

Welcome to...



Courtenay Grange

Exminster, Devon, EX6 8UD



For latest pricing and plot availability please contact the sales team

T: 01392 956017 | E: Exminster.Sales@Bovishomes.co.uk

ONLY 2 HOMES REMAINING! An exciting new development of 3, 4 and 5 bedroom homes in a lovely position on the outskirts of Exminster.

New homes currently available

4 Bedroom homes



The Durham

The Durham is a detached 4 bedroom home with a fitted kitchen including integrated appliances, Separate utility, Dining room with french doors onto the garden, Sitting room with a bay window, Two bedrooms with en suites and an integral garage.

5 Bedroom homes



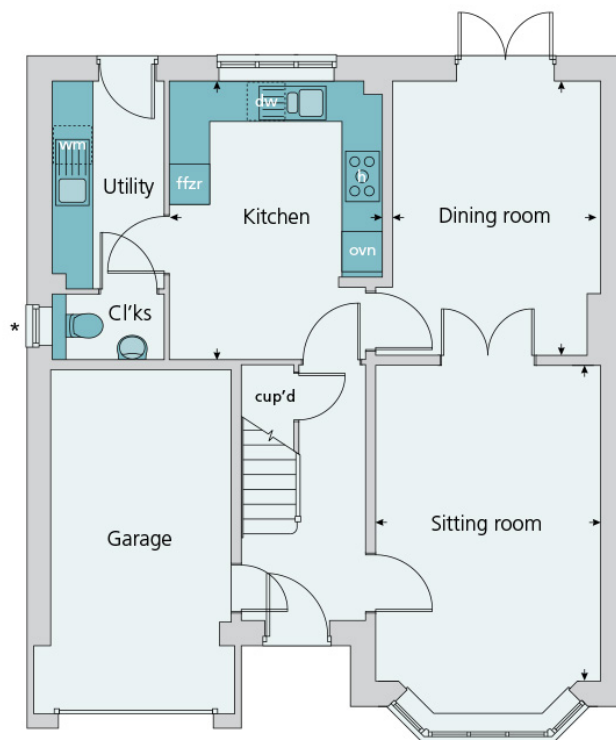
The Stratford

All of this included... Stamp duty, Legal fees, Removal fees* & More! 5 bedroom detached home with a fully fitted kitchen, Integrated appliances, Dining room, Separate sitting room, Cloakroom/Utility room, En suite to bedrooms 1 & 2. Garage & Parking.

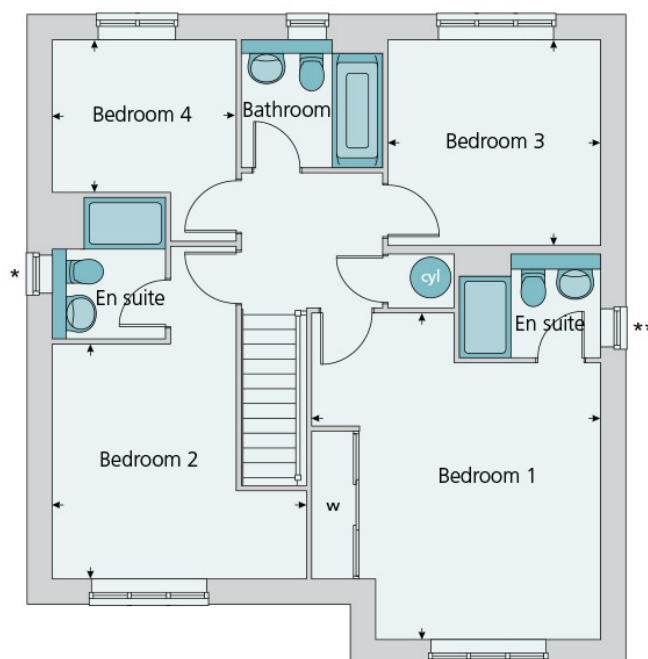


- Separate kitchen, dining room and sitting room and French doors to garden
- En suite and built-in wardrobe with sliding mirrored doors to bedroom 1
- En suite to bedroom 2
- Ceramic tiled flooring to bathroom and en suites
- Integrated appliances including:
 - high level double oven
 - hob and hood
 - fridge freezer
 - washing machine
 - dishwasher
- Integral garage
- tenure: freehold

Ground floor



First floor



Ground floor

Dimensions	(metres)	(feet / inches)
Kitchen	4.13 x 3.16	13' 7" x 10' 4"
Dining room	4.07 x 3.09	13' 4" x 10' 2"
Sitting room	4.68 x 3.34	15' 4" x 10' 11"

First floor

Bedroom 1	4.85 x 4.29	15' 11" x 14' 1"
Bedroom 2	3.77 x 3.49	12' 4" x 11' 5"
Bedroom 3	3.16 x 3.05	10' 4" x 10' 0"
Bedroom 4	2.73 x 2.26	8' 11" x 7' 5"

* Windows apply to plots 3 and 30 only. Please see sales advisor for further details. ** Windows apply to plots 20, 21 and 30 only. Please see sales advisor for further details.

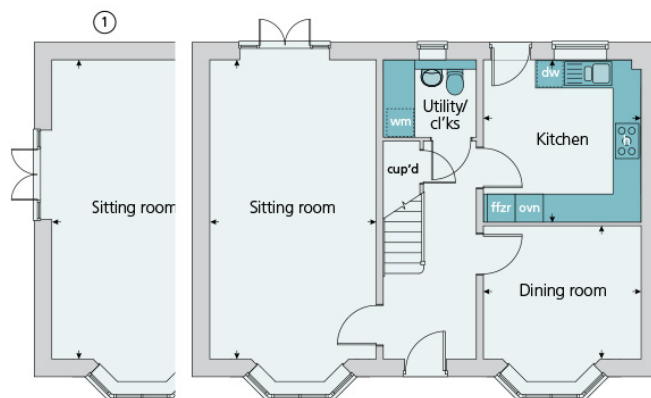
Note: This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales advisor. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. House type P410, Site DEXSF PDF created 2.12.2017

Key			
ovn	oven	ffrz	fridge freezer
h	hob	frz	freezer
wm	washing machine	f	fridge
wms	washing machine space	cyl	hot water cylinder
dw	dishwasher	w	wardrobe
dws	dishwasher space	↔	measuring points

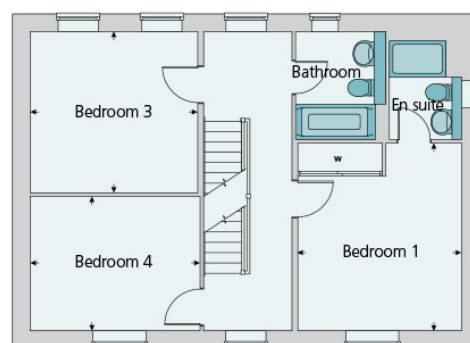


- Separate kitchen, dining room and sitting room and French doors to garden
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- Integrated appliances including:
 - high level double oven
 - hob and hood
 - fridge freezer
 - washing machine
 - dishwasher
- Garage and parking
- tenure: freehold

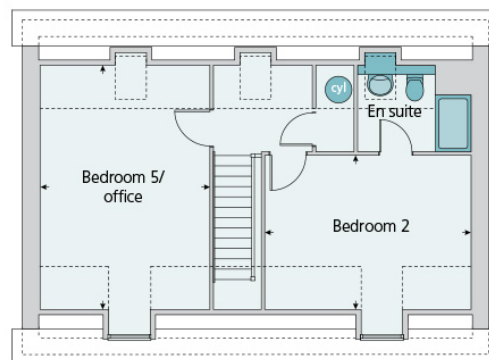
Ground floor



First floor



Second floor



Ground floor

Dimensions	(metres)	(feet / inches)
Kitchen	3.46 x 3.36	11' 4" x 11' 0"
Dining room	3.36 x 2.84	11' 0" x 9' 4"
Sitting room	6.37 x 3.55	20' 11" x 11' 8"

First floor

Bedroom 1	4.00 x 3.49	13' 1" x 11' 5"
Bedroom 3	3.57 x 3.43	11' 8" x 11' 3"
Bedroom 4	3.62 x 2.86	11' 10" x 9' 5"

Second floor

Bedroom 5/office	5.20 x 3.62	17' 1" x 11' 10"
Bedroom 2	4.40 x 3.29	14' 5" x 10' 9"

1. Alternative sitting room layout applies to plot 7 only. Please see sales advisor for more information.

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	3 bedrooms The Southwold The Sheringham	4 bedroom The Salisbury The Buxton The Montpellier The Canterbury The Wimborne The Durham	5 bedroom The Arundel The Stratford
Kitchen			
*choice of fitted kitchen	■	■	
stainless steel sink and drainer with chrome plated mixer tap	■	■	
hob with built-in under oven			
hob with separate oven at high level	■	■	
stainless steel chimney hood	■	■	
integrated fridge freezer	■	■	
integrated dishwasher	■	■	
integrated washing machine	■	■	
recessed downlighting	■	■	
Bathroom and en suite(s)			
*choice of ceramic tiled flooring	■	■	
white sanitary ware	■	■	
wall mounted sanitary ware to bathroom and en suite(s)	■	■	
en suite to bedroom 1	■	■	
en suite to bedroom 2			■
shower over bath with glazed screen	■	■	■
towel warmer to bathroom or en suite		■	■
half height tiling to bathroom with *choice of co-ordinating tiles	■	■	■
half height tiling to en suite with *choice of co-ordinating tiles	■	■	■
shaver socket to bathroom	■	■	■
shaver socket to en suite 1	■	■	■
recessed downlighting to en suite 1	■	■	■
Bedrooms			
built-in wardrobe(s) to bedroom 1	■	■	
built-in wardrobe(s) with sliding mirrored wardrobe door(s) to bedroom 1			
TV and telephone point to bedroom 1	■	■	
Doors and windows			
painted front door with multi-point security locking system and security chain	■	■	
PVCu double glazing to windows	■	■	
white painted four panel doors with chrome lever handles	■	■	
glazed casement doors between sitting/dining room/family room			
PVCu double glazed and vented french doors	■	■	
General			
magnolia painted walls and smooth white ceilings	■	■	
TV point to sitting room	■	■	
telephone point to hall or sitting room	■	■	
gas central heating with wall mounted boiler, programme selector and room thermostat	■	■	
thermostatic valves to many radiators	■	■	
wiring for porch light	■	■	
mains wired smoke detectors, with battery back-up	■	■	
NHBC Buildmark cover	■	■	

■ fitted as standard - included in the property
* subject to stage of construction

The specification and features shown in this brochure were correct at time of PDF creation. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales advisor. Site DEXSF PDF created 2.12.2017

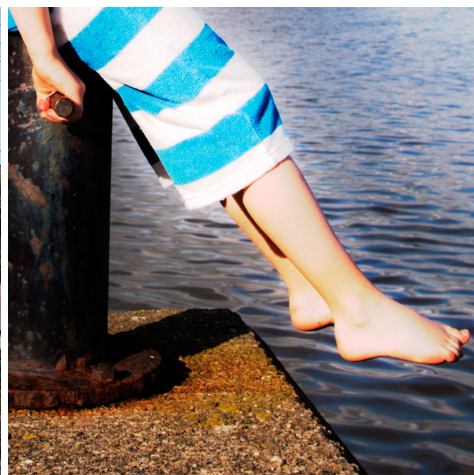


Note: This plan has been produced for plot identification purposes only. Layout, individual plots, housetypes and amenities may be subject to change. For latest information, including selected plots, please contact sales advisor. Overall development layout plan correct at time of PDF creation. Site DEXSF PDF created 2.12.2017



Courtenay Grange

off Sentries Orchard, Exminster , Devon, EX6 8UD



Getting around

Courtenay Grange, situated in Exminster is well connected to the rest of Devon. In a convenient location on the outskirts of Exeter, the park and ride at Matford is only a short drive away and will connect you with the city centre. Access to the M5 and A38 are less than a mile away offering easy links to the north and South West. Exeter has a well-connected bus station and two train stations for links to all major cities. Exeter International Airport is only 8 miles away.

A trip to the shops

The village of Exminster boasts traditional and individual retailers, cafes and two welcoming pubs where you can try the locally brewed Ferryman's Ale! As well as keeping its delightful ancient charm, the village also has a few well-known names which makes express food shopping that bit more accessible. The newly modernised Exeter city centre has plenty of national stores, alongside independent retailers. A trip to the cobbled Gandy Street is always worth a visit with tasteful and quirky shops and bars.

Taking time out

There is no better place to take time out than in Devon. Whether it is walking or cycling in the Dartmoor or Exmoor national parks, whilst visiting the local wildlife and Dartmoor ponies, or enjoying a drink on the Exeter Quayside. Sea lovers can paddle down the Exe Estuary to nearby Exmouth beach for an ice cream. For culture, Exeter offers the underground passages, two theatres, cinemas and the award winning Royal Albert Memorial Museum. Closer to home Exminster's healthy living centre has a fitness suite with classes, a kids zone, and after school clubs.

Education

Exminster and its surrounding areas have a number of primary and secondary schools. The small Exminster Community Primary School is rated good by Ofsted. Having recently had complete redevelopment of its schools Exeter offers unique and modern secondary education. Dawlish Community College for 11+ years is not far away and offers a range of subjects. Further education in Exeter includes Exeter College, and the prestigious University of Exeter.

Directions



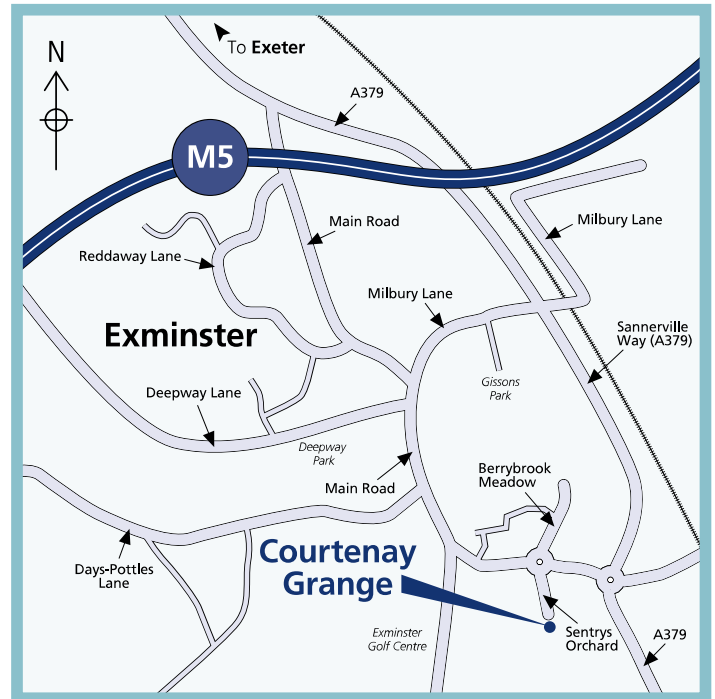
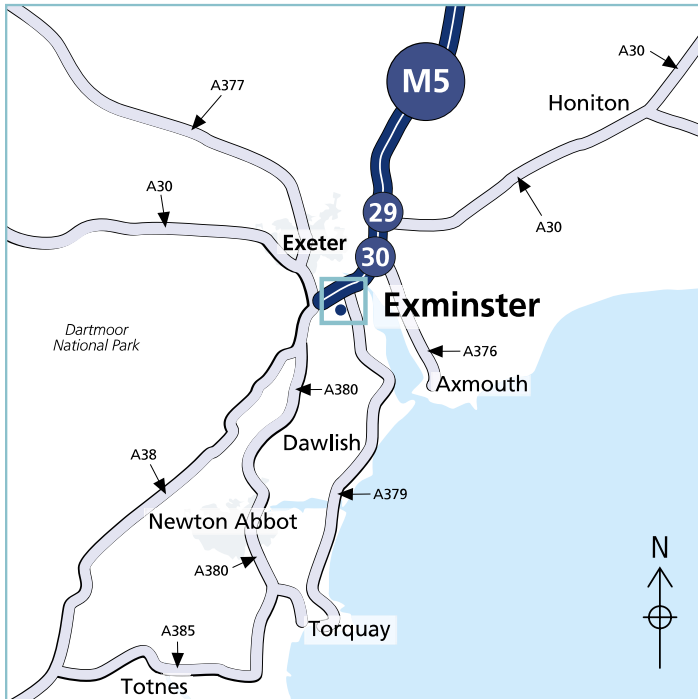
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Thursday to Monday - 10am to 5pm



From the North (Exeter J30 M5)

- At the roundabout, take the third exit onto the A379 to Exeter
- Keep left, follow signs for City Centre/Dawlish
- At the roundabout, take the second exit on Bridge Road/A379
- At the roundabout, take the first exit onto Sannerville Way
- At the roundabout, take the third exit onto Lower Duck Street
- At the mini roundabout, take the first exit onto Sentries Orchard
- Turn left to stay in Sentries Orchard and Courtenay Grange will be found straight ahead.

From the South (A30/A380)

- Continue north on the A38
- Take the first exit for the A379 signposted Exeter City Centre
- At the roundabout take the 3rd exit (signposted Dawlish) to stay on the A379
- At the next roundabout take the 2nd exit onto Sannerville Way
- Continue for approximately half a mile until the next roundabout - take the third exit onto Lower Duck Street
- At the mini roundabout, take the first exit onto Sentries Orchard
- Turn left to stay in Sentries Orchard and Courtenay Grange will be found straight ahead.

Why buy new?



Built to suit a modern lifestyle, you get more for your money with a newly built, energy-efficient home. Here are just ten top reasons why brand new is best.



Purchase assistance

Helping you but your dream home



All included

Get more for your money with our all inclusive specification



Blank canvas

A bright, fresh new home untouched by previous owners



Modern design

Comforts and layouts to suit a modern lifestyle



Energy-efficient

Saving you money on your bills as well as the environment



Home of quality

Built to the highest standards complying with the latest building regulations



Peace of mind

No unexpected costs with a 10 year NHBC warranty



Spoilt for choice

A variety of housetypes and living spaces to suit you and your family



Chain-free

No need to wait for the existing owners to move out



Maintenance free

All the work is done for you, so you can relax at the weekends

To give you peace of mind in your brand new Bovis Home, for the first two years after completion your new home is covered by your Bovis Homes warranty. In addition, the NHBC 10-year warranty also runs from your completion day.

Bovis Homes is a participant in the Consumer Code for Home Builders. The Consumer Code sets mandatory requirements that all Home Builders must meet in their marketing and selling of homes and their after-sales customer service.

The purpose of the Code is to ensure that Home Buyers:

- are treated fairly;
- know what service levels to expect;
- are given reliable information upon which to make their decisions; and
- know how to access speedy, low-cost dispute-resolution arrangements if they are dissatisfied.

Further information can be found at www.consumercode.co.uk

Please note that nothing in this Code affects Home Buyers' existing legal rights.



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk