



# Clear Water Court

Contemporary homes in a private location



# Clear Water Court

This historic building, formerly known as the print works premise has been carefully renovated and re-purposed to meet today’s tastes and needs. A collection of four individual properties stand within a secure, gated cul-de-sac offering privacy and security, with a high specification maintained throughout.

Clearwater Court is ideally located, just a short walk away from local amenities such as a pub/restaurant, convenience store, primary school, Sandy Park Stadium and much more.

At Vision Developments, we believe customer satisfaction is key, providing you with the tools you need to turn your house into a home. Although each property is individual, these homes all have one thing in common; a high-quality build with attention to detail and a high standard specification.

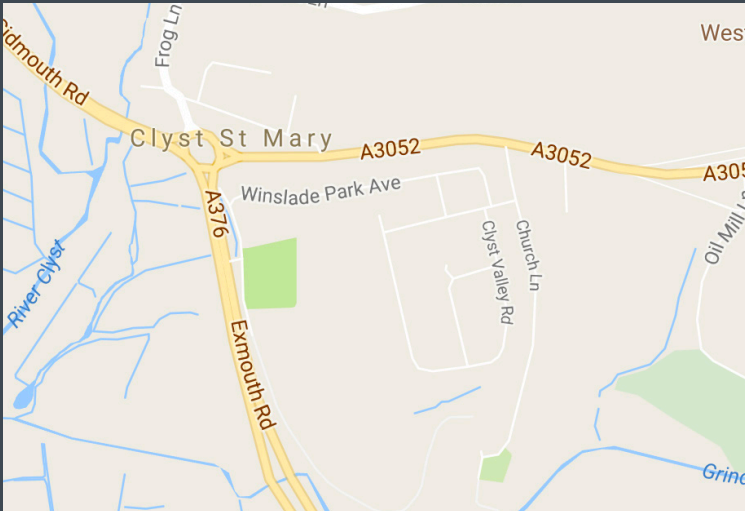
These distinctive homes offer unique living with a quality, contemporary finish.



## Location | Clyst St Mary

Clyst St Mary is a small village and civil parish 3 miles (4.8 km) east of Exeter on the main roads to Exmouth and Sidmouth in East Devon. The name comes from the Celtic word clyst meaning ‘clear stream’.

Historically, the village was recorded in the Domesday Book as ‘Bishop’s Cliste’ and is best known for its late 12th-century bridge across the River Clyst, long the main route between Exeter and London. Rebuilt in 1310, it is the oldest bridge in Devon and for over seven hundred years constituted part of the main road connection between Exeter and London.



## Nearby

**Supermarket:** Tesco extra 1.8 miles

**public house:** The Half Moon is the village pub and just 100m away

**Post office:** The village post office is less than 200m away within the Londis convenience store.

**School:** Clyst St Mary Primary School is around 200m away and is rated Good by Ofsted.

## Transport links

**M5:** less than a mile

**Exeter Airport:** 3 miles

**Digby & Sowton Train Station:** 2 miles

**Exeter Bus Station:** 4.1 miles





# Specification

Each element of these homes have been hand-picked by the developer to create a high-quality home.

Outside, the properties make use of natural materials paired with contemporary finishes. The doors will feature a sand blasted full length glazed panel allowing light in to the hall whilst providing privacy. Each home will look unique; some of the properties are clad with larch whilst

others use rustic bricks to ensure these homes sit sensitively in to their environment. Lindab guttering and Upvc grey coloured windows make these homes low maintenance now and in the future.

The homes have been individually designed in side, and unlike some new homes - they'll be ready to for you to make your home with integrated appliances, landscaped gardens and flooring throughout all included as standard.

## Kitchen

Each modern kitchen will be designed to maximise cupboard and worktop space whilst integrating all the appliances, including a fridge freezer, washer/dryer and dishwasher. There will also be a brushed stainless steel single oven and 4 ring gas hob (upgradable to induction) finished with a full-height glazed splash back. Other features such as the sink, taps and the extractor hood will be brushed stainless steel adding to the contemporary design.

## Bathrooms and cloakrooms

Sleek sanitary ware make use of Roca wall-hung basin units set on storage drawers. Baths and showers are complete with Vado stainless steel taps. The plush showers use Roca rainfall shower systems with glazed screens, other finishing touches from Roca include wall hung towel rails and slimline stainless steel drainage systems.

## Living room

The impressive living spaces all have French-doors opening on to either the front or rear private gardens giving level access to the outside space. A painted feature wall will be situated in the living space - whilst the rest of the home will be finished with neutral decoration.

## Heating

Each property has an Omni underfloor heating system throughout which includes zoned heating areas in each room. This system is connected to a Valiant boiler.

## Internal fittings

The entire ground floor will flow with neutral Moduleo flooring throughout, whilst the stairway and first floor will be complete with hard-waring carpets available in numerous shades. The bathrooms, en-suites and cloak rooms are finished with ceramic tiles. The doors will be white panelled hardwood with stainless steel ironmongery and air seals.

## Outside

Each home will have outside space either at the front or the rear and will include two allocated parking spaces.

## Peace of mind

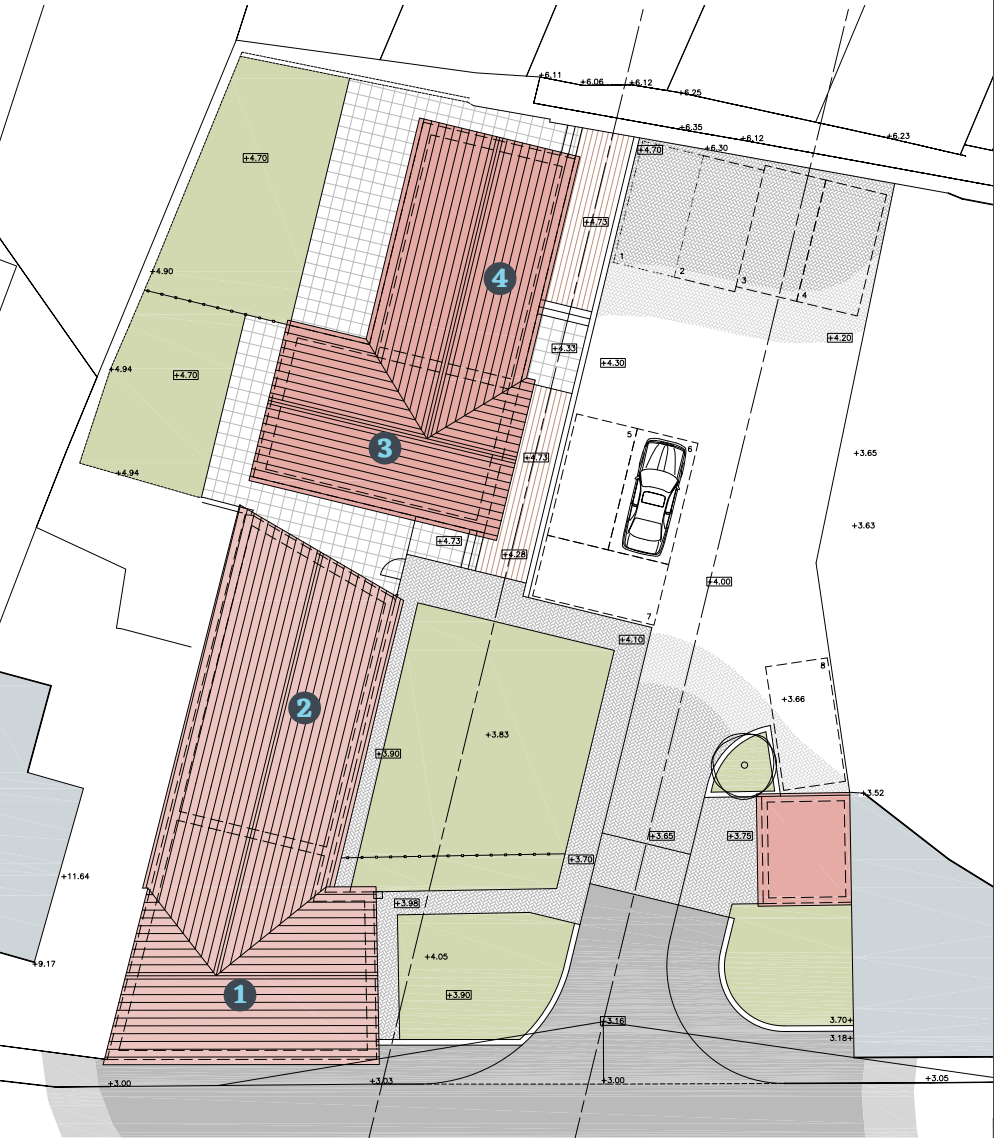
All of the appliances are supplied with the standard manufacturers warranties, as will the boiler. In addition, these homes will be built to a high-standard and will benefit from a 10 year structural warranty provided by CRL. Vision Developments also provide a 12 month customer care service so that we can attend to any snagging issues we feel are required.

## Personalising your home

Dependant on the stage of construction, there will be some choices available to allow you to personalise your home. These may include kitchen colours, work top choices and a choice in tiling colour and floor covering shades. Please ask the sales agent for more details.



# Site Plan

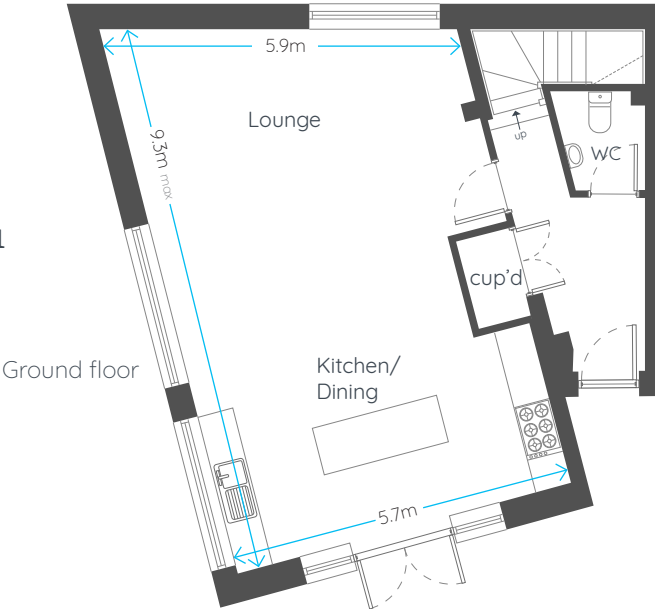


We have made every effort to accurately represent the Prospect Mews site as it has been designed. However, please note that the site map is indicative and intended for guidance only. Site map is not to scale. Landscaping is indicative only and may alter during construction. Please speak to the team at Complete Estate Agents for full details.

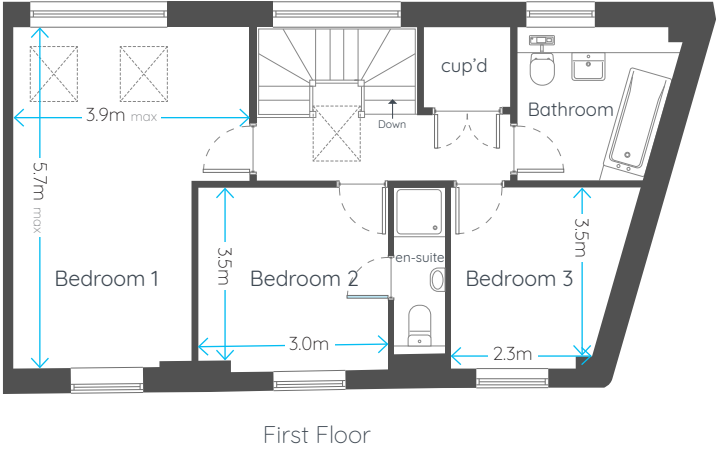
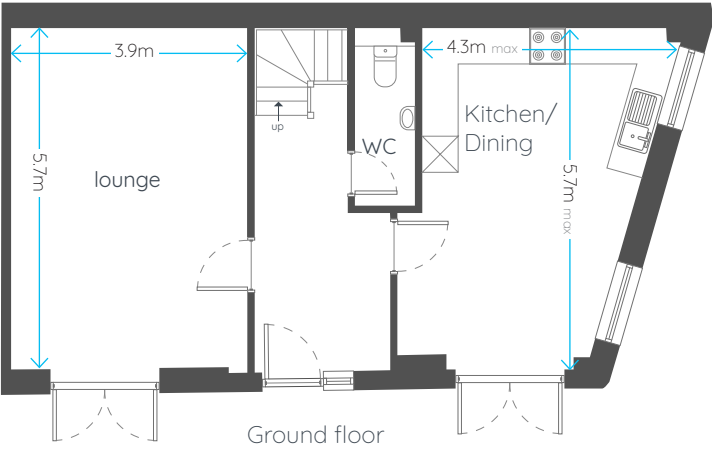
**Disclaimer:** The specification shown were correct at the time of going to press. The specification is continually reviewed a and updated and therefore Vision Developments reserve the right to change the details of the specification. Images shown are for illustrative purposes only and show the type of finishes and fixtures that will be used.

Floor plans | Clear Water Court

Plot 1



Plot 2

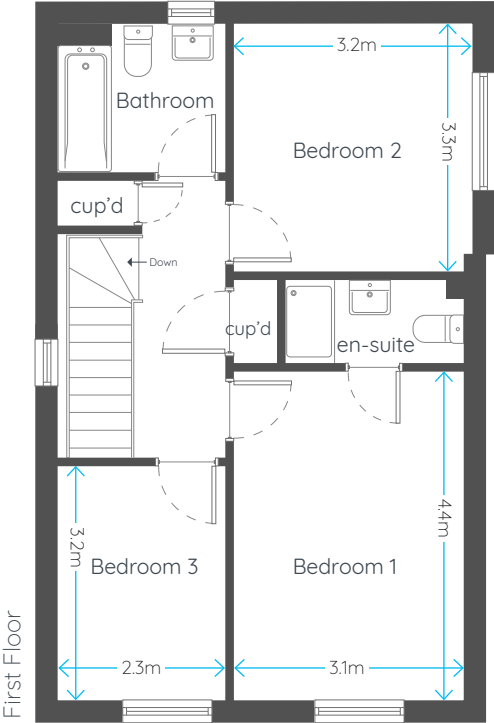
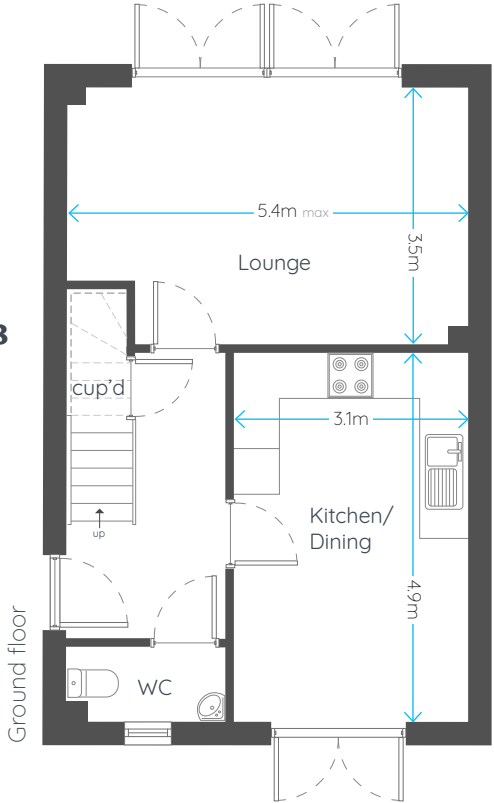


These floor plans have been produced for illustrative purposes only. Due to irregular layouts the room sizes shown between the arrow points on the plan are close approximations. If specific dimensions are required, enquiries should be made to the sales advisor.

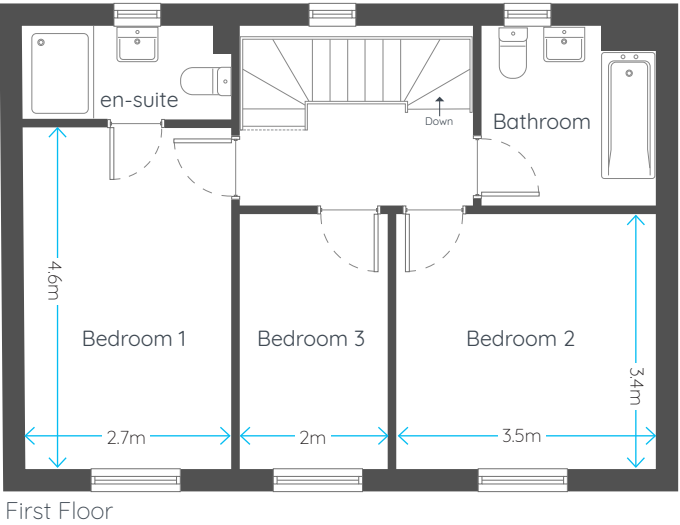
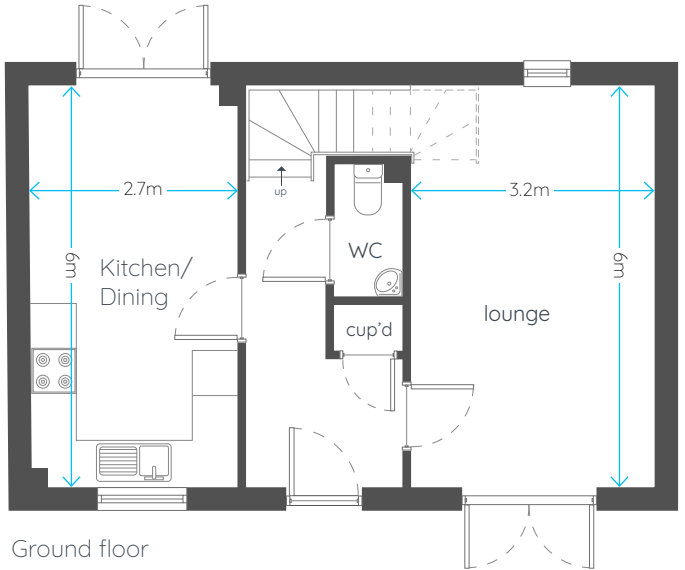
Please refer to the sales advisor for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External and internal details or finishes may vary on individual plots. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Floor plans | Clear Water Court

Plot 3



Plot 4



## Get in touch...

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Our note. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property.

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agent or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this development.