BERKELEY PARK

TOPSHAM • DEVON

HERITAGE

BUILDERS OF FINE HOMES

BERKELEY PARK

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DWNT	The Derwent
HTWL	The Hartwell
OXL	The Oxley
STM	The Saltram
DTN	The Denton
HLTN	The Harlington
PETW	The Petworth
HRCT	The Harcourt

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PROPERTIES AT BERKELEY PARK

1	**Derwent**	4 Bed Detached Chalet Bungalow
2	**Derwent**	4 Bed Detached Chalet Bungalow
3	**Derwent**	4 Bed Detached Chalet Bungalow
5	**Oxley**	2 Bed Detached Bungalow
6	**Oxley**	2 Bed Detached Bungalow
7	**Harlington**	3 Bed Detached Bungalow
9	**Oxley**	2 Bed Detached Bungalow
10	**Hartwell**	2 Bed Detached Bungalow
11	**Hartwell**	2 Bed Detached Bungalow
12	**Hartwell**	2 Bed Detached Bungalow
13	**Hartwell**	2 Bed Detached Bungalow
14	**Harcourt**	3 Bed Detached House
15	**Harcourt**	3 Bed Detached House
16	**Harcourt**	3 Bed Detached House
17	**Denton**	3 Bed Detached House
18	**Harcourt**	3 Bed Detached House
32	**Oxley**	2 Bed Detached Bungalow
45	**Petworth**	3 Bed Detached Bungalow
46	**Derwent**	4 Bed Detached Chalet Bungalow
47	**Derwent**	4 Bed Detached Chalet Bungalow
50	**Denton**	3 Bed Detached House
51	**Saltram**	3 Bed Detached House
52	**Harcourt**	3 Bed Detached House
53	**Harlington**	3 Bed Detached Bungalow
54	**Oxley**	2 Bed Detached Bungalow
60	**Harlington**	3 Bed Detached Bungalow

INTRODUCING

BERKELEY PARK

A desirable development of two, three & four bedroom bungalows and houses on the edge of sought after Topsham.

Crisp white render married with rustic handmade clay brick facades create striking exteriors and bags of kerb appeal. Heritage Homes are proud to bring to market this impressive development which offers a range of carefully designed Zero-carbon contemporary homes.

It's not just a case of style over substance, these homes are jam packed with the latest energy saving tech. Extensive photovoltaic solar panels, air source heat pumps and underfloor heating to the ground floor, all come as standard, as well as electric car chargers and triple glazed windows. Packed with dense insulation in both floors, roof & walls, these homes will be the most energy efficient & economical that you have ever owned.

Each home, is built to the acclaimed Heritage Diamond Specification with luxury handleless kitchens which include a multitude of high quality appliances, walk-in showers, Vitra & Grohe bathroom fittings and fully landscaped gardens. What's more, each home comes with at least 2 parking spaces, which is a real rarity in Topsham.

The high standards of workmanship, specification and thoughtful approach to each and every home combined with their location means these homes will not be available for long.

BERKELEY PARK
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Let us show you the way to your dream home

07 **Let's Move To Topsham**
Consistently rated as one of the most desirable places to live in the UK, Topsham appeals to all types of home-hunter.

15 **Specification**
Fitted for a finish beyond compare, both inside and out, the homes at Berkeley Park will exude luxury, fine living and a specification second to none.

23 **Homes and Floorplans**
With bungalows now added to our superior collection there is even more choice available. Whether it's a 2, 3 or 4 bedroom home luxury comes guaranteed.

41 **Directions**
Location, Location, Location. Excellent road links, direct routes into the city and to the M5 motorway makes this one of Exeter's finest locations.



ZERO-Carbon New Homes
FUTURE-PROOFING YOUR HOME

Less than 1% of homes built annually in the United Kingdom are built to Zero Carbon energy standards. Enjoy the financial benefits of a Zero-carbon home whilst energy prices rise all around. 13



Inspirational Interiors
STUNNING AND INVITING

Contemporary, light, open spaces where every detail has been considered to create your dream home. 11

CONTENTS

BERKELEY PARK
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LET'S MOVE TO **TOPSHAM**

TRANQUIL, QUAINT & COSMOPOLITAN

Consistently rated as one of the most desirable places to live in the UK, Topsham appeals to all types of home-hunter.

Situated on the banks of the Exe Estuary and surrounded by nature, it's easy to fall in love with the town on your very first visit, which is why so many sightseers return to lay down roots. Its excellent school and pre-school, play group, open air swimming pool and other outdoor pursuits appeal to families looking to settle down, while the more mature residents enjoy its range of clubs and societies, along with an assortment of amenities that mean they rarely need to travel out of town.

Eating out is a popular past time of the locals, which is to be expected, given the high quality restaurants to choose from. There's something for everyone, from the award-winning Essence of India to the more traditional Salutation Inn and the Galley Fish Restaurant – one of many fine seafood eateries.

Washing down the cuisine with a beverage or two is also a joy with a wonderful selection of pubs including the Topsham Cellar offering their own selection of 5 award winning wines produced at their vineyard less than 2 miles away. Topsham is also renowned for its cream teas, purveyed in many a quaint West Country Café and farm shop.

Getting to and from Topsham couldn't be simpler with a regular rail service to Exeter, Exmouth and even London, a handy motorway network and Exeter International Airport enabling residents to easily travel overseas.

When it comes to property, Topsham is famous for its Dutch-style houses and Victorian terraces while more contemporary developments ensure a charming mix of the old and new. As you would expect, demand for property is high but once you're fully installed as a Topsham resident there'll be no turning back.











WILD ABOUT TOPSHAM

Much of Topsham's appeal is its undoubted 'Exe Factor'; that is, its wonderful array of wildlife that sits right on its doorstep.

The Exe Estuary is a haven for a wide variety of birds such as Bar-tailed Godwits and Brent Geese that roost in the picturesque reserves and marshes.

Be at one with nature – what a better way to live

BERKELEY PARK
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INSPIRATIONAL INTERIORS AND EXTERIORS

“

Such quality and finesse is only possible with a dedication to using the highest specification materials and using only the best craftsman and installers.

Stunning and inviting from the outside, a Heritage Home at Berkeley Park is also reassuring in its finery and attention to detail from the moment you cross the threshold.

Spacious and carefully proportioned living areas, fitted kitchens of the highest standard and opulent bathrooms enjoy a fluid layout for comfortable and convenient living. Meanwhile, the workmanship and loving care that has gone into every angle, fitting and function is evident throughout.

We believe Berkeley Park will rapidly become Topsham’s showpiece development and most sought-after destination.

Such quality and finesse is only possible with a dedication to using the highest specification materials, furnishings and appliances, and using only the best craftsmen and installers.

The energy-efficiency of these Zero-carbon homes confirms Heritage Homes’ dedication to a low-carbon future that doesn’t compromise on either comfort or luxury.

In addition, the latest security technology is applied to every home, and we’ve designed the exterior spaces to complement and enhance the interior – and to provide yet more reassurance that an investment in Berkeley Park is a wise one.





Energy

FUTURE-PROOF EFFICIENCY

Concerned about future energy prices? Don’t be! Find out why our Zero-carbon homes have style and substance.

13



Kitchens

ERGONOMIC MASTERPIECES

Every detail is considered in our beautifully designed German kitchens. BOSCH appliances fitted as standard.

17



Bathrooms

BEAUTIFULLY DESIGNED AND FITTED

A luxurious contemporary space, designed to exceed your expectations

19



Interiors and Exteriors

HARMONIOUS LUXURY LIVING

Inside and out our homes are finished to our award winning standards.

21

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LESS THAN 1% OF NEW HOMES BUILT EVEN GET CLOSE TO BEING RATED AS

ZERO-Carbon

At Berkeley Park, all of our homes are exceptionally energy efficient using air source heat pumps.

A Heritage Home is never style over substance as these homes are packed full of the latest eco tech making savings on your energy bills.

Triple Glazing	**Low carbon air source heat pump provides heating and hot water**	**Photo voltaic Solar Panels fitted as standard**
Energy efficient BOSCH appliances	**Underfloor heating to the ground floor and thermostatic radiators to the first floor**	**Full cavity fill dense wall insulation**

This means lower heating bills, lower energy costs and warmer homes for the future.

ZERO-Carbon Homes

Thanks to an array of eco-friendly technologies Berkeley Park is a landmark development in more ways than one.

These Zero Carbon super insulated homes, A-Rated for energy efficiency, minimize and conserve energy better than any other homes currently being built to today's Building Regulation standards!

Each property features extra-thick insulation in the floors, roof & walls, energy efficient triple glazed windows, underfloor heating provided via the latest generation of Air-Source Heat Pump and fed with free renewable electricity generated via an extensive array of the latest super-efficient PV Solar Panels.

This is how we make each home more energy efficient than any other homes currently being built to the latest Building Regulation standards.

As a Heritage development, each home at Berkeley Park is built to an incredibly high sustainability standard, with an A energy efficiency rating, because we firmly believe that it is the best way to ensure that your home will be comfortable, efficient and modern for years to come.

OPTIONAL UPGRADE

TESLA **POWERWALL**

Powerwall is a home battery that charges using electricity generated from solar panels, or when utility rates are low, and powers your home in the evening.

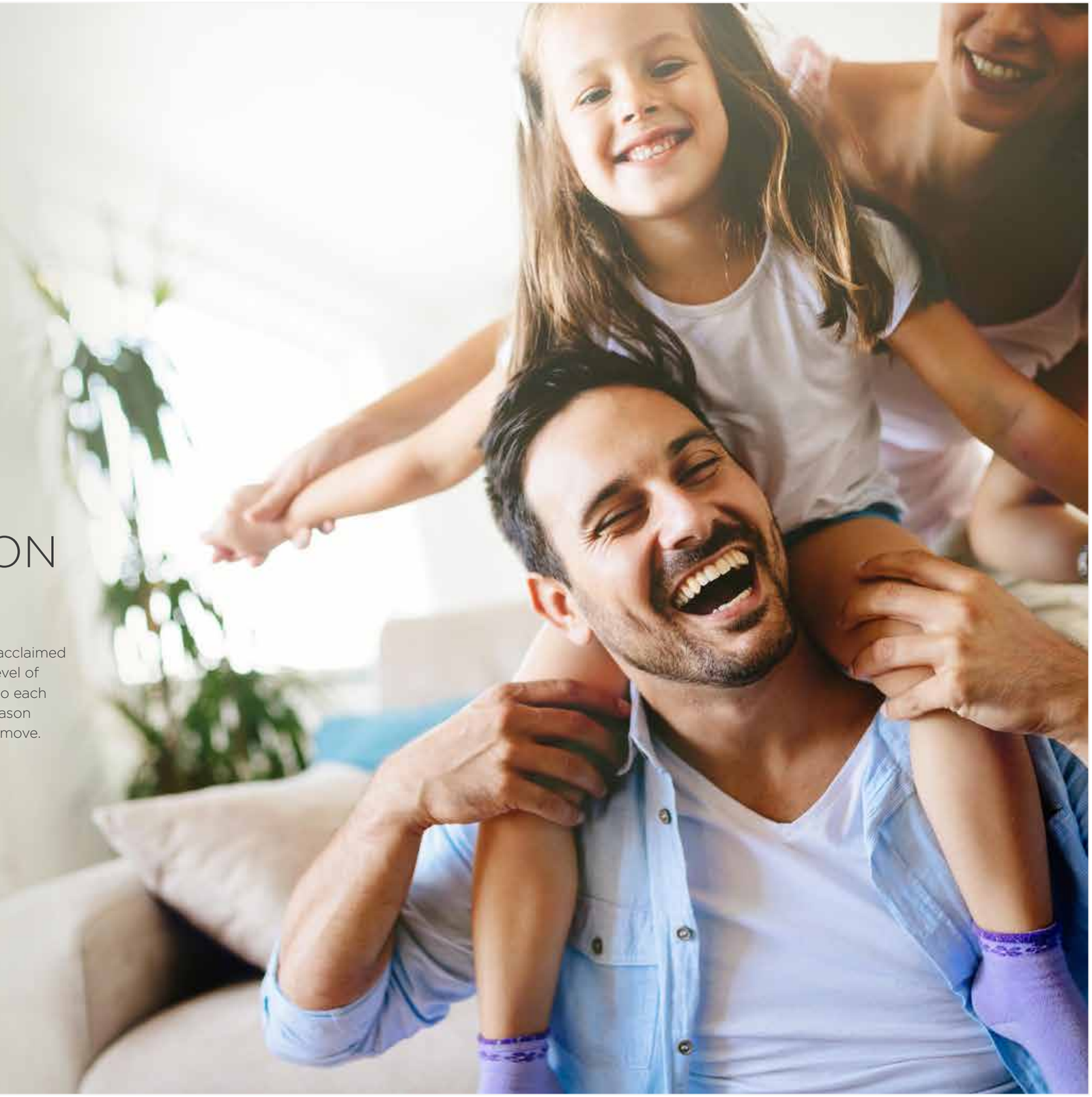
Automated, compact and stylish, Powerwall enables you to maximise self-consumption of solar power generation and reduce your energy bills to the minimum!



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SPECIFICATION

All homes at Berkeley Park are built to the acclaimed Heritage Diamond Specification. The level of workmanship and thoughtful approach to each and every home is the fundamental reason why Berkeley Park should be your next move.



BERKELEY PARK
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KITCHENS

Every detail is considered in our beautifully designed German kitchens, with BOSCH appliances fitted as standard.

“

Magazine dreamy kitchens to breathe heart and soul into your home.

- Stunning contemporary Pronorm German designer kitchens with ‘handleless’ units and pan drawers with soft close runners
- Quartz stone worktops and upstands as standard in all detached homes
- Laser edge colour matched laminate worktops and upstands to all utility areas
- Glass splashbacks to hob area in all houses as standard
- Bespoke kitchen design features and choice of colours for work-tops & kitchen units available from our selected range depending on stage of construction and point of plot reservation
- Flush ceiling spot lighting with low energy LED bulbs throughout
- Stainless steel one-and-a-half bowl FRANKE sink unit with Grohe contemporary mixer tap
- The latest contemporary BOSCH integrated kitchen appliances are included within the Heritage Specification

- **Eye level double oven**
- **Flush electric induction hob with touch controls**
- **Concealed re-circulating cooker and separate extractor fan**
- **Integrated Fridge/Freezer**
- **Integrated Dishwasher**

- Space and plumbing for washing machine



Pronorm Kitchens

TO EXCEED EXPECTATIONS

Stunning contemporary Pronorm German designed kitchens with ‘handleless” units and pan drawers with soft close runners.

BOSCH Appliances

FITTED AS STANDARD

The best in modern style, functionality and design with the latest integrated appliances included as standard.

Please note that photos of appliances are not the specific appliances fitted at Berkeley Park.

Luxury Flooring

THE NATURAL CHOICE

For practicality and the perfect aesthetic for your home. A sleek, contemporary look awaits. Either Ceramic tiled floors in two storey homes or Kandean wood effect Longboard flooring in Bungalows.

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BATHROOMS

A luxurious contemporary space designed to exceed your expectations.

“

A space for quiet reflection, relaxation and pure unadulterated luxury.

- Luxurious contemporary VITRA bathroom suites with wall hung WC and wall mounted designer basins with chrome bottletraps
- Sleek Grohe monoblock basin mixer tap
- Stunning Watersedge free standing deep luxury bath
- Wall mounted thermostatic Grohe mixer tap with independent “hair wash” shower fitting to bath
- Luxury walk-in shower enclosures with glass screen, flush contemporary shower valves, multifunction shower head on variable riser plus large overhead shower drench head in en-suites
- Contemporary low rise walk-in shower trays
- Bathroom walls, where fitted with appliances, are tiled with stunning large format tiles from our contemporary range
- Electric shaver point to each bathroom with supply for illuminated mirror or cabinet (available as cost upgrade)
- Luxury heated towel rail in both main bathroom and en-suites operated from the main heating system (not electrical)
- Flush ceiling spot lighting with low energy LED bulbs
- Cloakroom/WCs fitted with stylish contemporary wall hung suites and tiled splash backs to both basin and WC.
- Two storey homes - Bathroom & Cloakroom tiled floors from our selected range with option* of Karndean wood effect plank flooring.
- Bungalows - Bathroom & Cloakroom floors fitted with Karndean wood effect Longboard flooring.





Freestanding Luxury Bath

BEAUTIFULLY DESIGNED

The freestanding bath is the centrepiece of many a beautiful, modern bathroom with its clean lines and minimal style.



Stunning Italian Tiles

PERFECTLY SCULPTED

Part tiled contemporary bathroom floors with tiles from our selected range.



Simply Stunning

TAKE TIME TO RELAX

Only the very best brands, Vitra, & Grohe have been hand selected to ensure luxury fuses effortlessly with day to day modern living.

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THE FINER DETAILS

Fantastically fitted for a finish beyond compare

Nothing is left to chance as great care is taken to create a supreme standard of living accommodation

- Air source heat pump with underfloor heating to ground floor and thermostatic radiators to the first floor (where applicable)
- Exceptional quality contemporary oak veneer flush finished internal doors
- Modern high quality door furniture with contemporary handles on round rose
- Sleek contemporary "Pencil Round' skirtings and architraves – egg shell finish
- Extensive TV and telephone points (TV aerial not included)
- Mains smoke detectors and burglar alarm with infrared sensors
- Stunning contemporary staircases with hardwood handrails, spindles and balusters to both staircase and first floor balustrades
- Stylish fitted entrance porch light with PIR detector and rear entrance light
- Outside tap and power point (position varies)
- Low maintenance high quality uPVC triple glazed windows, French doors or sliding doors (where appropriate) finished in grey RAL colour to match fascias and soffits
- Elevations finished in high quality smooth render and handmade rustic Brick
- Roof coverings vary from plot to plot but will be a combination of natural slate and the latest single ply roof membrane with 20 year guarantee
- Paving and Patios where shown finished with matching contemporary paving slabs
- Driveways finished with low maintenance block paviours
- Rear garden gates as per Site Plan. Side gates where not shown are available as a cost upgrade
- Electric car charging points fitted as standard



Outside is just as important

BRINGING THE OUTSIDE IN

Landscaped gardens with turf and/or shrubs to the front. Rear gardens turfed with bark mulch beds where applicable.



Security

PEACE OF MIND AT ALL TIMES

All homes at Berkeley Park have been carefully designed with security in mind. Locks are high security and the front entrance door has in addition a fully insulated aluminium shell and high performance hinges as well as a high specification security lock. Homes are fitted with PIR detectors coupled with an operational burglar alarm system. PIR detectors on the outside lights ensure that the approach to each house is well illuminated.



First impressions last

STYLISH AND SECURE

Highly thermally insulated contemporary front entrance door with high security locking mechanism and large contemporary stainless steel pull handle and ironmongery



It's cold outside

IT'S ALL INTHE DETAIL

On those extra-cold days, stay in your car with electric remote controlled fully insulated garage doors with draught seals and two radio remote controls.



Minimising Energy

MINIMISING FUTURE COSTS

Extensive PV solar panels generating renewable electricity are fitted to every home, reducing your energy bills and making it efficient and modern for years to come.

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HARTWELL

2 BEDROOM DETACHED BUNGALOW

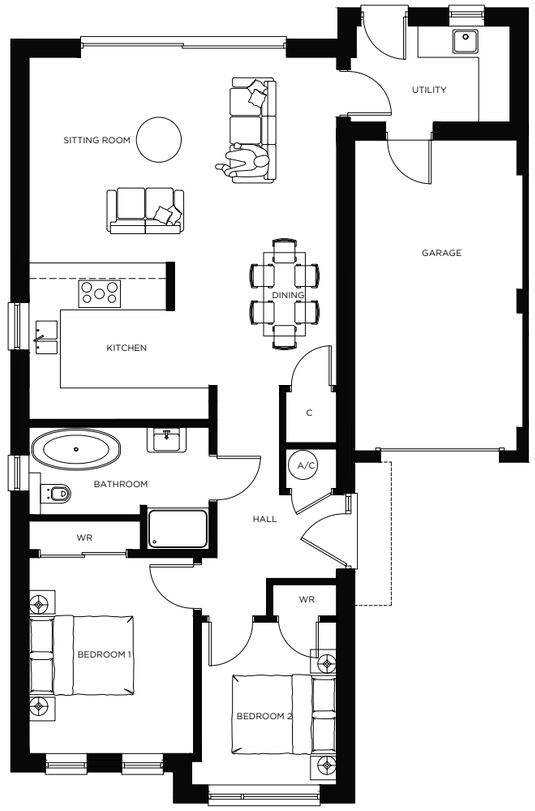
The Hartwell is the latest addition to our 'Future' Collection and introduces a spacious easy to maintain two bedroom bungalow to our portfolio.

Everything about this home is designed for ease of use but there is nothing boring about this bungalow. The striking contemporary design and white render mixed with rustic facing brick and clean modern grey windows creates a striking bold look.

This home has been conceived to provide the most energy efficient and easily maintained home which is perfect for retirement and offers the latest cost saving heating systems, using an Air-Source Heat Pump supplied with free renewable electricity from the PV solar panels on the roof. If you have decided to buy an electric car then you will be even more impressed that an electric car charger is fitted as standard.

With a beautiful high quality kitchen including BOSCH appliances, stunning bathroom with both free-standing bath and a walk-in shower enclosure, large format tiling and Grohe brassware, luxury exudes every inch of your home. The clever design also provides ample storage including a rear lobby perfect for hanging hats and coats with door to a utility room which also has direct access to the garage.

Packed full of the latest eco-credentials making savings on your energy bills as well as underfloor heating, this is a rare home that will stand out from the crowd.



GROUND FLOOR

Hall with airing cupboard			Bedroom 1	3.16m x 3.76m	10'4" x 12'3"
Sitting Room	5.90m x 6.94m	19'4" x 22'8"		+ W/R	+ W/R
Kitchen/Dining	5.90m x 3.00m	14'3" x 12'0"	Bedroom 2	2.59m x 3.12m	8'5" x 10'2"
	inc Cbd	inc Cbd		inc W/R	inc W/R
Utility	3.06m x 1.84m	10'0" x 6'0"	Bathroom	3.46m x 2.35m	11'4" x 7'7"
Garage	5.96m x 3.23m	19'6" x 10'6"			

PLOT NUMBERS

10 11 12 13

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OXLEY

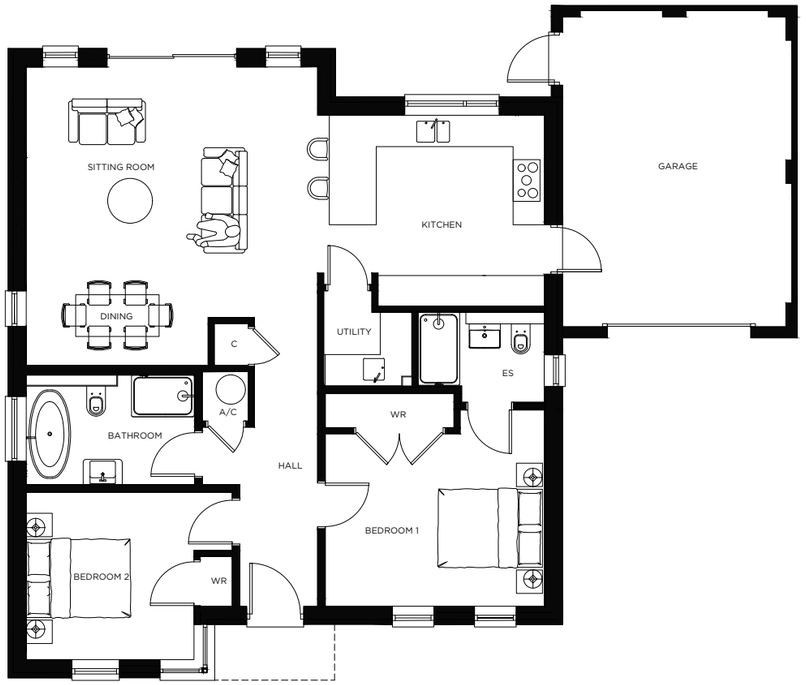
2 BEDROOM DETACHED BUNGALOW

If you thought bungalows didn't have character, think again! This home has it in spades!

Beautiful contemporary design, full height glazing, large integrated front entrance porch and rustic handmade brick combined with clean white render give this home a real wow factor. But where it really scores is the generous airy interior coupled with its super insulated energy efficient design, low running costs and easy maintenance.

Heating and hot water both come from the very latest energy efficient Air-Source Heat Pump fed with free renewable electricity from PV Solar Panels on the roof making this a Zero Carbon home with the highest A+ Rated energy efficiency you can get. So no rapidly rising Gas bills to worry about here!

If you want the perfect easily maintained home yet with all the space, you will not be disappointed. Two spacious double bedrooms with two luxurious bathrooms, (one en-suite), coupled with an approximately 19ft square generous living space, with lots of glass facing the garden and fabulous well fitted luxury kitchen including the latest BOSCH modern appliances, mean this home will, without doubt, exceed your expectations.



GROUND FLOOR

Hall with airing cupboard			Bedroom 1	4.20m x 3.79m	13'8" x 12'4"
Sitting/Dining	5.62m x 5.73m	18'4" x 18'8"		+ W/R	+ W/R
	inc Cbd	inc Cbd	En-Suite	2.42m x 1.73m max	7'9" x 5'7" max
Kitchen	4.35m x 3.66m max	14'3" x 12'0" max	Bedroom 2	3.95m x 3.23m	13'0" x 10'6"
Utility	1.69m x 1.41m	5'5" x 4'6"		inc W/R	inc W/R
Garage	6.06m x 4.40m	19'9" x 14'4"	Bathroom	3.23m x 2.11m	10'6" x 6'9"

PLOT NUMBERS

5 6 9 32 54

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DENTON

3 BEDROOM DETACHED HOUSE

If contemporary style and luxury is what you seek then you'd be hard pushed to find a better value three bedroomed home with finer credentials.

Practical living has been taken care of with a beautifully equipped and generous German kitchen which not only has oodles of top quality contemporary units, but also a fabulous breakfast bar and full range of BOSCH kitchen appliances. Three good bedrooms and two spacious designer bathrooms, both with walk-in showers make this family home work well for everyone.

Yet it's the added extras and first class finish that will keep style seekers smiling. Photovoltaic Solar Panels and air source heat pumps to generate renewable electricity to light and heat your home, means this family home will not only be the envy of others but will also not break the bank for running costs. This is one of our most popular house types and is a really well planned family home.



GROUND FLOOR			FIRST FLOOR		
Hall			Landing with airing cupboard		
Cloaks/WC	1.05m x 2.44m	3'4" x 8'0"	Bedroom 1	3.26m x 3.77m max	10'7" x 12'4" max
Sitting Room	7.06m x 4.29m max	23'2" x 14'1" max		+ W/R	+ W/R
Kitchen/Dining	5.20m x 3.68m	17'1" x 12'1"	En-Suite	1.83m x 2.81m	6'0" x 9'2"
	+ Cbd	+ Cbd	Bedroom 2	2.72m x 3.91m	8'9" x 12'8"
Garage	6.14m x 3.06m	20'1" x 10'1"	Bedroom 3	2.36m x 2.80m	7'7" x 9'2"
			Bathroom	3.03m x 2.01m	9'9" x 6'6"

PLOT NUMBERS

17 50

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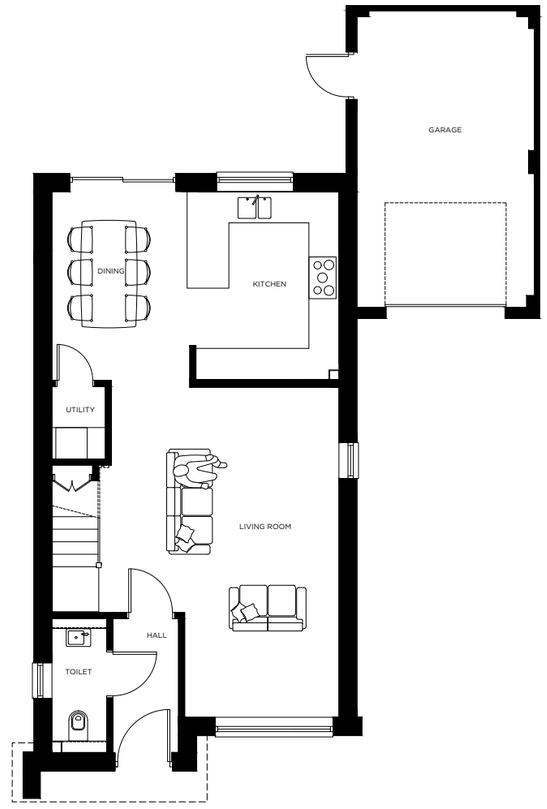
PETWORTH

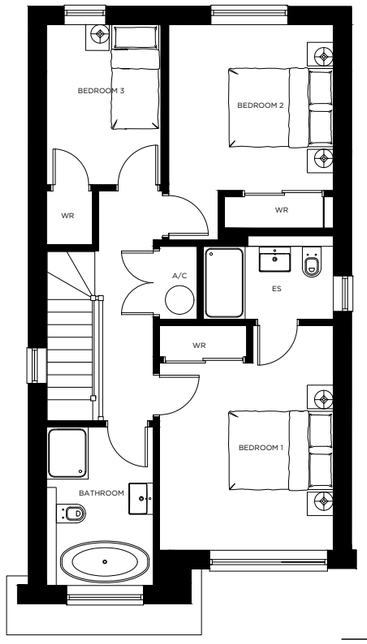
3 BEDROOM DETACHED HOUSE

Tradition meets contemporary modern living with this fabulous three bedroomed beauty of a home.

Warmth exudes from the Petworth even from the outside with the use of rustic handmade brick, contrasting with sophisticated clean render and smart contemporary windows filling the interior with sunlight.

Once inside, a hallway with space to kick off your shoes lets you shed the stress of the outside world and keep your huge living area as a wonderful relaxation sanctuary. Add to that your German engineered Pronorm kitchen/diner filled with luscious luxuries like Grohe designer taps to BOSCH integrated appliances and your ground floor living space is sorted. The treats continue upstairs where design accents abound from the feature freestanding bath, master bedroom en-suite with walk-in drench shower, together with stylish contemporary wall tiles and matching floors. Impressive and practical for the way you like to live today





GROUND FLOOR			FIRST FLOOR		
Hall			Landing		
Cloaks/WC	2.56m x 1.05m	8'4" x 3'4"	Bedroom 1	4.31m x 2.33m	14'1" x 7'6"
Living Room	6.33m x 4.37m max	20'8" x 14'3" max		inc W/R	inc W/R
Kitchen/Dining	5.48m x 3.06m	18'0" x 10'0"	En-Suite	2.49m x 1.60m	8'2" x 5'2"
Utility	1.39m x 1.02m	4'6" x 3'3"	Bedroom 2	4.13m x 3.16m max	13'5" x 10'4" max
Garage	5.69m x 3.40m max	18'7" x 11'2" max		inc W/R	inc W/R
			Bedroom 3	3.07m x 2.20m	10'1" x 7'2"
				+ W/R	+ W/R
			Bathroom	3.04m x 2.05m	10'0" x 6'7"

PLOT NUMBERS

45

BERKELEY PARK

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HARLINGTON

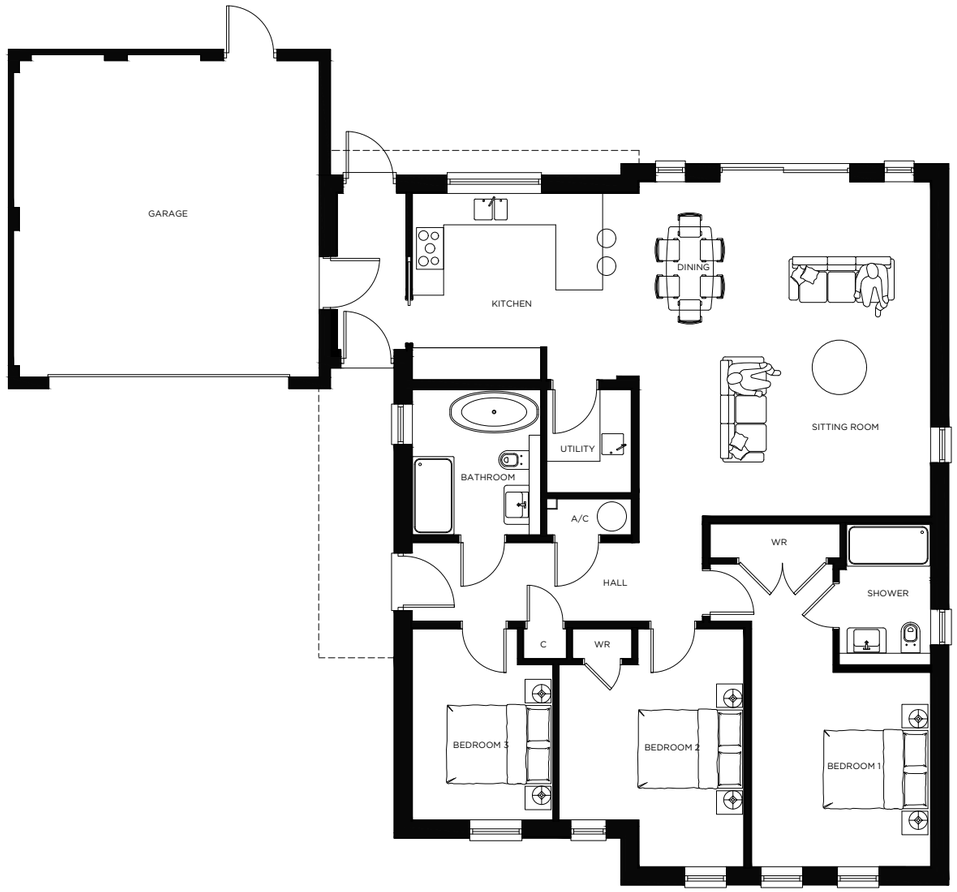
3 BEDROOM DETACHED BUNGALOW

If you are looking for easy living, low energy bills but in a stunning contemporary package with lots of space for all your favourite things, then the Harlington bungalow is an absolute winner! This generous three bedroom Bungalow offers the lot!

Three double bedrooms and two beautifully fitted luxurious bathrooms, plenty of storage space and a spacious open plan living space overlooking the garden with lots of light flooding through the extensive triple glazing, give this modern home a very comfortable relaxed feel. Add in the stunning German contemporary kitchen with the high-quality BOSCH appliances, underfloor heating and hot water provided by the very latest generation energy efficient Air-Source Heat Pump using free renewable electricity from the extensive PV Solar panels on the roof and you have an amazing energy efficient and super warm Zero Carbon home, which avoids any costly gas bills and will be easy on your bank balance.

The little things that make such a difference include a rear hallway with direct access under a covered canopy from the driveway that makes it easy to unload your shopping, or access the garage from indoors, or indeed have that extra space to kick off your shoes and hang coats.

This really is a very special contemporary bungalow!



GROUND FLOOR

Hall with airing cupboard and cupboard			Bedroom 1	3.43m x 3.73m	11'3" x 12'2"
Sitting/Dining	5.59m x 6.41m	18'3" x 21'0"		+ ALCOVE & W/R	+ ALCOVE & W/R
Kitchen	4.35m x 3.57m	14'3" x 11'7"	En-Suite	1.75m x 2.70m	5'7" x 8'9"
Utility	1.62m x 1.97m	5'3" x 6'5"	Bedroom 2	3.54m x 4.56m max	11'6" x 15'0" max
Garage	5.87m x 6.19m	19'3" x 20'3"		inc W/R	inc W/R
			Bedroom 3	2.70m x 3.66m max	8'8" x 12'0" max
			Bathroom	2.46m x 2.78m	8'1" x 9'1"

PLOT NUMBERS

7 53 60

BERKELEY PARK

TOPSHAM • DEVON



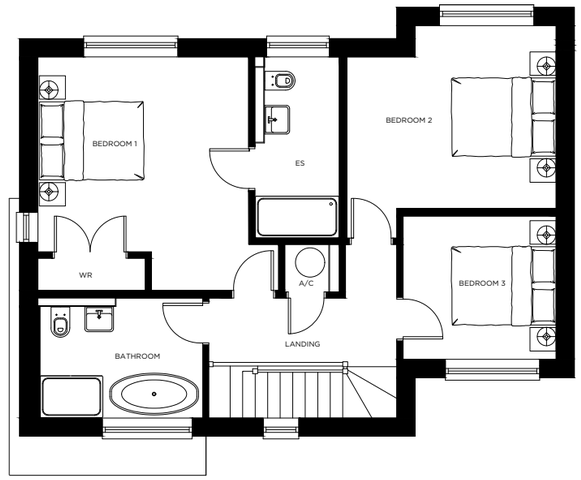
HARCOURT

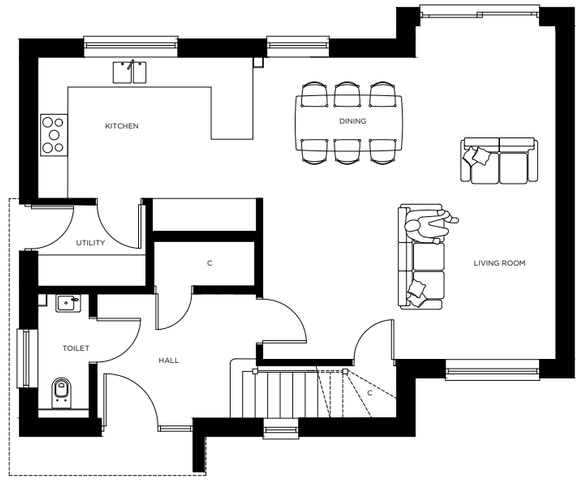
3 BEDROOM DETACHED HOUSE

It's striking contemporary design that elevate the three bedroomed Harcourt from a practical working home to a sanctuary that makes you relax the second you step through the wide front door into a really generous hall-way with large cloaks cupboard big enough to swallow all the family coats and boots.

The clever open plan design of the ground floor makes this spacious 3 bed design seem cavernous.

The sophisticated contemporary feel continues with stunning interior details including handleless German designer kitchen from Pronorm with pan drawers with soft close runners making the kitchen shout quality. Glinting designer accents from BOSCH, Franke, Grohe and Vitra come as standard. Along with all these luxuries you'll be pleased to note there's three double bedrooms, plenty of storage, a handy garage and that must have utility room. All this comes complete with Zero Carbon credentials, an A-rating for energy use and low running costs in a superb location that belies belief you're only ten-minute drive from Exeter Cathedral and everything the city has to offer.





GROUND FLOOR		
Hall with cupboard		
Cloaks/WC	2.39m x 0.99m	7'8" x 3'2"
Living/Dining	6.40m x 5.63m	21'0" x 18'5"
Kitchen	4.31m x 2.71m	14'1" x 8'9"
Utility	2.08m x 1.57m	6'8" x 5'2"

FIRST FLOOR		
Landing with airing cupboard		
Bedroom 1	4.48m x 4.04m	14'7" x 13'3"
	inc W/R	inc W/R
En-Suite	3.48m x 1.62m	11'4" x 5'3"
Bedroom 2	4.01m x 3.51m	13'2" x 11'5"
Bedroom 3	2.94m x 2.75m	9'6" x 9'0"
Bathroom	3.12m x 2.30m	10'3" x 7'5"

PLOT NUMBERS

14 15 16 18 52

BERKELEY PARK

TOPSHAM • DEVON



SALTRAM

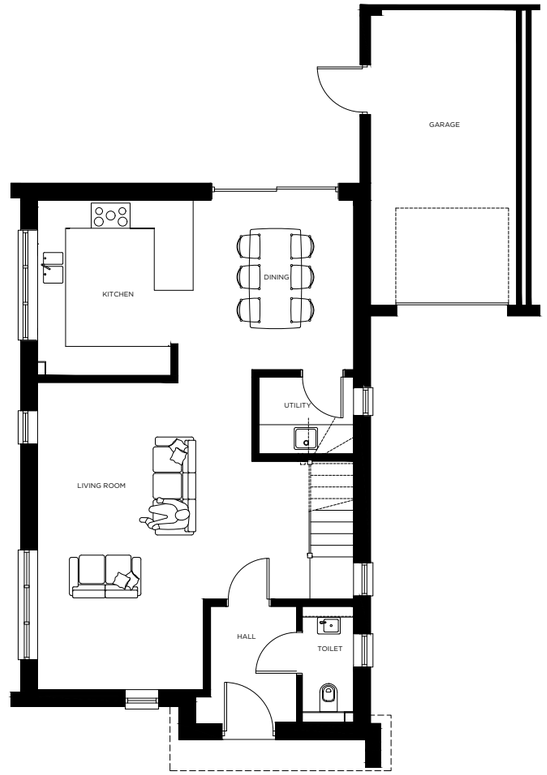
3 BEDROOM DETACHED HOUSE

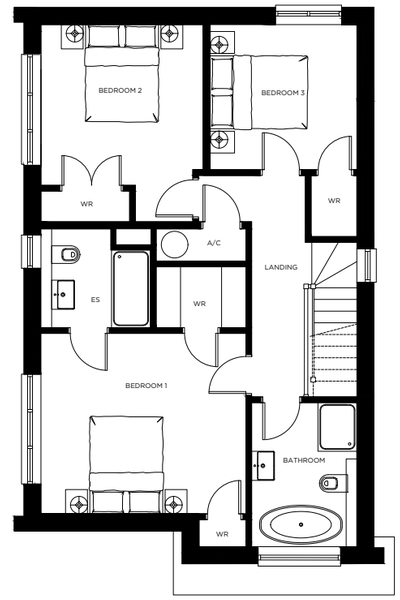
It's both style and substance that elevate the three bedroomed Saltram from a practical working home to a sanctuary that makes your heart swell and shoulders relax the second you sweep into your own drive.

The attractive mix of warm rustic brick and crisp render, give a sophisticated curb appeal before you even step through the front door.

This feel continues with stunning interior details. A well equipped, chic and spacious kitchen will please even the most masterful of chefs, with its state of the art BOSCH tech and uber cool handleless units with deep pan drawers. The kitchen runs beautifully into the dining space with views over the garden and in turn, you are gently led into the generous & tranquil living area.

To find all this and outstanding eco-credentials with free renewable electricity from extensive PV solar panels feeding an Air-Source Heat Pump for all the heating and hot water, it really makes for an exceptional package.





GROUND FLOOR			FIRST FLOOR		
Hall			Landing with airing cupboard		
Cloaks/WC	1.05m x 2.39m	3'4" x 7'8"	Bedroom 1	4.22m x 3.71m + W/R	13'8" x 12'2"+ W/R
Kitchen/Dining	6.50m x 3.61m	21'3" x 11'8"	En-Suite	2.25m x 2.03m	7'4" x 6'7"
Living	4.41m x 6.32m	14'5" x 20'7"	Bedroom 2	3.34m x 4.06m + W/R	11'0" x 13'3" + W/R
Utility	1.94m x 1.58m	6'4" x 5'2"	Bedroom 3	3.02m x 2.99m + W/R	9'9" x 9'8" + W/R
Garage	3.01m x 6.08m max	9'9" x 19'9"	Bathroom	2.17m x 2.96m	7'1" x 9'7"

PLOT NUMBERS

51

BERKELEY PARK

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DERWENT

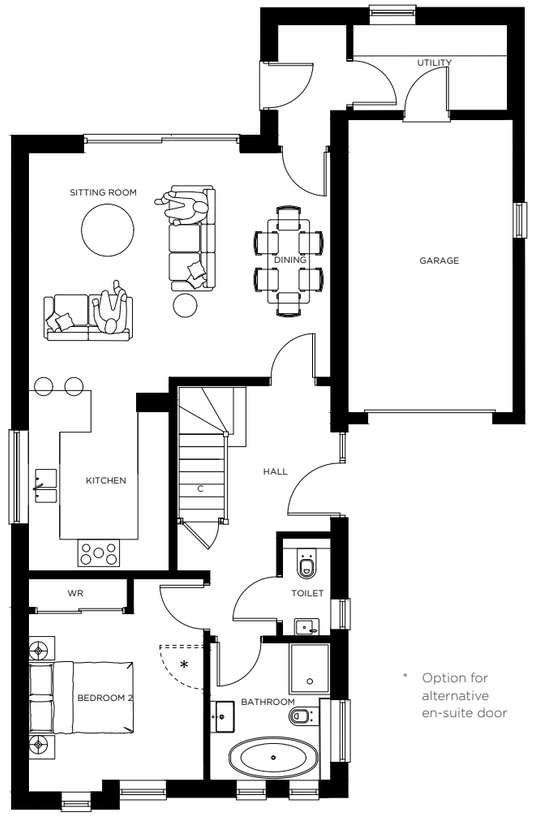
4 BEDROOM DETACHED CHALET BUNGALOW

The Derwent has been specially designed for flexible modern day living.

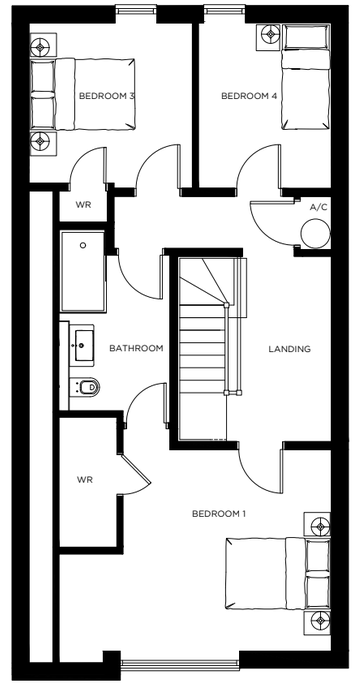
The bold and striking external design contains a home of infinite variations. Want all the benefits and ease of a bungalow, but still want the whole family to come and stay? The Derwent is perfect! Or if you have a family with fast growing up kids about to leave the nest ... need bedrooms now but more living space shortly? The Derwent is perfect! Or do you have an elderly relative that needs a ground floor bedroom and bathroom? The Derwent fits the bill!

This spacious Chalet Bungalow offers many different advantages but still also offers a Zero Carbon energy saving Heritage home with high quality finishes and a luxurious specification.

As with all new Heritage homes, the Derwent is both a Zero Carbon, super insulated, home and A-Rated for energy efficiency. With an Air-Source Heat Pump providing all the heating and hot water, a substantial number of PV solar panels on the roof feeding free renewable electricity and an electric car charging point fitted as standard, this home is light-years ahead of most existing homes when it comes to sustainable comfortable living.



* Option for alternative en-suite door



GROUND FLOOR			FIRST FLOOR		
Hall with cupboard			Landing with linen cupboard		
Cloaks/WC	0.93m x 1.89m	3'1" x 6'2"	Bedroom 1	5.23m x 3.87m max	17'2" x 12'7" max
Sitting/Dining	5.80m x 4.52m	19'0" x 14'8"		inc W/R	inc W/R
Kitchen	2.70m x 3.06m	8'9" x 10'0"	Bedroom 3	3.13m x 3.07m	10'3" x 10'1"
Hallway				+ W/R	+ W/R
Utility	2.97m x 1.65m	9'7" x 5'4"	Bedroom 4	2.55m x 3.18m	8'4" x 10'4"
Bedroom 2	3.36m x 4.10m max	11'0" x 13'5" max	Bathroom	2.13m x 2.98m	6'9" x 9'8"
Bathroom	2.32m x 2.65m	7'6" x 8'7"			
Garage	5.63m x 3.17m	18'5" x 10'4"			

PLOT NUMBERS

1 2 3 46 47 61

BERKELEY PARK
TOPSHAM • DEVON

HERITAGE
BUILDERS OF FINE HOMES

Many housebuilders use the word, but heritage really is integral to the design and creation of our exceptional British homes. For us, heritage is as much about the here and now, and the future, as it is the past.

Your prestigious home is a timeless statement of quality and craftsmanship – providing an outward expression of exquisite taste and enduring style, and a personal sense of place and belonging.

With these themes central to our design brief, each and every Heritage Home is conceived and constructed with proven dedication and expertise, and meticulous attention to the finer details we know matter so much.

All this, of course, must come hand in hand with the very highest environmental standards we've become synonymous with. With Heritage Homes, we've proven that energy efficiency and low-carbon technology can – and should – come hand in hand with superior quality and timeless appeal. And that applies across our portfolio, from contemporary detached family homes to character cottages and stylish apartments.

Perhaps it's because we put the people who will live in a Heritage Home at the very heart of our creation, from the very start of the design process.



To see why we are award winning watch our latest video.

Get a closer look at our stunning developments in Exeter by watching a video of a guided tour of Holland Park.

Visit our website today www.heritagehomes.co.uk/video











BERKELEY PARK
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LOCATION AND **DIRECTIONS**

SatNav Postcode: EX3 0LY

From M5 southbound, exit the motorway at junction 30.

At the roundabout under the motorway take the third exit onto the A379 dual carriageway following signs for Exeter.

Proceed on the dual carriageway for approximately one mile through two sets of traffic lights then exit left following signs for the City Centre.

On joining the next dual carriageway stay in the left hand lane and continue to Countess Wear roundabout.

At Countess Wear roundabout take the first exit onto Topsham Road.

Continue onto Exeter Road toward the centre of Topsham where you will see signage for Berkeley Park on the left





Local Information

BRISTOL	76 miles
PLYMOUTH	46 miles
TAUNTON	32 miles
EXETER CITY CENTRE	4 miles
TOPSHAM CENTRE	650 metres

Trains

TO LONDON PADDINGTON	2hr 15mins approx

Airports

EXETER	6 miles
BRISTOL	66 miles
BOURNEMOUTH	85 miles
HEATHROW	181 miles

DISCLAIMER

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the Selling Agents has any authority to make or give any representation to warranty, whether in relation to any property or these particulars, nor to enter into any contract relating to the property on behalf of the Heritage Homes. Computer Generated Images (CGi's) are intended only for illustrative purposes and are subject to interpretation. Actual finishes, details and any landscaping will vary from plot to plot. Please refer to the working plans on site.

Floor plans and Site Plans are for identification purposes only and are not to scale. They do not form part of any contract for the sale of any property. All dimensions shown are approximate structural dimensions and are scaled from plans prior to construction. No allowance has been made for the thickness of plasterboard or skirtings. Dimensions may vary during the course of construction and purchasers should verify dimensions on site. They should not be relied upon to determine space for furniture, appliances or for fitting carpets. Kitchen and bathroom layouts may be subject to reorientation and are given as a guide. Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact our Sales Office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. No responsibility can be accepted for any expenses incurred by any intending purchasers in inspecting properties that have been sold or withdrawn.

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LABC WARRANTY AWARDS
WINNER 2014, 2015, 2017 & 2018

premier guarantee®

Berkeley Park is covered by a premier guarantee 10-year warranty.

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