

treledan.

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



DAVID WILSON HOMES

WHERE QUALITY LIVES

TRELEDAN

— A LOCATION LIKE NO OTHER —



At Treledan you'll be just 5 minutes from the town centre and close to local shops, restaurants, Saltash train station and the A38. Waitrose is just a 5 minute walk away and further afield you'll find Tesco. There are a range of schools nearby for all ages, from pre schools to sixth form.



There are plenty of opportunities to be active. Saltash Leisure Centre has a pool, gym & fitness classes while Saltash Sailing Club is less than 2 miles away. National Trust walks are a short drive away, while the Tamar Valley Area of Outstanding Natural Beauty is on your doorstep offering walking routes and cycle paths.

A SENSE OF PEACE,
QUALITY
— AND SPACE —

Our homes at Treledan in Saltash provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family want to live.



Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or living dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes boasting two or more bathrooms, including your own private sanctuary – a main bedroom en suite.











Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.



treledan.

Saltash, Cornwall, PL12 6PR

KEY

-  **The Wincham**
2 bedroom home
-  **The Archford**
3 bedroom home
-  **The Hadley**
3 bedroom home
-  **The Kennett**
3 bedroom home
-  **The Ingleby**
4 bedroom home
-  **The Kirkdale**
4 bedroom home
-  **The Holden**
4 bedroom home
-  **Visitors Parking Space**
-  **Bin Collection Point**



SUSTAINABILITY FEATURES

-  Grassland
-  Path
-  Woodland planting
-  New tree line
-  Bat Boxes
-  Swift Boxes

dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

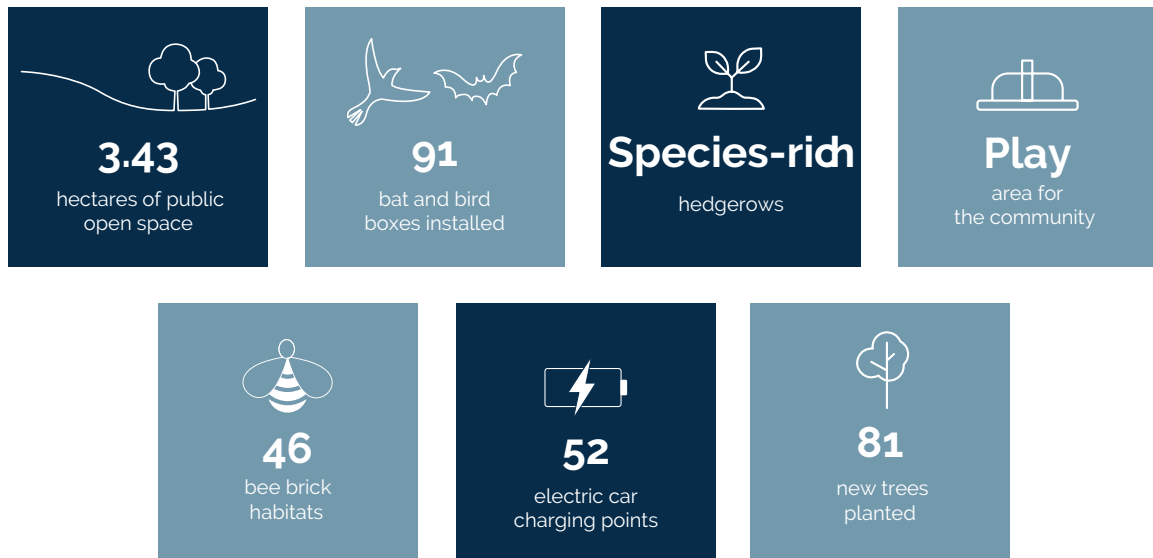
— CREATING A SUSTAINABLE — COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

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

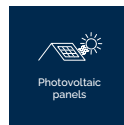
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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.

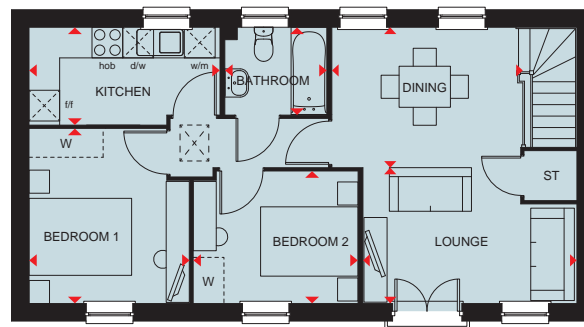


THE WINCHAM

TWO BEDROOM HOME



Features are plot specific. Please refer to working drawings.



First Floor

Kitchen	3760 x 1946 mm	12'4" x 6'4"
Lounge/Dining	4814 x 5465 mm	15'8" x 17'9"
Bedroom 1	3174 x 3452 mm	10'4" x 11'3"
Bedroom 2	3214 x 2685 mm	10'6" x 8'9"
Bathroom	1991 x 1750 mm	6'6" x 5'8"

Key

ST	Store	d/w	Dishwasher space	W	Wardrobe space
w/m	Washing machine space	f/f	Fridge freezer space	◀▶	Dimension location

A3 specification.



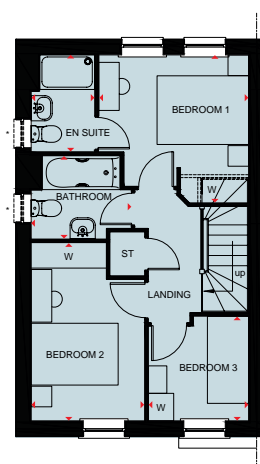
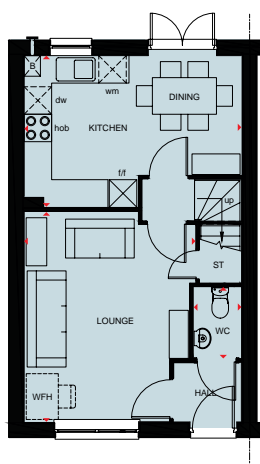
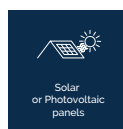
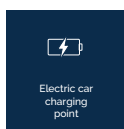
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BDW005260/OCT24

THE ARCHFORD

THREE BEDROOM HOME



* optional window refer to sales advisor for individual plots

Ground Floor

Lounge	3586 x 4612 mm	11'9" x 15'1"
Kitchen/Dining	4745 x 3323 mm	15'6" x 10'10"
WC	1067 x 1587 mm	3'6" x 5'2"

First Floor

Bedroom 1	3289 x 3229 mm	10'9" x 10'7"
En suite	1398 x 2157 mm	4'7" x 7'0"
Bedroom 2	2475 x 3887 mm	8'1" x 12'9"
Bedroom 3	2187 x 2281 mm	7'2" x 7'5"
Bathroom	2193 x 1841 mm	7'2" x 6'0"

Key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	WFH	Working from home space	◀▶	Dimension location



Scan here for more details



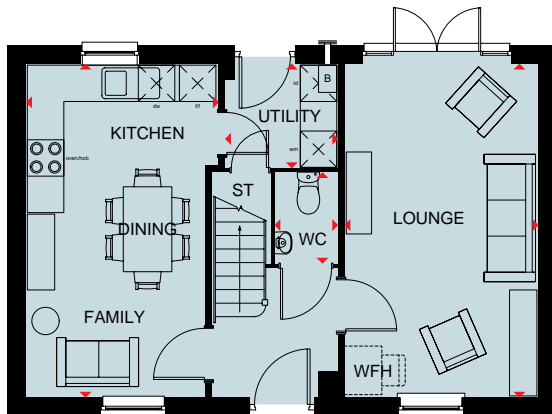
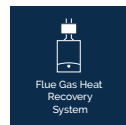
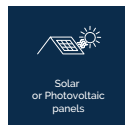
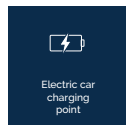
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BDW004187/JAN24

THE HADLEY

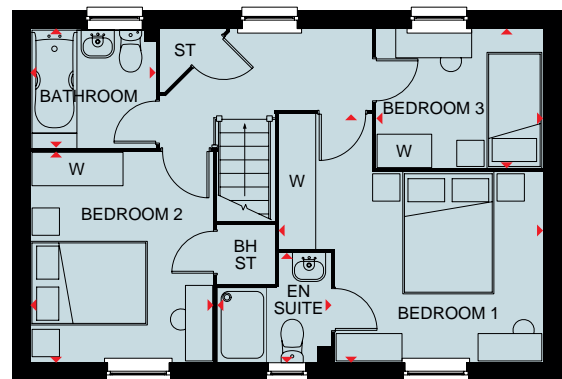
THREE BEDROOM HOME



Ground Floor

Lounge	5450 x 3148 mm	17'10" x 10'3"
Kitchen/Family/Dining	5450 x 3143 mm	17'10" x 10'3"
Utility	1700 x 1799 mm	5'6" x 5'10"
WC	1511 x 1026 mm	4'11" x 3'4"

(Approximate dimensions)



First Floor

Bedroom 1	4066 x 4337 mm	13'4" x 14'2"
En Suite	1784 x 1869 mm	5'10" x 6'1"
Bedroom 2	3350 x 2991 mm	10'11" x 9'9"
Bedroom 3	2278 x 2726 mm	7'5" x 8'11"
Bathroom	2038 x 1824 mm	6'8" x 5'11"

(Approximate dimensions)

Key

B	Boiler	CYL	Cylinder	wm	Washing machine space	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	td	Tumble Dryer space	dw	Dishwasher space	WFH	Working from home space	↔	Dimension location



Scan here for more details



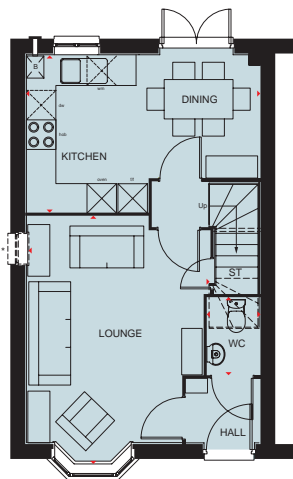
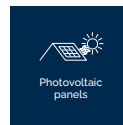
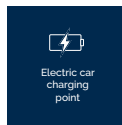
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BDW004187/JAN24

THE KENNETT

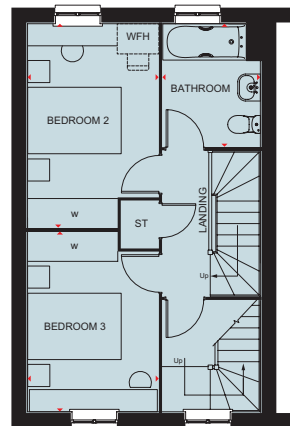
THREE BEDROOM HOME



Ground Floor

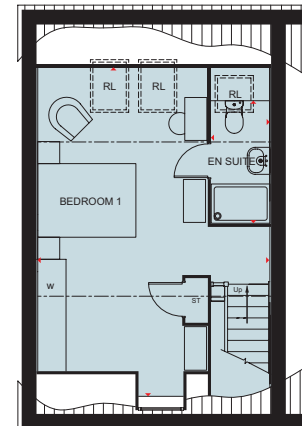
Lounge	4994 x 3727 mm	16'5" x 12'3"
Kitchen/Dining	4726 x 3195 mm	15'6" x 10'6"
WC	1562 x 1038 mm	5'1" x 3'5"

*Refer to Sales Adviser



First Floor

Bedroom 2	4141 x 2657 mm	13'7" x 8'9"
Bedroom 3	3656 x 2658 mm	12'0" x 8'9"
Bathroom	2496 x 1986 mm	8'2" x 6'6"



Second Floor

Bedroom 1	6681 x 4731* mm	21'11" x 15'6"*
En suite	2496* x 1190 mm	8'2" x 3'11"

*Overall floor dimension includes lowered ceiling areas

Key

B	Boiler	f/f	Fridge/freezer space	w/m	Washing machine space	WFH	Working from home space	◀▶	Dimension location
ST	Store	d/w	Dishwasher space	w	Wardrobe space	RL	Rooflight		



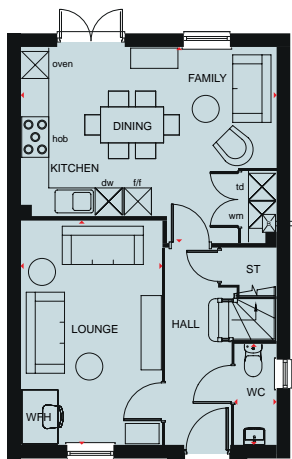
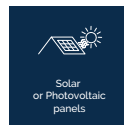
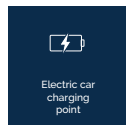
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THE INGLEBY

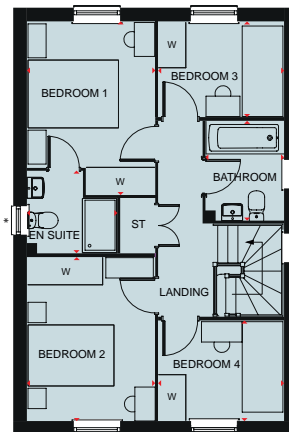
FOUR BEDROOM HOME



Ground Floor

Lounge
Kitchen/Dining
WC

3095 x 4925 mm 10'1" x 16'1"
5635 x 4325 mm 18'5" x 14'2"
900 x 2206 mm 2'11" x 7'2"



First Floor

Bedroom 1 2800 x 3797 mm 9'2" x 12'5"
En suite 1962 x 1800 mm 6'5" x 5'10"
Bedroom 2 2800 x 3582 mm 9'2" x 11'9"
Bedroom 3 2747 x 2073 mm 9'0" x 6'9"
Bedroom 4 2747 x 2181 mm 9'0" x 7'1"
Bathroom 2179 x 1700 mm 7'2" x 5'7"

Key

B Boiler wm Washing machine space f/f Fridge freezer space WFH Working from home space <> Dimension location
ST Store dw Dishwasher space td Tumble dryer space W Wardrobe space



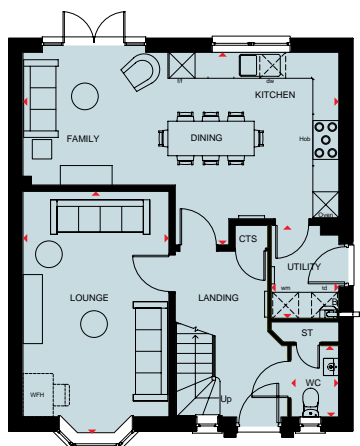
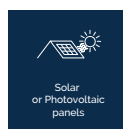
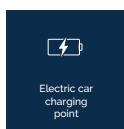
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DAVID WILSON HOMES

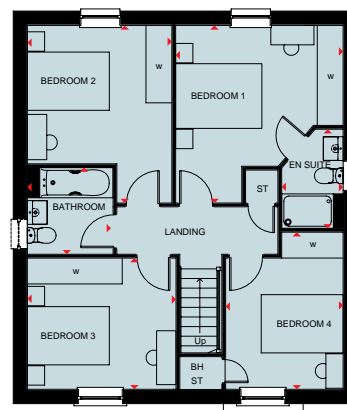
THE KIRKDALE

FOUR BEDROOM HOME



Ground Floor

Lounge	3380 x 5220 mm	11'1" x 17'1"
Kitchen/Dining	7318 x 4460 mm	24'0" x 14'7"
Utility	1561 x 2150 mm	5'1" x 7'0"
WC	1095 x 1663 mm	3'7" x 5'5"



First Floor

Bedroom 1	3885 x 4119 mm	12'8" x 13'6"
En Suite	1465 x 2313 mm	4'9" x 7'7"
Bedroom 2	3350 x 4131 mm	10'11" x 13'6"
Bedroom 3	3447 x 3056 mm	11'3" x 10'0"
Bedroom 4	2738 x 3643 mm	8'11" x 11'11"
Bathroom	2000 x 2035 mm	6'6" x 6'8"

Key

B	Boiler	BH ST	Bulkhead Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space
ST	Store	wm	Washing machine space	f/f	Fridge freezer space	WFH	Working from home space	↔	Dimension location



Scan here for more details



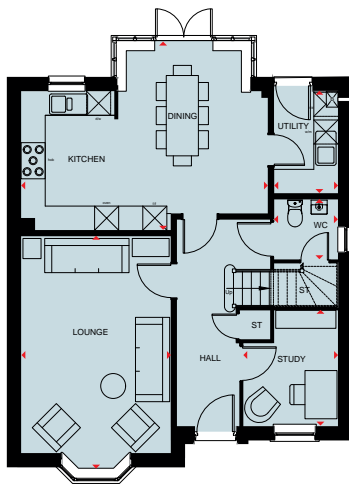
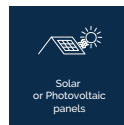
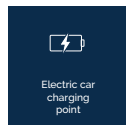
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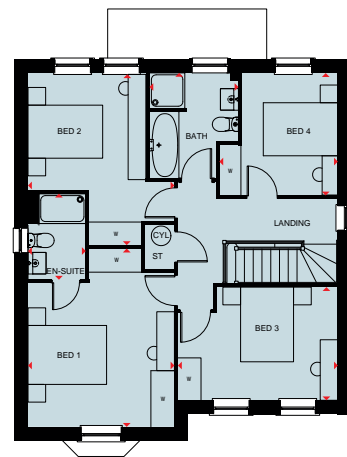
THE HOLDEN

FOUR BEDROOM HOME



Ground Floor

Lounge	3723 x 5777 mm	12'2" x 18'11"
Kitchen/Dining	6142 x 3460 mm	20'1" x 11'4"
Study	2374 x 2894 mm	7'9" x 9'5"
Utility	1588 x 2545 mm	5'12" x 8'4"
WC	1601 x 1511 mm	5'3" x 4'11"



First Floor

Bedroom 1	3741 x 4551 mm	12'3" x 14'11"
En Suite	1483 x 2216 mm	4'10" x 7'3"
Bedroom 2	3741 x 4344 mm	12'3" x 14'3"
Bedroom 3	4074 x 2881 mm	13'4" x 9'5"
Bedroom 4	3019 x 3116 mm	9'10" x 10'2"
Bathroom	2279 x 2687 mm	7'5" x 8'9"

Key

B	Boiler	W	Wardrobe space	wm	Washing machine space	CYL	Cylinder	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	td	Tumble dryer		



Scan here for more details



DAVID WILSON HOMES

YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, 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. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

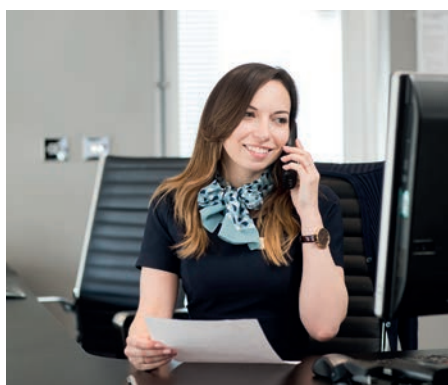
- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



**We" and "us" refer to the Barratt Developments PLC Group brands. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call 0330 057 2222

BDW005195/OCT24