



**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

Less than 5 minutes from Okement Park, you'll find Okehampton town centre, with plenty of local businesses, cafes, pubs and restaurants to enjoy.

You'll also be right on the edge of Dartmoor National Park as well as 10 minutes from Okehampton Castle and Okehampton Golf Club, so you'll never be short of things to do.

For your weekly food shop, Waitrose, Co-op and Lidl are all a short drive away. Schools for children of all ages are nearby and include Okehampton Primary School and Okehampton College.

All of Devon and Cornwall is easily accessible with Okehampton train station and the A30 just 10 minutes away.



## DEVELOPMENT LAYOUT












CREDITON ROAD, OKEHAMPTON,  
DEVON, EX20 1FW

### KEY

- **DENFORD**  
2 bedroom home
- **KENLEY**  
2 bedroom home
- **PALMERSTON**  
3 bedroom home
- **ELLERTON**  
3 bedroom home
- **MAIDSTONE**  
3 bedroom home
- **MORESBY**  
3 bedroom home
- **CHESTER**  
4 bedroom home
- **HEMSWORTH**  
4 bedroom home
- **RADLEIGH**  
4 bedroom home
- **AFFORDABLE HOUSING**
- S/S **Sub-Station**
- V **Visitor parking**
- BCP **Bin Collection Point**
- **Public Electric Vehicle Charge Points**



### SUSTAINABILITY FEATURES

-  Grassland
-  Path
-  Woodland planting
-  Mature tree line
-  Rainwater pond
-  New tree line
-  Swift boxes
-  Bat boxes
-  Hedgehog highway
-  Wildflower meadow
-  Dormouse Dormitories



# KENLEY

## 2 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Highly-efficient  
insulation



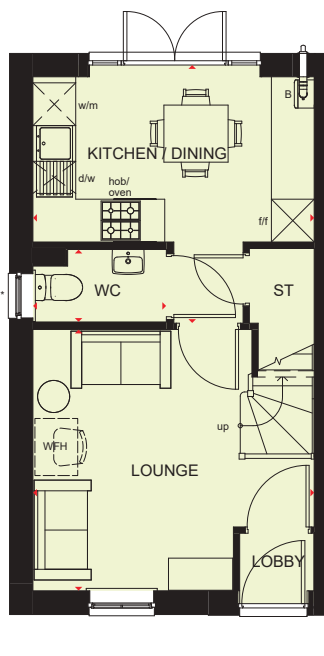
Electric car  
charging  
point



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Solar  
or Photovoltaic  
panels

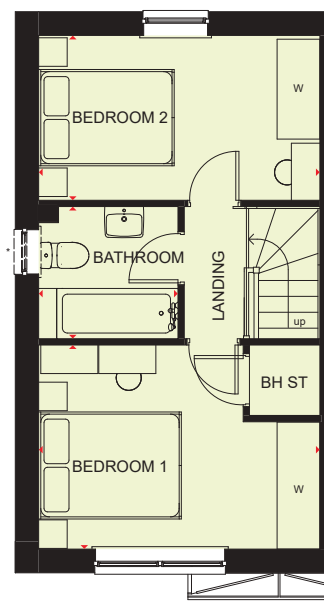


### Ground Floor

Lounge	3955 x 3550 mm	12'12" x 11'8"
Kitchen/Dining	3955 x 3535 mm	12'12" x 11'7"
WC	1815 x 1025 mm	5'11" x 3'4"

[Approximate dimensions]

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



### First Floor

Bedroom 1	3947 x 2851 mm	12'11" x 9'4"
Bedroom 2	3947 x 2301 mm	12'11" x 7'7"
Bathroom	1944 x 1853 mm	6'5" x 6'1"

[Approximate dimensions]

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

**KEY**

B	Boiler
ST	Store
BH/ST	Bulkhead 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



# ELLERTON

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



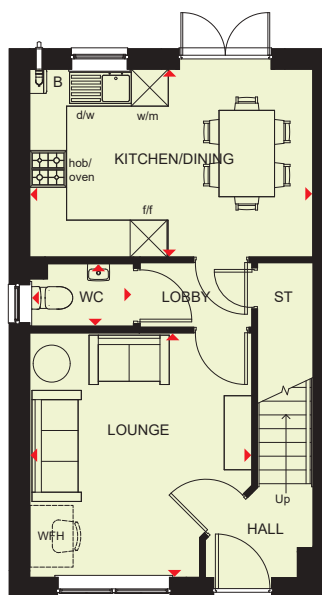
Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels

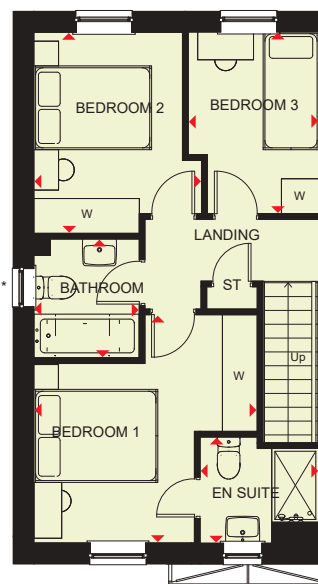


### Ground Floor

Lounge	3605 x 3904mm	11'10" x 12'10"
Kitchen	4552 x 3048mm	14'11" x 10'0"
WC	1668 x 1016mm	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 3674mm	11'10" x 12'0"
En suite	1928 x 1707mm	6'4" x 5'7"
Bedroom 2	2694 x 3236mm	8'10" x 10'7"
Bedroom 3	2128 x 2918mm	7'0" x 9'7"
Bathroom	1703 x 1917mm	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  
wm Washing machine space

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

w Wardrobe space  
◀▶ Dimension location



# MAIDSTONE

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



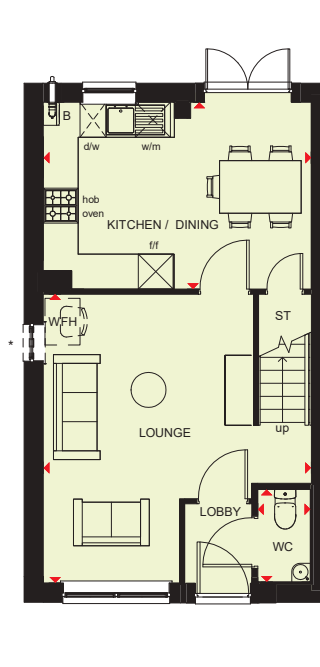
Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels

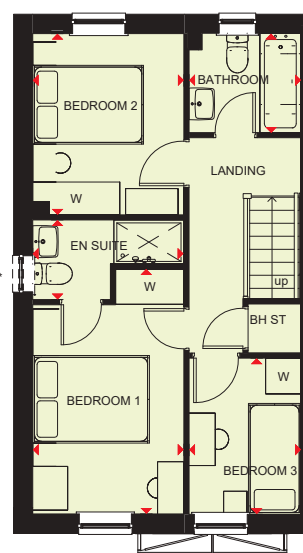


### Ground Floor

Lounge	4598 x 4887mm	15'1" x 16'0"
Kitchen/Dining	4552 x 3202mm	14'11" x 10'6"
WC	901 x 1586mm	2'11" x 5'2"

(Approximate dimensions)

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



### First Floor

Bedroom 1	2592 x 4199mm	8'6" x 13'9"
En suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3098mm	8'5" x 10'2"
Bedroom 3	1918 x 2662mm	6'3" x 8'7"
Bathroom	1918 x 1702mm	6'3" x 5'7"

(Approximate dimensions)

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

**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





# MORESBY

## 3 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Highly-efficient  
insulation



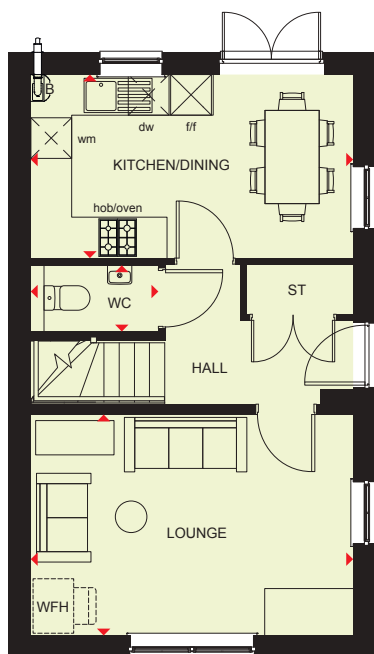
Electric car  
charging  
point



Decentralised  
mechanical  
extract ventilation  
(d-MEV)

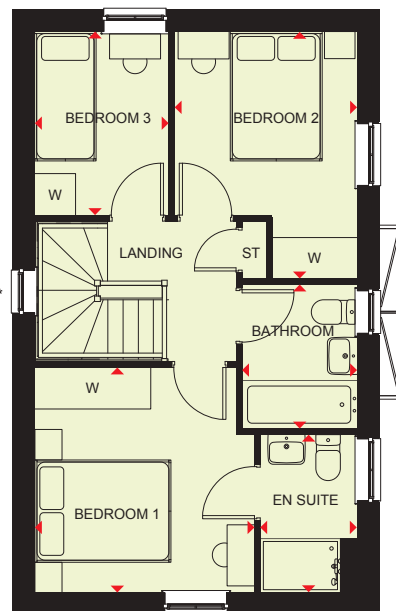


Solar  
or Photovoltaic  
panels



### Ground Floor

Lounge	4707 x 3233 mm	15'5" x 10'7"
Kitchen/Dining	4693 x 2687 mm	15'5" x 8'10"
WC	1682 x 976 mm	5'6" x 3'2"



### First Floor

Bedroom 1	3186 x 3282 mm	10'5" x 10'9"
En Suite	1432 x 2313 mm	4'8" x 7'7"
Bedroom 2	2667 x 3609 mm	8'9" x 11'10"
Bedroom 3	1952 x 2696 mm	6'4" 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



# CHESTER

## 4 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Highly-efficient  
insulation



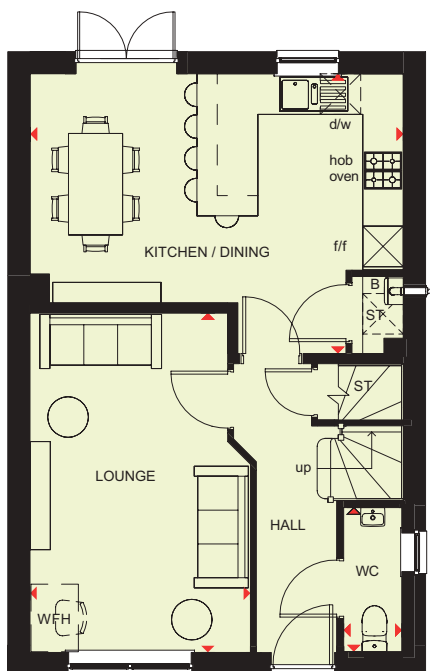
Electric car  
charging  
point



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



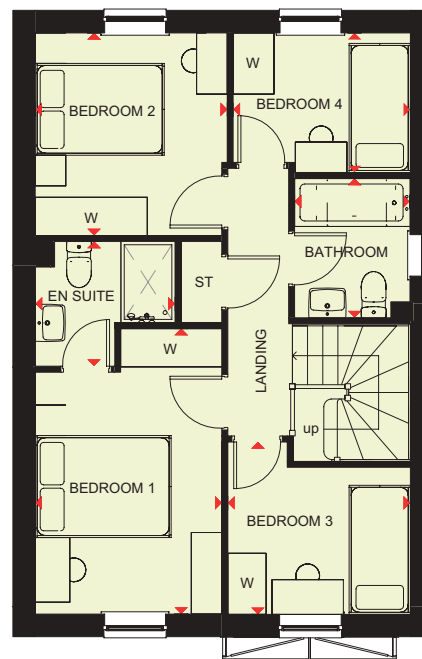
Solar  
or Photovoltaic  
panels



### Ground Floor

Lounge	3231 x 4994mm	10'7" x 16'5"
Kitchen/Dining	5479 x 4109mm	18'0" x 13'6"
WC	860 x 2130mm	2'10" x 7'0"

(Approximate dimensions)



### First Floor

Bedroom 1	2716 x 4200mm	8'11" x 13'9"
En Suite	2053 x 1835mm	6'9" x 6'0"
Bedroom 2	2798 x 2962mm	9'2" x 9'7"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2022mm	8'7" x 6'8"
Bathroom	1698 x 2048mm	5'7" x 6'9"

(Approximate dimensions)

### KEY

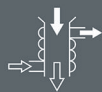
B Boiler  
ST Store  
d/w Dishwasher space

f/f Fridge/freezer space  
WFH Working from home space  
◀▶ Dimension location



# HEMSWORTH

## 4 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Electric car  
charging  
point



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Photovoltaic  
panels



Highly-efficient  
insulation



### Ground Floor

Lounge	3280 x 4820 mm	10'9" x 15'10"
Kitchen/Dining	5248 x 3297 mm	17'3" x 10'10"
WC	922 x 1590 mm	3'0" x 5'3"
Utility	2025 x 1624 mm	6'8" x 5'4"
Garage	3058 x 6000 mm	10'0" x 19'8"



### First Floor

Bedroom 1	4219 x 4002 mm	13'10" x 13'2"
En Suite	2024 x 1725 mm	6'8" x 5'8"
Bedroom 2	3073 x 3760 mm	10'1" x 12'4"
Bedroom 3	3154 x 3551 mm	10'4" x 11'8"
Bedroom 4	3112 x 3110 mm	10'3" x 10'2"
Bathroom	2151 x 1886 mm	7'1" x 6'2"

#### KEY

B Boiler

ST Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

td Tumble dryer space

WFH Working from home space

W Wardrobe space

◀▶ Dimension location





# RADLEIGH

## FOUR BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



### Ground Floor

Lounge	3361 x 5059mm	11'0" x 16'7"
Kitchen/Dining/Family	8069 x 3578mm	26'6" x 11'9"
Study	2261 x 2104mm	7'5" x 6'11"
Utility	1542 x 1632mm	5'0" x 5'4"
WC	850 x 1606mm	2'9" x 5'3"



### First Floor

Bedroom 1	3523 x 3842mm	11'7" x 12'7"
En Suite	1500 x 2308mm	4'11" x 7'7"
Bedroom 2	3398 x 4321mm	11'2" x 14'2"
Bedroom 3	2810 x 3336mm	9'3" x 10'11"
Bedroom 4	2959 x 3139mm	9'8" x 10'4"
Bathroom	2137 x 1694mm	7'0" x 5'7"

**KEY**

B	Boiler
ST	Store
wm	Washing machine space

dw	Dishwasher space
f/f	Fridge/freezer space
td	Tumble dryer space

w	Wardrobe space
◀▶	Dimension location

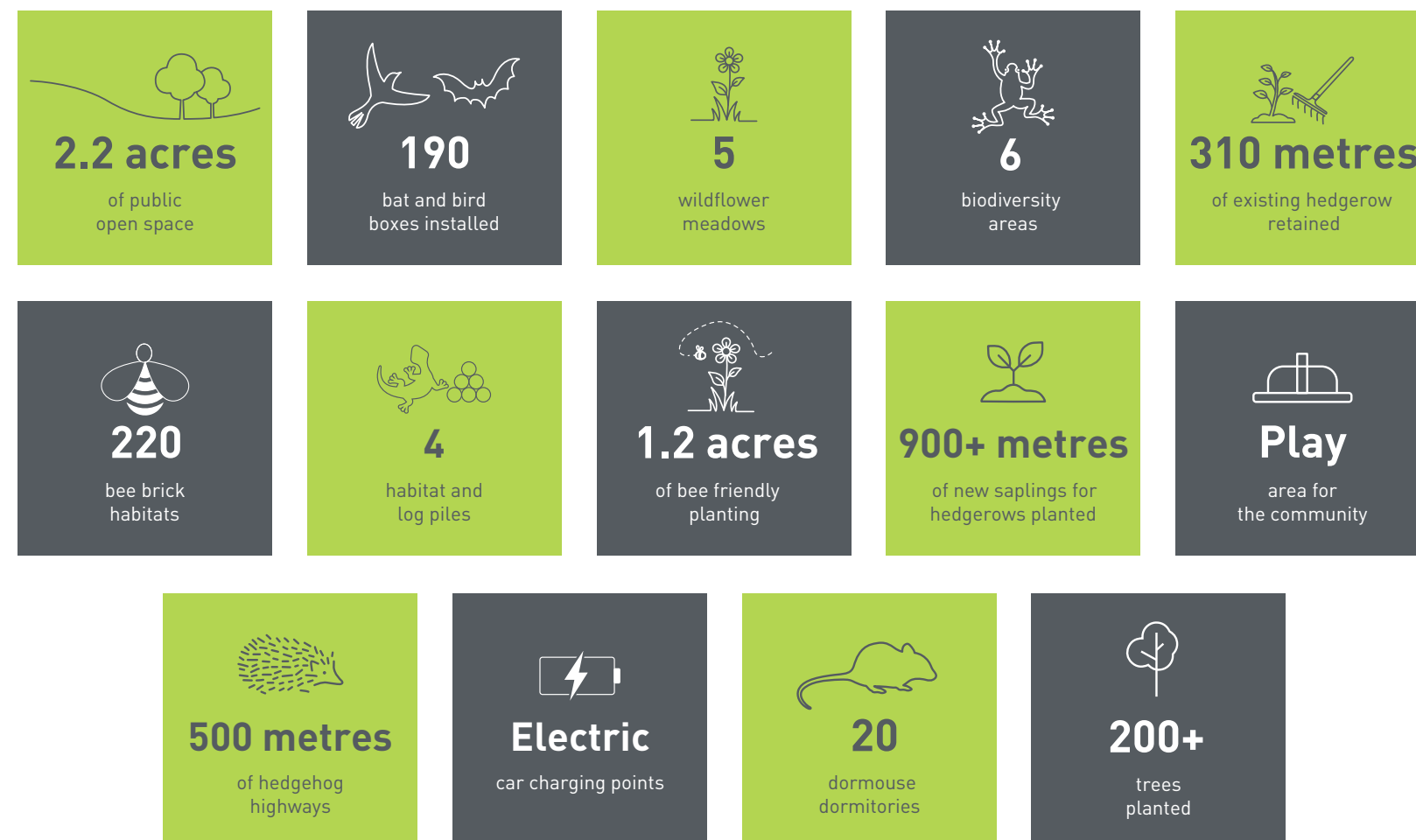


# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.





## 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**

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**BARRATT**  
— HOMES —