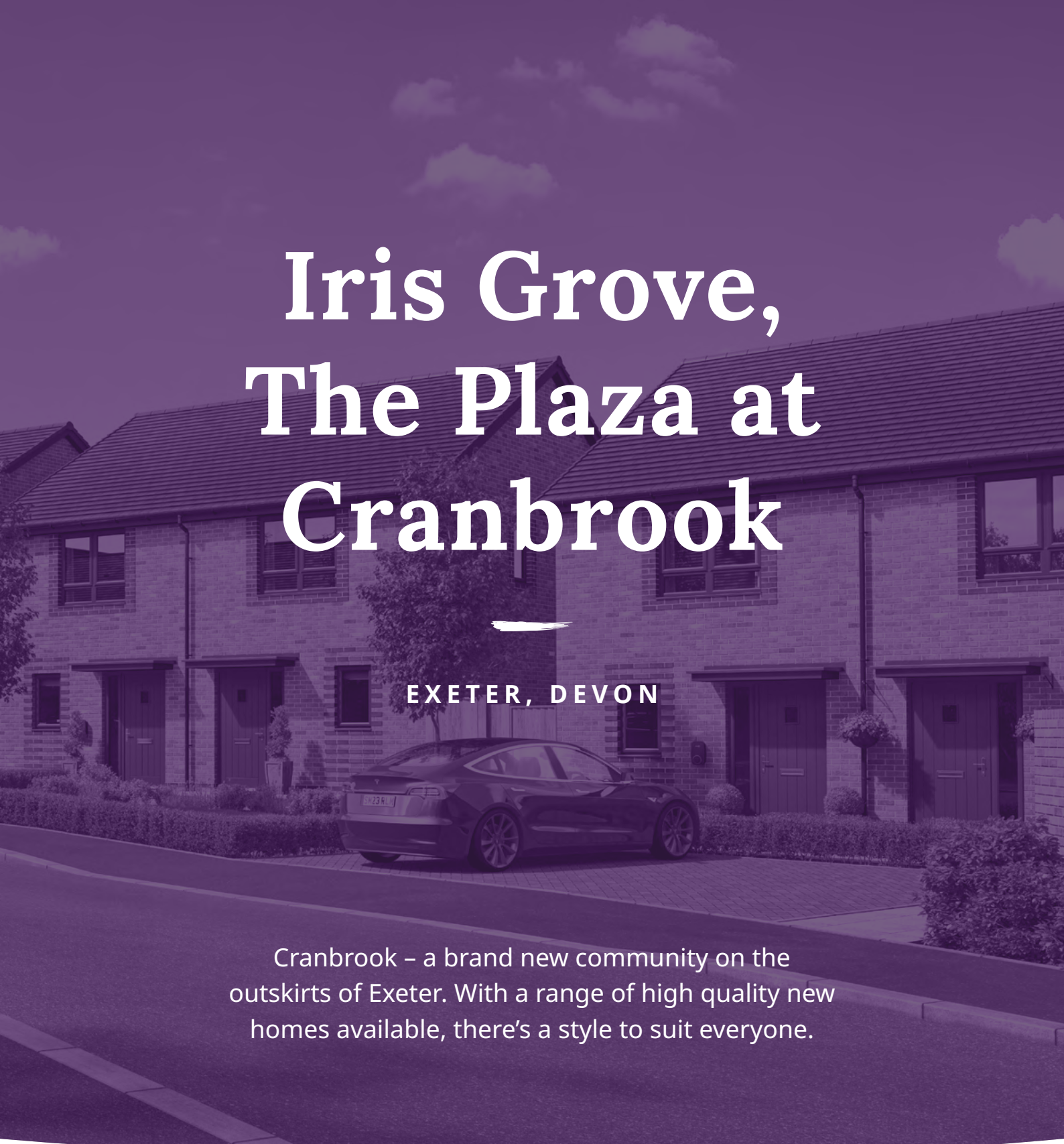




Iris Grove, The Plaza at Cranbrook

EXETER, DEVON

Cranbrook – a brand new community on the outskirts of Exeter. With a range of high quality new homes available, there's a style to suit everyone.

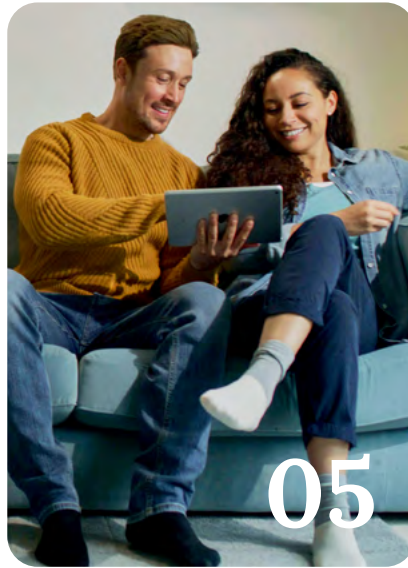
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Contents

**Welcome to
Iris Grove, The
Plaza at Cranbrook**



**Personalise
your home**



**Included
as standard**



Our homes



Ways to buy



**Take your
next step**



Iris Grove, The Plaza at Cranbrook

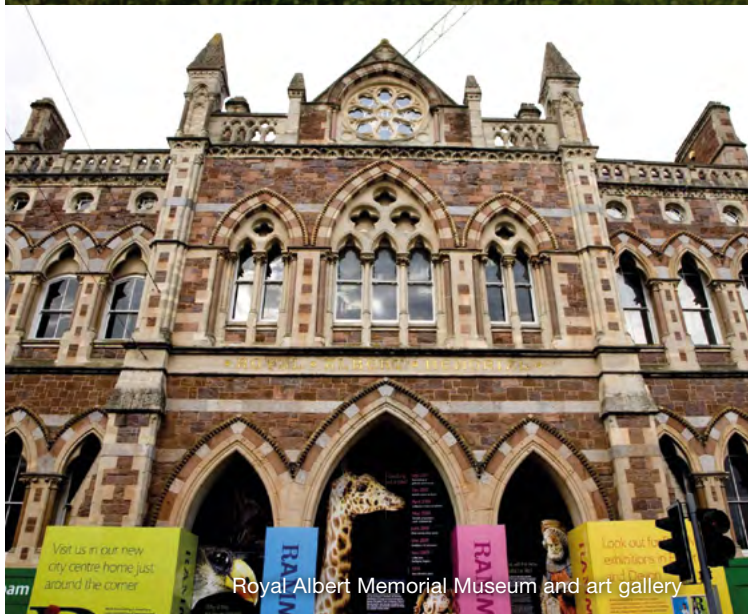
Welcome to Cranbrook, a brand new community on the outskirts of Exeter. With a wide range of new homes and local amenities, Cranbrook offers everything you could need within the modern, eco-friendly setting of a new town.



Love village life

Located in the heart of East Devon, Cranbrook is one of the South West's most exciting new communities, offering modern living surrounded by beautiful countryside. The vibrant city of Exeter is just a 9-minute train ride away, providing an outstanding array of shops, restaurants, cafes, and bars, with Cranbrook's own growing town centre bringing everyday essentials right to your doorstep.

Local countryside



Royal Albert Memorial Museum and art gallery



Exeter Quayside



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.

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The Plaza at Cranbrook, Tillhouse Road, Cranbrook, Exeter, Devon, EX5 7FL

CONTACT US ON 01392 914 742

**Taylor
Wimpey**



IRIS GROVE - THE PLAZA AT CRANBROOK,
TILLHOUSE ROAD, CRANBROOK,
EXETER, DEVON, EX5 7FL

TELEPHONE
01392 914 742

STANDARD SPECIFICATION

OPENING TIMES
Monday to Sunday 10.30am – 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 Beaford	The Eynsford	The Aynesdale	The Carrdale	The Albury	The Elterdale	The Plumdale
Kitchen	2	3	3	3	3	3	4
Standard range by Symphony	✓	✓	✓	✓	✓	✓	✓
Worktops from set range including upstand	✓	✓	✓	✓	✓	✓	✓
White painted walls	✓	✓	✓	✓	✓	✓	✓
Black composite granite sink 1.5 bowl, drainer with mixer tap	✓	✓	✓	✓	✓	✓	✓
Built-in single oven	✓	✓	✓	✓	✓	✓	✓
Ceramic hob – 4 zone	✓	✓	✓	✓	✓	✓	✓
Built-in integrated extractor hood	✓	✓	✓	✓	✓	✓	✓
Plumbing & removable cupboard for dishwasher (slimline may apply in some plots)	✓	✓	✓	✓	✓	✓	✓
Batton holder light fittings	✓	✓	✓	✓	✓	✓	✓
Extractor fan	✓	✓	✓	✓	✓	✓	✓
Utility Room							
Standard range by Symphony		✓		✓	✓		
Worktops from set range including upstand		✓		✓	✓		
White painted walls		✓		✓	✓		
Plumbing & space for washing machine				✓	✓		
Batton holder light fitting		✓		✓	✓		
Extractor fan		✓		✓	✓		
Combined Utility & WC							
Standard range by Symphony	✓		✓			✓	✓
Worktops from set range including upstand	✓		✓			✓	✓
Geberit white WC pan & cistern with white plastic seat	✓		✓			✓	✓
White painted walls	✓		✓			✓	✓
White basin with mixer tap	✓		✓			✓	✓
Plumbing & space for washing machine	✓		✓			✓	✓
Batton holder light fitting	✓		✓			✓	✓
Extractor fan	✓		✓			✓	✓

	The Beaford	The Eynsford	The Aynedale	The Carrdale	The Albury	The Elterdale	The Plumdale
Bathroom	2 	3 	3 	3 	3 	3 	4 
Geberit white bath 1700 x 700mm with plastic bath panel	✓	✓	✓	✓	✓	✓	✓
Pair of pillar bath taps by Ideal Standard International	✓	✓	✓	✓	✓	✓	✓
Geberit white basin on pedestal & basin mixer tap	✓	✓	✓	✓	✓	✓	✓
Geberit white WC pan & cistern with white plastic seat	✓	✓	✓	✓	✓	✓	✓
Half height boxing behind the sanitaryware	✓	✓	✓	✓	✓	✓	✓
Standard wall tiles, 1/2 height to bath area (as per layout)	✓	✓	✓	✓	✓	✓	✓
Batton holder light fitting	✓	✓	✓	✓	✓	✓	✓
Extractor fan	✓	✓	✓	✓	✓	✓	✓
Tiled window sill including 150mm upstand (where window is indicated)		✓	✓	✓	✓	✓	✓
En suite/s							
Geberit white basin on pedestal & basin mixer taps	✓	✓	✓	✓	✓	✓	✓
Geberit white WC pan & cistern with white plastic seat	✓	✓	✓	✓	✓	✓	✓
Shower tray – white plastic	✓	✓	✓	✓	✓	✓	✓
Shower door, silver frame, 4mm toughened safety clear glass	✓	✓	✓	✓	✓	✓	✓
Shower – surface mounted thermostatic shower fitting & rail	✓	✓	✓	✓	✓	✓	✓
Half height boxing behind the sanitaryware	✓	✓	✓	✓	✓	✓	✓
Standard wall tiles to shower enclosure (as per layout)	✓	✓	✓	✓	✓	✓	✓
Extractor fan	✓	✓	✓	✓	✓	✓	✓
Tiled window sill including 150mm upstand (where window is indicated)		✓	✓	✓	✓	✓	✓
Cloakroom (WC)							
Geberit white WC pan & cistern with white plastic seat		✓				✓	
Half height boxing on sanitaryware wall		✓				✓	
Batton holder light fitting		✓				✓	
Extractor fan		✓				✓	
Heating and electrical services							
Air Source Heat Pumps & Thermostatic Radiator Valves		✓	✓	✓	✓	✓	✓
Lighting – see electrical layout (energy-efficient fittings)		✓	✓	✓	✓	✓	✓
White socket locations single & double (as layout)		✓	✓	✓	✓	✓	✓
USB sockets x1 (kitchen)		✓	✓	✓	✓	✓	✓
Gang switch to kitchen appliances		✓	✓	✓	✓	✓	✓
TV & telephone points to lounge & bedroom 1		✓	✓	✓	✓	✓	✓
Smoke detectors – mains operated		✓	✓	✓	✓	✓	✓

	The Beaford	The Eynsford	The Aynesdale	The Carrdale	The Altbury	The Elterdale	The Plumdale
External features	2 	3 	3 	3 	3 	3 	4 
PVCu, soffits & bargeboards (where applicable)	✓	✓	✓	✓	✓	✓	✓
Patio slabs: 1800mm x 1800mm 'buff' colour (3 rows of 600mm x 600mm)	✓	✓	✓	✓	✓	✓	✓
Paths 600mm wide	✓	✓	✓	✓	✓	✓	✓
Rear garden – top soiled	✓	✓	✓	✓	✓	✓	✓
Front garden – turfed & planted as landscaping layout	✓	✓	✓	✓	✓	✓	✓
External tap to rear elevation	✓	✓	✓	✓	✓	✓	✓
External lighting to front of property	✓	✓	✓	✓	✓	✓	✓
Turf	Optional upgrade – available at an additional cost						
Internal Features							
Front door – 3 point locking system with chrome ironmongery & letter plate	✓	✓	✓	✓	✓	✓	✓
Rear door – 3 point locking system with chrome ironmongery (where applicable)	✓	✓	✓	✓	✓	✓	✓
PVCu double doors (where applicable)	✓	✓	✓	✓	✓	✓	✓
Newark style prefinished doors (fire doors where applicable)	✓	✓	✓	✓	✓	✓	✓
Ironmongery – polished chrome latch furniture	✓	✓	✓	✓	✓	✓	✓
Chrome door stops (where required)	✓	✓	✓	✓	✓	✓	✓
Architrave – MDF architrave painted white acrylic finish	✓	✓	✓	✓	✓	✓	✓
Skirting – MDF skirting painted white acrylic finish	✓	✓	✓	✓	✓	✓	✓
Windows, uPVC	✓	✓	✓	✓	✓	✓	✓
Staircase, softwood handrails & square plain spindles painted white	✓	✓	✓	✓	✓	✓	✓
Flat white painted ceilings	✓	✓	✓	✓	✓	✓	✓
White painted walls	✓	✓	✓	✓	✓	✓	✓
Consumer unit – where shown on working drawing	✓	✓	✓	✓	✓	✓	✓
Loft hatch – where shown on working drawing	✓	✓	✓	✓	✓	✓	✓
MDF window boards to all locations – 25mm	✓	✓	✓	✓	✓	✓	✓
Flooring	Optional upgrade – available at an additional cost						
Energy efficient features							
Thermal lintel	✓	✓	✓	✓	✓	✓	✓
Triple glazed windows	✓	✓	✓	✓	✓	✓	✓
Electric car charging port	✓	✓	✓	✓	✓	✓	✓
Smart heating control	✓	✓	✓	✓	✓	✓	✓
Air source heat pump	✓	✓	✓	✓	✓	✓	✓

Our homes





The Beaford

2 BEDROOM HOME, TOTAL 778 sq ft



GROUND FLOOR

Lounge/Dining Area

4.06m × 6.77m 13' 4" × 22' 3"

Kitchen

2.68m × 3.00m 8' 10" × 9' 10"



FIRST FLOOR

Bedroom 1 max.

4.06m × 3.86m 13' 4" × 12' 8"

Bedroom 2

3.05m × 2.73m 10' 0" × 8' 11"

*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. 101664 TWE MAY 2026.



The Eynsford

3 BEDROOM HOME, TOTAL 972 sq ft



GROUND FLOOR

Lounge

4.18m x 3.43m 13' 8" x 11' 3"

Kitchen/Dining

5.07m x 3.80m 16' 8" x 12' 6"



FIRST FLOOR

Bedroom 1

4.03m x 4.03m 13' 3" x 13' 3"

Bedroom 2

3.47m x 2.15m 11' 5" x 7' 1"

Bedroom 3

2.84m x 2.42m 9' 4" x 7' 11"

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The Carrdale

3 BEDROOM HOME, TOTAL 1,058 sq ft



GROUND FLOOR

Lounge

3.19m x 5.52m 10' 6" x 18' 1"

Kitchen/Dining

3.21m x 5.52m 10' 6" x 18' 1"



FIRST FLOOR

Bedroom 1

3.36m x 2.76m 11' 0" x 9' 0"

Bedroom 2

3.27m x 3.23m 10' 9" x 10' 7"

Bedroom 3

2.80m x 2.69m 9' 2" x 8' 10"



Discover more about this home

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The Aynesdale

3 BEDROOM HOME, TOTAL 1,058 sq ft



GROUND FLOOR

Lounge

3.19m x 5.52m 10' 6" x 18' 1"

Kitchen/Dining

3.21m x 5.52m 10' 6" x 18' 1"



FIRST FLOOR

Bedroom 1

3.36m x 2.76m 11' 0" x 9' 1"

Bedroom 2

3.27m x 3.23m 10' 9" x 10' 7"

Bedroom 3

2.80m x 2.66m 9' 2" x 8' 9"



Discover more about this home

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The Altbury

3 BEDROOM HOME, TOTAL 1,276 sq ft



GROUND FLOOR

Kitchen/Dining

4.44m x 3.35m 14' 7" x 11' 0"

Study

3.24m x 2.27m 10' 7" x 7' 5"



FIRST FLOOR

Lounge

4.44m x 3.39m 14' 7" x 11' 1"

Bedroom 3

3.26m x 2.39m 10' 8" x 7' 10"



SECOND FLOOR

Bedroom 1

4.44m x 3.77m 14' 7" x 12' 4"

Bedroom 2

3.39m x 2.75m 11' 1" x 9' 0"

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The Elterdale

3 BEDROOM HOME, TOTAL 1,369 sq ft



GROUND FLOOR

Kitchen/Dining

4.78m x 3.28m 15' 9" x 10' 9"

Study

3.25m x 2.59m 10' 8" x 8' 6"

FIRST FLOOR

Bedroom 2

3.60m x 3.26m 11' 10" x 10' 8"

Lounge

4.78m x 3.28m 15' 9" x 11' 4"

SECOND FLOOR

Bedroom 1

4.41m x 3.19m 14' 6" x 10' 6"

Bedroom 3

3.35m x 2.50m 11' 0" x 8' 2"

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The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq ft



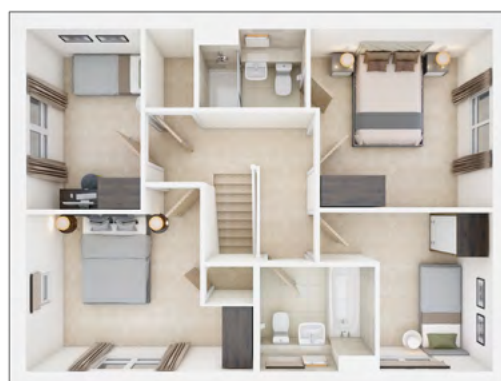
GROUND FLOOR

Lounge

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

Kitchen/Dining

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



FIRST FLOOR

Bedroom 1

3.29m x 3.40m 10' 9" x 11' 2"

Bedroom 2

3.31m x 3.00m 10' 10" x 9' 10"

Bedroom 3

2.17m x 3.44m 7' 1" x 11' 3"

Bedroom 4

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

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IRIS GROVE, THE PLAZA AT CRANBROOK

Tillhouse Road, Cranbrook, Exeter, Devon, EX5 7FL

CONTACT US ON 01392 914 742

Taylor Wimpey