

WOODWAY
RISE
TWO & THREE BEDROOM APARTMENTS





WOODWAY RISE

Introducing Woodway Rise, a collection of ten elegant homes with sea views in the coastal town of Teignmouth.

Ten homes feature throughout this new development, offering a variety of two bedroom apartments and three bedroom penthouses - each with a luxurious specification that displays impeccable attention to detail.

Situated off Woodway Road in Teignmouth, Woodway Rise looks across the town to the sea beyond.



A place to call home

Teignmouth is a popular seaside town nestled on the South Devon coastline with long sandy beaches, historic Georgian buildings and fantastic fresh local food. Sitting at the mouth of the River Teign, Teignmouth is steeped in maritime history and remains a popular resort by many locals and visitors.

Woodway Rise benefit from far reaching views over the south coast making it a perfect spot to unwind on an evening with a glass of your favourite refreshment and watch the sun set.

The apartments are in close proximity to the town centre - featuring a plethora of shops, cafes, bars and restaurants which offer fresh local seafood making Teignmouth a perfect spot to dine with friends and family.

During the summer months you can enjoy the local open-air-heated lido along with many water sports such as sailing, paddle boarding, jet skiing, kayaking and rowing. The South West Coastal path is host to great walks and provides fantastic views along the way. Teignmouth also features an 18-hole golf course, theatre, and supermarkets.

Teignmouth's location has great transport links through Devon and the rest of the South West, it has a main line railway station with journeys to London Paddington and the rest of Devon and Cornwall. The Devon Expressway and the M5 are also easily reached making Teignmouth well connected.



Newton Abbot: Easily accessed by car or train, Newton Abbot is a thriving market town, which offers cafes, pubs and restaurants, shops, supermarkets and a hospital. Enjoy a day out at the local cinema or try your luck on the horses at the Newton Abbot Racecourse and celebrate in one of the pubs and bars. For those who like to keep active and soak in the local scenery, the Stover Trail runs from Newton Abbot to Bovey Tracey making it perfect for family cycle rides or walkers alike.

Dartmoor National Park: Just a short drive away is the rugged landscape of Dartmoor with vast open vistas, wooded valleys to explore and tors to climb.

Exeter: The vibrant cosmopolitan city of Exeter is full of shops, bars, restaurants and cafes to enjoy and explore. Not only can you find designer brands, there are some great independent boutique stores nestled away down the infamous Gandy street. Bursting with life this city puts on some great music, arts and food events every year including Exeter Food Festival where you can sample some of the best culinary skills the area has to offer and take home some great local produce. A short walk from the city centre is Exeter's Quayside, here you can find more dining options and some great pubs serving refreshments from local breweries.

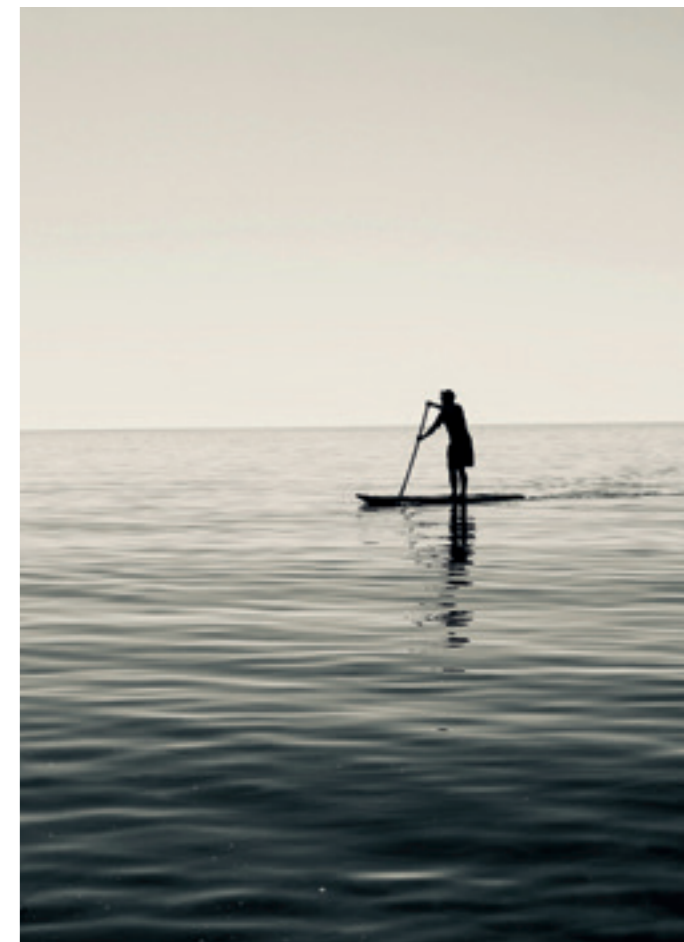
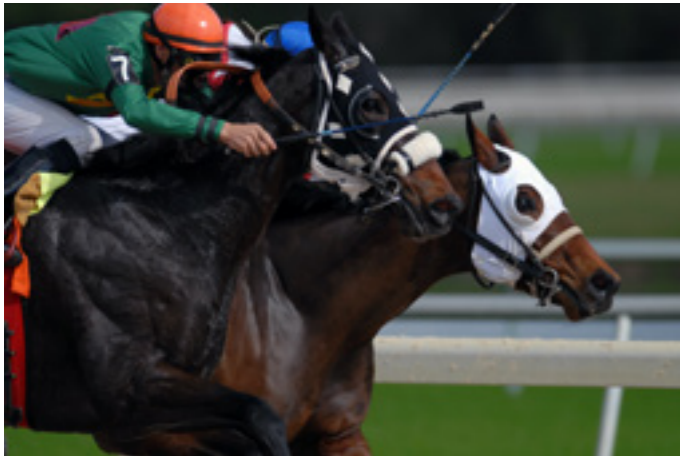


Travel times from Teignmouth by Car

Newton Abbot:	6.6 miles	15 mins
Bovey Tracey:	10.6 miles	22 mins
Exeter:	15.4 miles	29 mins
Exeter Airport:	18.9 miles	27 mins
A380:	4.2 miles	10 mins
A38:	8.5 miles	17 mins
M5:	9.8 miles	17 mins
Plymouth	00 miles	00 mins

Rail Times from Teignmouth

Newton Abbot:	7 mins
Exeter St Davids:	20 mins
Paignton:	25 mins
Bristol Temple Meads:	1 hr 20 mins
London Paddington:	2hr 40 mins
Penzance:	2hr 45 mins
Turo:	2hr 10 mins
Birmingham City Centre:	3hr 20mins





Specification

Experience the high level of finish at Woodway Rise.

Internal Features

- Walls - Dulux emulsion paint finish
- Ceilings - Dulux white emulsion paint
- Solid Oak internal doors with brushed chrome door furniture
- Carpet and vinyl flooring throughout
- Square groove architrave and skirting boards
- TV outlets to living room and bedrooms
- All apartments will have full fibre optic phone/broadband/WIFI connection
- Brushed chrome electrical sockets/switches above kitchen worktops, white in all other locations (Upgrade available please ask for costs)
- Smoke/Heat detectors are fitted as standard to all apartments, plus an automatic smoke vent system to the common areas

Kitchens

- High quality Porcelanosa kitchens fitted to all apartments
- Porcelanosa resin worktops
- 100mm high Porcelanosa upstands
- Integrated Neff fridge freezer
- Integrated Neff oven and combi ovens
- Integrated Neff dishwasher
- Under-mount sink and taps, Plots 9 & 10 will have boiler taps

Bathrooms & En-suites

- Porcelanosa Sanitary ware to bathrooms and en-suites
- Bathrooms feature baths with over bath shower with thermostatic shower valve and screen
- En-suites feature a shower enclosure with thermostatic shower valve
- Half height wall tiles and tiled floors to bathrooms and en-suites
- Floor standing vanity unit to bathrooms and en-suites
- Shaver socket to bathrooms and en-suites
- Close coupled toilet with soft close seat to bathrooms and en-suites
- Electric towel warmer to bathrooms and en-suites

External features

- Plots 1– 8 will have two parking spaces, plots 9-10 have a double garage and a space in front of the garage
- Video door entry to all apartments
- Exterior lighting to balconies
- Lift access

Central Heating

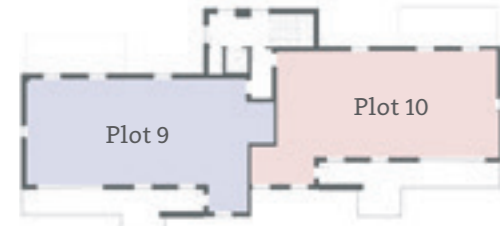
- Underfloor heating throughout
- 2 bedroom apartments will have four controllable heating zones, the 3 bedroom apartments will have five controllable heating zones

Warranty

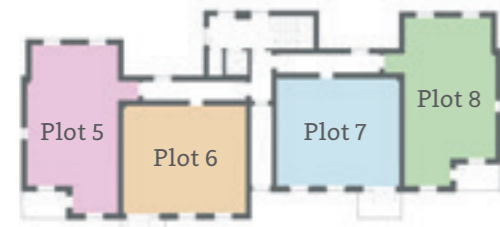
- The build has been inspected throughout by Devon building control and by the ICW (International construction warrantees) who will provide a 10 year building warrantee

Site Plan

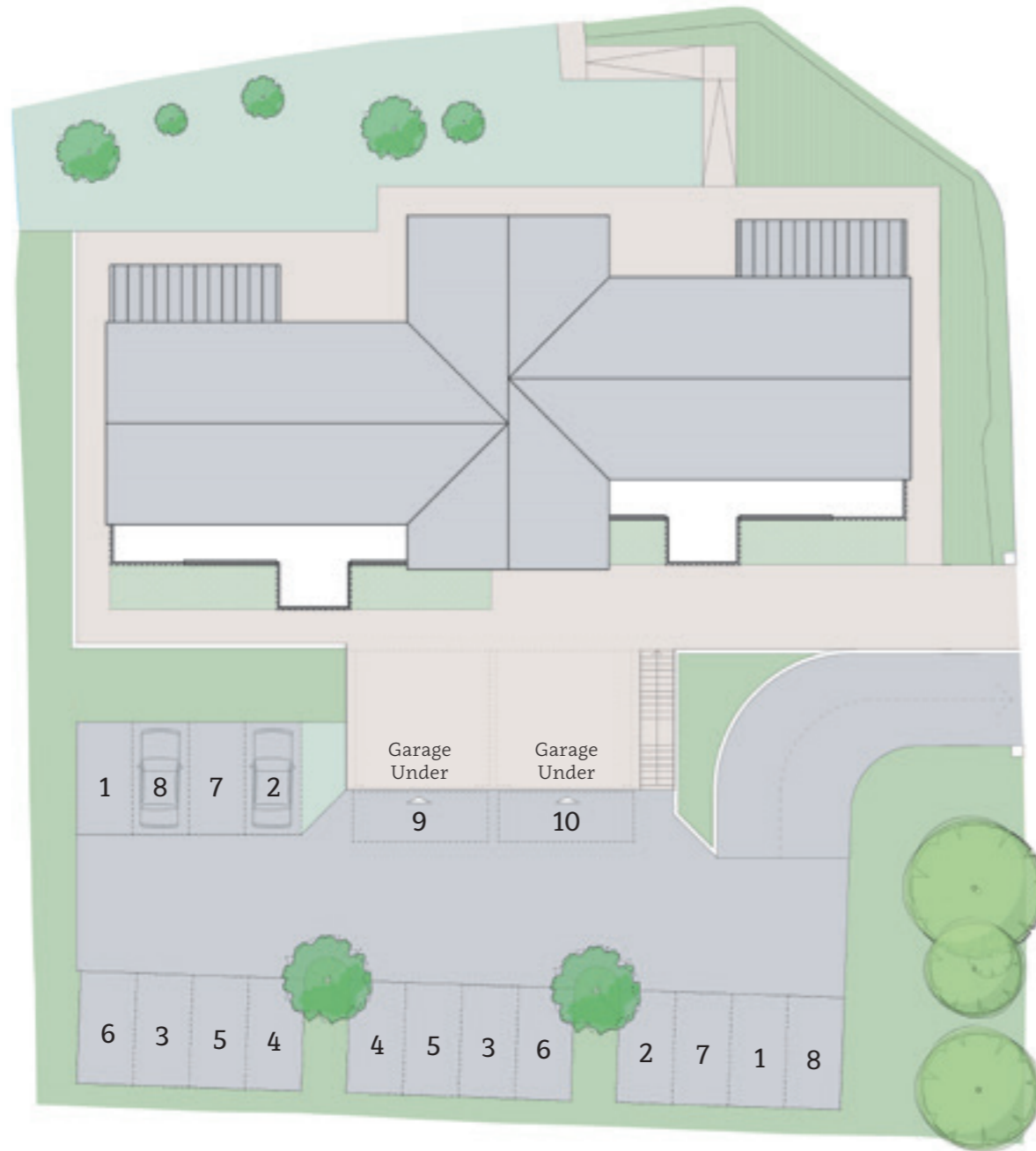
Second Floor



First Floor



Ground Floor



Ground Floor

Plot 1

Kitchen/Living room
8.21m x 3.89m | 26' 11" x 12' 9"

Master Bedroom
5.44m x 2.81m | 17' 10" x 9' 3"

En-suite
2.28m x 1.61m | 7' 6" x 5' 3"

Bedroom two
3.47m x 2.6m | 11' 5" x 8' 6"

Bathroom
2.89m x 1.75m | 9' 6" x 5' 9"

Plot 2

Kitchen/Living room
8.01m x 4m | 26' 3" x 13' 1"

Master Bedroom
6.38m x 2.83m | 20' 11" x 9' 3"

En-suite
2.02m x 1.6m | 6' 7" x 5' 3"

Bedroom two
4.26m x 2.75m | 14' 0" x 9' 0"

Bathroom
2.83m x 1.53m | 9' 3" x 5' 0"

Plot 3

Kitchen/Living room
8.21m x 3.89m | 26' 11" x 12' 9"

Master Bedroom
5.44m x 2.81m | 17' 10" x 9' 3"

En-suite
2.28m x 1.61m | 7' 6" x 5' 3"

Bedroom two
3.47m x 2.6m | 11' 5" x 8' 6"

Bathroom
2.89m x 1.75m | 9' 6" x 5' 9"

Plot 4

Kitchen/Living room
8.01m x 4m | 26' 3" x 13' 1"

Master Bedroom
6.38m x 2.83m | 20' 11" x 9' 3"

En-suite
2.02m x 1.6m | 6' 7" x 5' 3"

Bedroom two
4.26m x 2.75m | 14' 0" x 9' 0"

Bathroom
2.83m x 1.53m | 9' 3" x 5' 0"

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is the developers intention to build in accordance with this layout, however, there may be some occasions when the property designs, boundaries and landscaping positions of roads and footpaths change, as the development progresses. Please check details of your chosen apartment with your Sales Advisor prior to reservation. Information is correct at the time of going to print. The developer has a policy of continued improvement and reserves the right to change the site plans at any time.

The floor plans on this page are for marketing purposes only and do not form any part of a contract. All measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally. They are approximate only and cannot be regarded as being a representation either by the Seller or their Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. Kitchen and bathroom layouts are indicative only. Please check plot specifics and technical plans with our sales advisor prior to reservation.



First Floor

Plot 5

Kitchen/Living room
8.21m x 3.89m | 26' 11" x 12' 9"

Master Bedroom
5.44m x 2.81m | 17' 10" x 9' 3"

En-suite
2.28m x 1.61m | 7' 6" x 5' 3"

Bedroom two
3.47m x 2.6m | 11' 5" x 8' 6"

Bathroom
2.89m x 1.75m | 9' 6" x 5' 9"

Plot 6

Kitchen/Living room
8.01m x 4m | 26' 3" x 13' 1"

Master Bedroom
6.38m x 2.83m | 20' 11" x 9' 3"

En-suite
2.02m x 1.6m | 6' 7" x 5' 3"

Bedroom two
4.26m x 2.75m | 14' 0" x 9' 0"

Bathroom
2.83m x 1.53m | 9' 3" x 5' 0"

Plot 7

Kitchen/Living room
8.21m x 3.89m | 26' 11" x 12' 9"

Master Bedroom
5.44m x 2.81m | 17' 10" x 9' 3"

En-suite
2.28m x 1.61m | 7' 6" x 5' 3"

Bedroom two
3.47m x 2.6m | 11' 5" x 8' 6"

Bathroom
2.89m x 1.75m | 9' 6" x 5' 9"

Plot 8

Kitchen/Living room
8.01m x 4m | 26' 3" x 13' 1"

Master Bedroom
6.38m x 2.83m | 20' 11" x 9' 3"

En-suite
2.02m x 1.6m | 6' 7" x 5' 3"

Bedroom two
4.26m x 2.75m | 14' 0" x 9' 0"

Bathroom
2.83m x 1.53m | 9' 3" x 5' 0"

Second Floor

Plot 9

Kitchen/Living room
7.89m x 6.05m | 25' 11" x 19' 10"

Master Bedroom
5.63m x 3.18m | 18' 5" x 10' 5"

Dressing Area
2.6m x 2.07m | 8' 6" x 6' 9"

En-suite
2.89m x 1.64m | 9' 6" x 5' 4"

Bedroom Two
6.3m x 3.1m | 20' 8" x 10' 2"

En-suite
2.6m x 1.25m | 8' 6" x 4' 1"

Bedroom Three
6.3m x 3.7m | 20' 8" x 12' 2"

Bathroom
2.35m x 2.05m | 7' 9" x 6' 9"

Plot 10

Kitchen/Living room
7.89m x 6.05m | 25' 11" x 19' 10"

Master Bedroom
5.63m x 3.18m | 18' 5" x 10' 5"

Dressing Area
2.6m x 2.07m | 8' 6" x 6' 9"

En-suite
2.87m x 1.64m | 9' 5" x 5' 4"

Bedroom Two
6.3m x 3.1m | 20' 8" x 10' 2"

En-suite
2.6m x 1.25m | 8' 6" x 4' 1"

Bedroom Three
6.3m x 3.7m | 20' 8" x 12' 2"

Bathroom
2.35m x 2.05m | 7' 9" x 6' 9"

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HKW DEVELOPMENTS Ltd.



Exclusive Property
Development

About the developer

HKW Developments are a local independent developer that build exceptional homes within Devon and the South West. We have poured every drop of knowledge and experience into Woodway Rise to bring you tasteful apartments with views overlooking Teignmouth and beyond. Our enthusiastic team of contractors have a keen eye for the detail as well as the bigger picture.

We know that buying a new home can be complicated and stressful. To make the process as smooth as possible we work with great local agents who are fully up to speed with our developments and will provide you with as much support as you need through the buying process.

HKW Developments Limited attempt to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished apartments. However, during the process of construction alterations to the specification may become necessary and improvements or changes may occur. Dimensions provided in this brochure should be used as a guide only and should not be used to order carpets or furniture. Customers should satisfy themselves with all dimensions and ensure they are aware of the detail and the finish provided in their specific plot before purchasing.



WOODWAY RISE

To find out more about this collection of ten elegant homes with sea views contact Complete Property

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