



VICTORIA  
Heights



BARRATT  
— HOMES —



# OUTSTANDING DESIGN

BARRATT HOMES ARE BUILT AROUND  
THE WAY YOU WANT TO LIVE

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.



# AWARD-WINNING CUSTOMER SERVICE AND QUALITY

## WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.

\*First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Available on virtually all of our developments.





# A FANTASTIC LOCATION

Victoria Heights is a 15 minute walk from the town centre, where you'll find local shops, Alphington Primary School and a popular pub, The New Inn. The doctor's surgery and the pharmacy are also within walking distance.

Exeter, Devon's vibrant capital city, is only a short drive away. There are plenty of high street and independent shops, as well as an array of great places to eat and drink.

The city is home to several outstanding schools, from nurseries and pre-schools to Exeter College. The University of Exeter is one of the UK's most acclaimed and is part of the prestigious Russell Group, making it an excellent choice for academics.

Both Dartmoor National Park, with its famous tors and stunning views, and Haldon Forest Park, known for great mountain biking trails and walking routes are just a short drive away. Beaches are also nearby, including Dawlish Warren and Exmouth.

At Victoria Heights you're less than 10 minutes from the nearest train station and have easy access to the A30 and M5.

## DEVELOPMENT LAYOUT

CHUDLEIGH ROAD, ALPHINGTON, DEVON, EX2 9SQ

### KEY

- **ALPHIN & GIDLEY**  
1 bedroom apartments
- **KENLEY**  
2 bedroom home
- **DENFORD**  
2 bedroom home
- **MAIDSTONE**  
3 bedroom home
- **ELLERTON**  
3 bedroom home
- **MORESBY**  
3 bedroom home
- **ENNERDALE**  
3 bedroom home
- **NORBURY**  
3 bedroom home
- **WOODCOTE**  
4 bedroom home
- **CHESTER**  
4 bedroom home
- **KENLEY SPECIAL**  
2 bedroom home
- **DENFORD SPECIAL**  
2 bedroom home
- **ELLERTON SPECIAL**  
3 bedroom home
- **MORESBY SPECIAL**  
3 bedroom home
- **AFFORDABLE HOUSING**
- V Visitor Parking Space
- S/S Sub Station
- B/C Bin & Cycle Store
- BCP Bin Collection Point



### SUSTAINABILITY FEATURES

- Grassland
- Path
- Woodland planting
- New tree line
- Stream
- Swift boxes
- Bat boxes
- Hedgehog highway



# MAIDSTONE

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



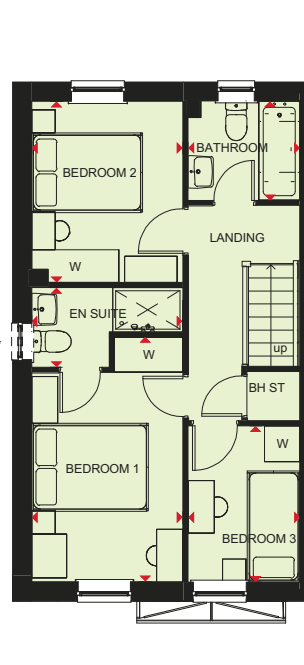
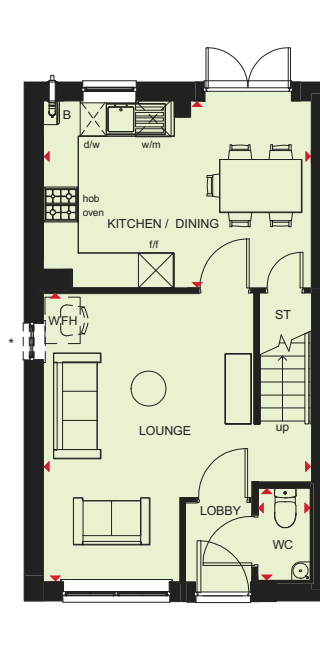
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



### Ground Floor

Lounge	4598 x 4950 mm	15'1" x 16'3"
Kitchen/Dining	4593 x 3202 mm	15'1" x 10'6"
WC	901 x 1586 mm	2'11" x 5'2"

[Approximate dimensions]

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

### First Floor

Bedroom 1	2592 x 4199 mm	8'6" x 13'9"
En suite	2592 x 1365 mm	8'6" x 4'6"
Bedroom 2	2592 x 3107 mm	8'6" x 10'2"
Bedroom 3	1918 x 2676 mm	6'3" x 8'9"
Bathroom	1918 x 1702 mm	6'3" x 5'7"

[Approximate dimensions]

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

**KEY**

B	Boiler
ST	Store
BH/ST	Bulkhead Store

wm	Washing machine space
dw	Dishwasher space
f/f	Fridge/freezer space

WFH	Working from home space
W	Wardrobe space
◀▶	Dimension location



# ELLERTON

## 3 BEDROOM HOME



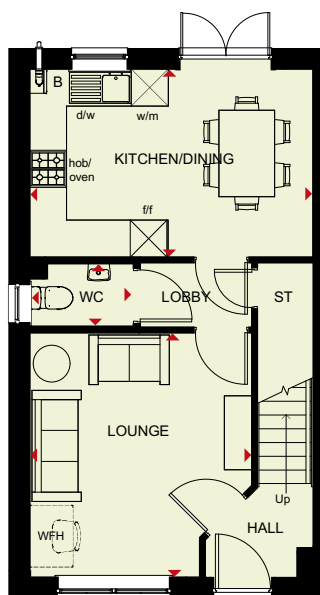
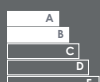
Electric car  
charging  
point



Argon-filled  
double-glazing



Smart Thermostat

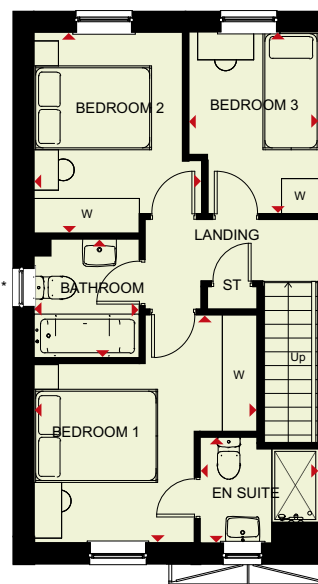


### Ground Floor

Lounge	3605 x 3967 mm	11'10" x 13'0"
Kitchen	4593 x 3048 mm	15'1" x 10'0"
WC	1668 x 1016 mm	5'6" x 3'4"

(Approximate dimensions)

\*Window may be omitted on certain plots. Speak to a Sales Advisor for details on individual plans.



### First Floor

Bedroom 1	3605 x 3683 mm	11'10" x 12'1"
En suite	1918 x 1716 mm	6'3" x 5'8"
Bedroom 2	2708 x 3245 mm	8'11" x 10'8"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"

(Approximate dimensions)

\*Window may be omitted on certain plots. Speak to a Sales Advisor for details on individual plans.

#### KEY

B Boiler  
ST Store  
w/m Washing machine space

d/w Dishwasher space  
f/f Fridge/freezer space  
WFH Working from home space

w Wardrobe space  
◀▶ Dimension location



# MORESBY

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



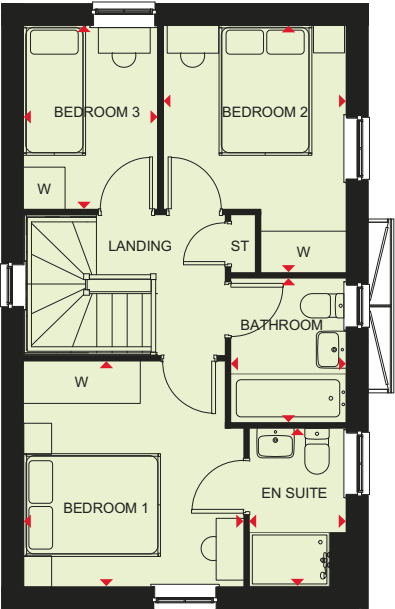
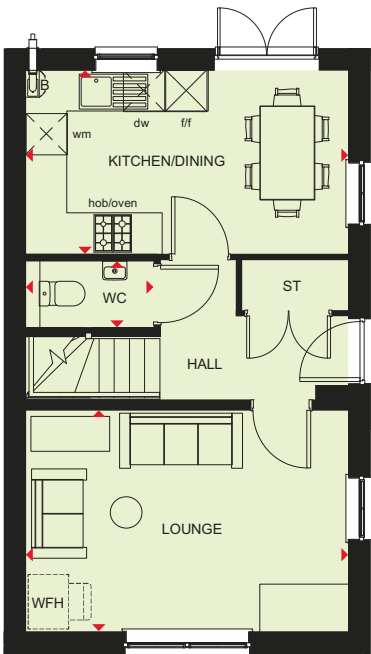
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



### Ground Floor

Lounge	4735 x 3245 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1874 x 976 mm	6'2" x 3'2"

### First Floor

Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En Suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

#### KEY

B Boiler  
ST Store  
wm Washing machine space

dw Dishwasher space  
f/f Fridge/freezer space  
WFH Working from home space

w Wardrobe space  
◀▶ Dimension location





# NORBURY

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



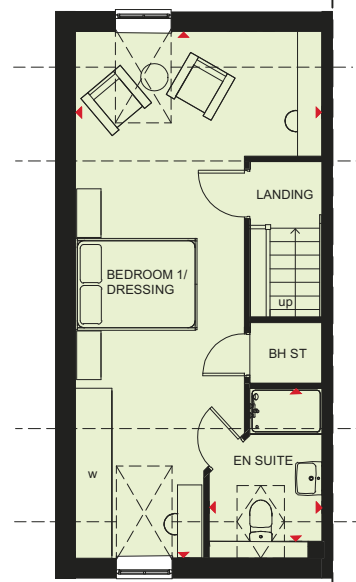
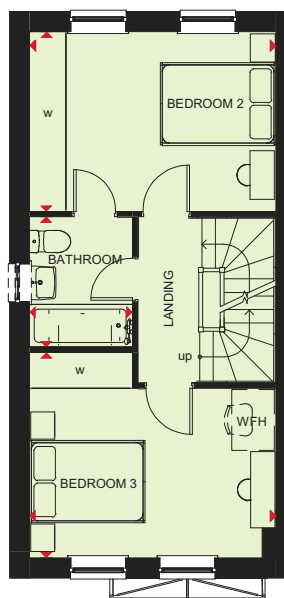
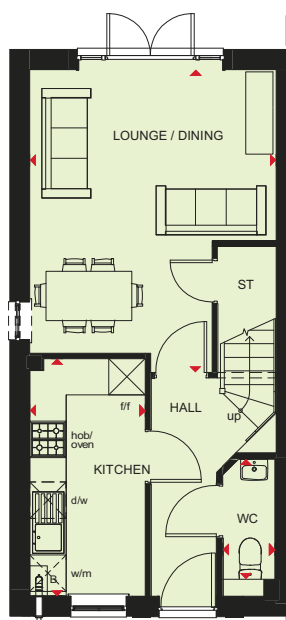
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



### Ground Floor

Lounge/Dining	4056 x 4986 mm	13'4" x 16'4"
Kitchen	1900 x 3910 mm	6'3" x 12'10"
WC	860 x 1976 mm	2'10" x 6'6"

(Approximate dimensions)

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

### First Floor

Bedroom 2	4056 x 2960 mm	13'4" x 9'9"
Bedroom 3	4056 x 3381 mm	13'4" x 11'1"
Bathroom	1698 x 2146 mm	5'7" x 7'0"

(Approximate dimensions)

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

### Second Floor

Bedroom 1/Dressing	4056 x 8663 mm	13'4" x 28'5"
En suite	1858 x 2524 mm	6'1" x 8'3"

(Approximate dimensions)

**KEY**

B Boiler

ST Store

BH/ST Bulkhead Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

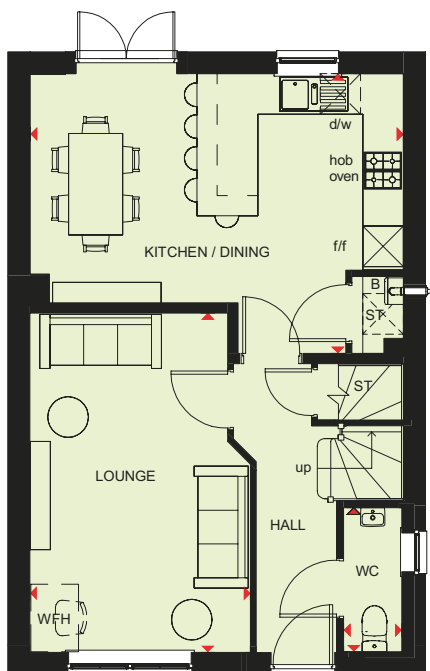
W Wardrobe space

◀▶ Dimension location



# CHESTER

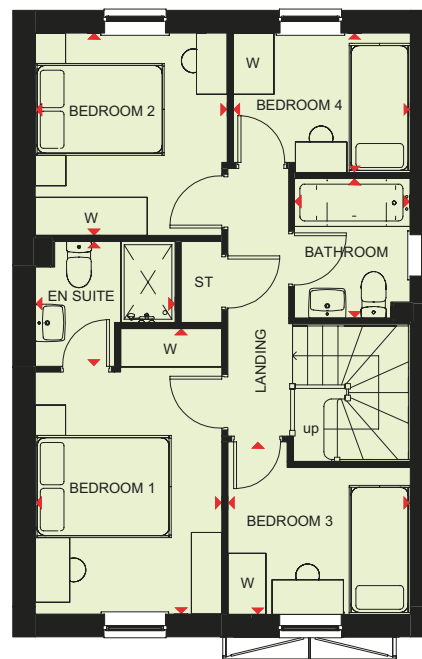
## 4 BEDROOM HOME



### Ground Floor

Lounge	3259 x 5016 mm	10'8" x 16'5"
Kitchen/Dining	5515 x 4135 mm	18'1" x 13'7"
WC	860 x 2130 mm	2'10" x 7'0"

[Approximate dimensions]



### First Floor

Bedroom 1	2746 x 4200 mm	9'0" x 13'9"
En suite	2053 x 1835 mm	6'9" x 6'0"
Bedroom 2	2826 x 2981 mm	9'3" x 9'9"
Bedroom 3	2686 x 2537 mm	8'10" x 8'4"
Bedroom 4	2606 x 2055 mm	8'7" x 6'9"
Bathroom	1698 x 2048 mm	5'7" x 6'9"

[Approximate dimensions]

#### KEY

B Boiler  
ST Store  
d/w Dishwasher space

f/f Fridge/freezer space  
WFH Working from home space  
w Wardrobe space

◀ ▶ Dimension location





## NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

### WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.





**barratthomes.co.uk**  
**0330 057 6000**

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

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**BARRATT**  
HOMES