

THE WATCHMAKERS

ISADORA LEA, COVENTRY,
WEST MIDLANDS, CV3 1JH



A STUNNING DEVELOPMENT OF 2, 3 AND 4 BEDROOM HOMES



BARRATT
— HOMES —

STUNNING HOMES IN A GREAT LOCATION

Within close proximity to the vibrant and cultural city of Coventry, our new development The Watchmakers will bring brand new 2, 3 & 4 bedroom homes.









With schools, parks, shops and other essential amenities right on your doorstep you'll have everything on hand for you & your family. There is also excellent travel links that give you access across the rest of the Midlands, which makes this exciting development the ideal place for you to call home.



THE WATCHMAKERS









DEVELOPMENT LAYOUT

KEY

-  **Kenley**
2 bedroom home
-  **Maidstone**
3 bedroom home
-  **Ellerton**
3 bedroom home
-  **Moresby**
3 bedroom home
-  **Kingsville**
3 bedroom home
-  **Kingsley**
4 bedroom home
-  **Hale**
4 bedroom home
-  **Affordable housing**
- V** Visitor Parking Space
- BCP** Bin Collection Point



GIVING NATURE A HOME ON THIS DEVELOPMENT:

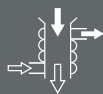
-  Grassland
-  Species rich grassland
-  Wildflower meadow
-  Path
-  Mature tree line
-  Swift boxes
-  Bat boxes
-  Hedgehog highway

barratthomes.co.uk



KENLEY

2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



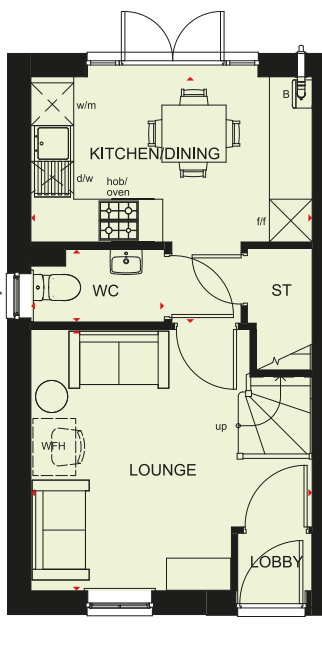
Photovoltaic panels



Highly-efficient insulation



Electric car charging point

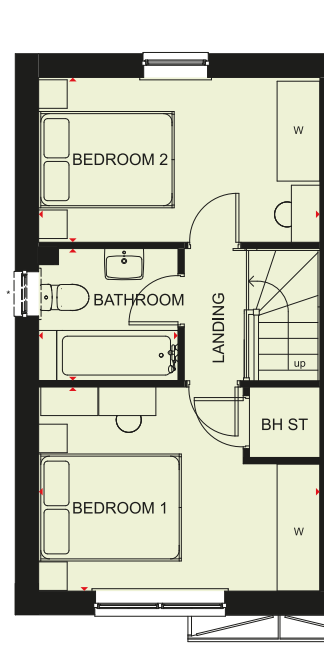


Ground Floor

Lounge	3943 x 3663 mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454 mm	12'11" x 11'4"
WC	1854 x 1016 mm	6'1" x 3'4"

[Approximate dimensions]

*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



First Floor

Bedroom 1	3943 x 2860 mm	12'11" x 9'5"
Bedroom 2	3943 x 2311 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

[Approximate dimensions]

*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

KEY

B	Boiler
ST	Store
BH ST	Bulkhead Store

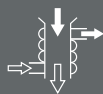
w/m	Washing machine space
d/w	Dishwasher space
f/f	Fridge/freezer space

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



MAIDSTONE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



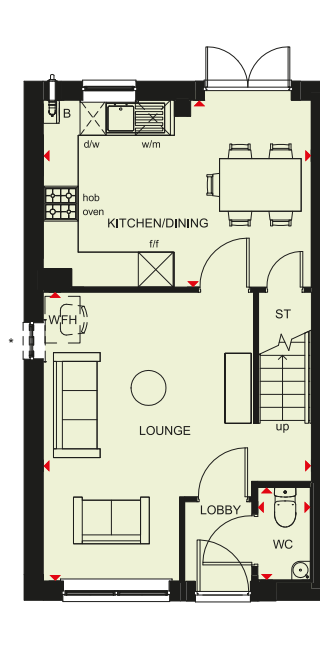
Photovoltaic panels



Highly-efficient insulation



Electric car charging point

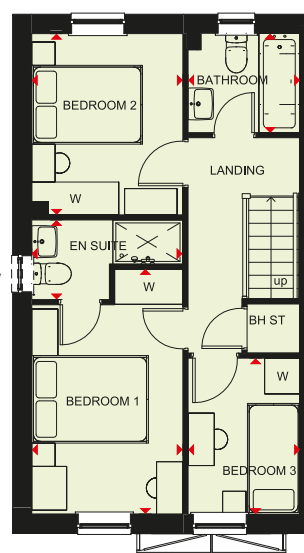


Ground Floor

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 not be available on certain plots. Speak to Sales Adviser for details on individual plans



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 not be available on certain plots. Speak to Sales Adviser for details on individual plans

KEY

B	Boiler
ST	Store
BH ST	Bulkhead Store

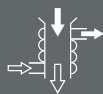
wm	Washing machine space
dw	Dishwasher space
f/f	Fridge/freezer space

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



ELLERTON

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



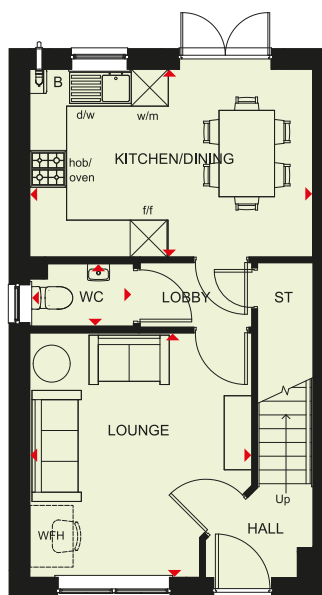
Photovoltaic panels



Highly-efficient insulation



Electric car charging point

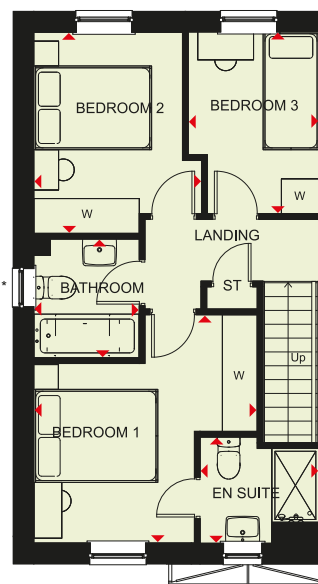


Ground Floor

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

[Approximate dimensions]

*Window may not be available on certain plots. Speak to Sales Adviser 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 not be available on certain plots. Speak to Sales Adviser for details on individual plans

KEY

B Boiler
ST Store
wm Washing machine space

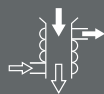
dw Dishwasher space
f/f Fridge/freezer space
WFH Working from home space

w Wardrobe space
◀▶ Dimension location



MORESBY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



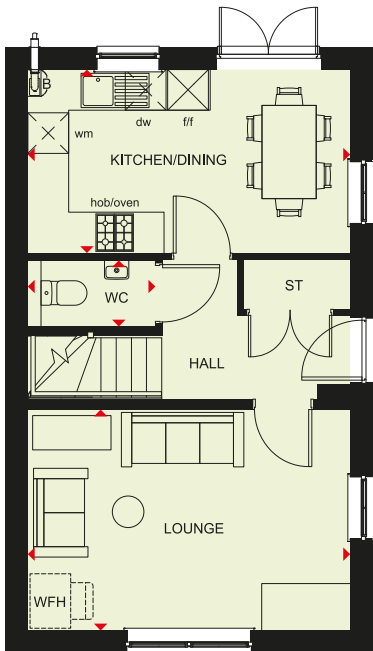
Photovoltaic panels



Highly-efficient insulation

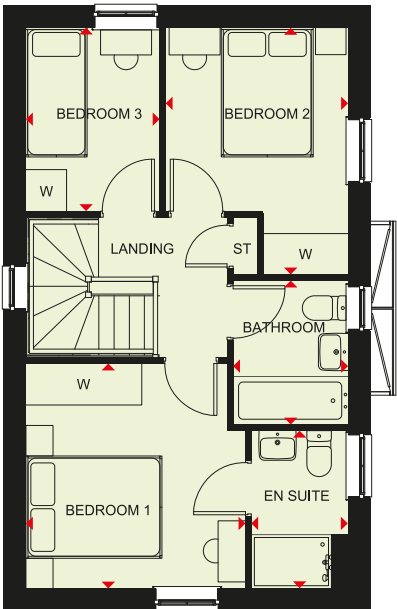


Electric car charging point



Ground Floor

Lounge	4737 x 3245 mm	15'7" x 10'8"
Kitchen/Dining	4737 x 2696 mm	15'7" x 8'10"
WC	1877 x 976 mm	6'2" x 3'2"



First Floor

Bedroom 1	3229 x 3307 mm	10'7" x 10'10"
En suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2677 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 not be available on certain plots. Speak to Sales Adviser for details on individual plans

KEY

B Boiler
ST Store
wm Washing machine space

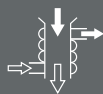
dw Dishwasher space
f/f Fridge/freezer space
WFH Working from home space

w Wardrobe space
◀▶ Dimension location



KINGSVILLE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



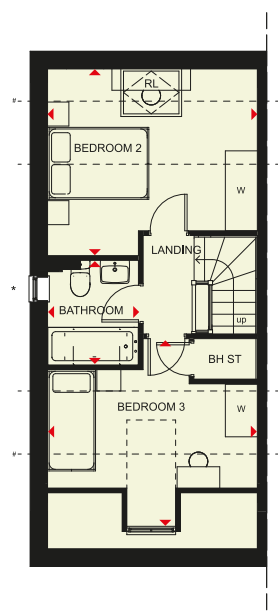
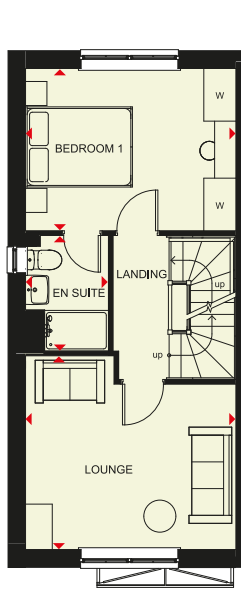
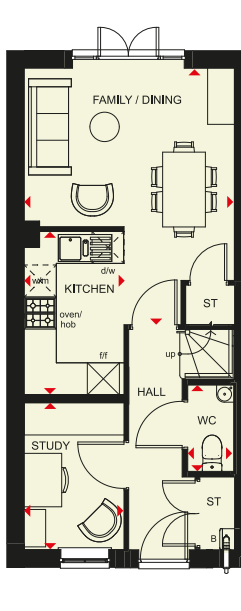
Photovoltaic panels



Highly-efficient insulation



Electric car charging point



Ground Floor

Dining/Family	3931 x 4800 mm	12'11" x 15'9"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1866 x 2744 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"

First Floor

Lounge	3936 x 3625 mm	12'11" x 11'11"
Bedroom 1	3936 x 3037 mm	12'11" x 10'0"
En suite	1551 x 2163 mm	5'1" x 7'1"

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

Second Floor

Bedroom 2	3936 x 3503 mm	12'11" x 11'6"
Bedroom 3	3936 x 3488 mm	12'11" x 11'5"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

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

*Please note these bedrooms feature reduced headroom.

KEY

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



KINGSLEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



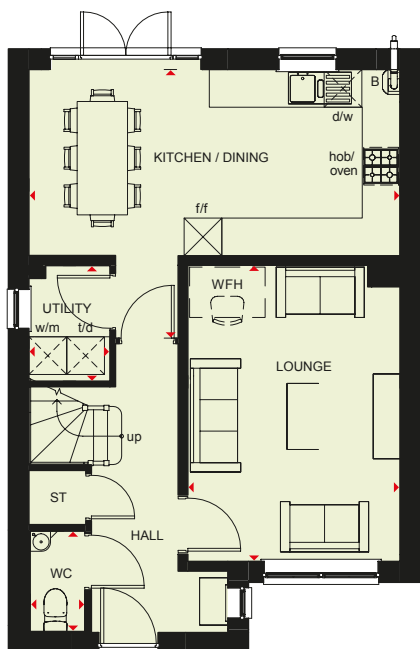
Electric car charging point



Solar or Photovoltaic panels

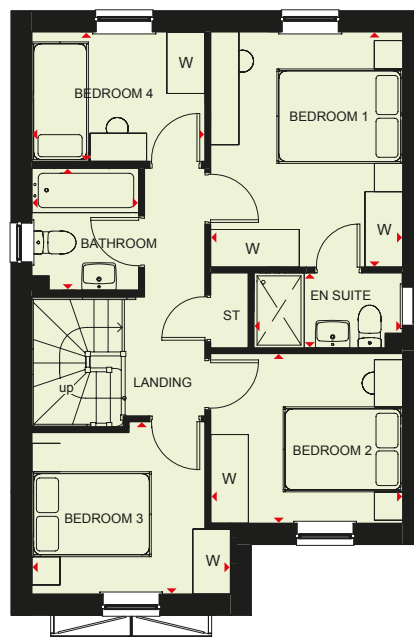


Highly-efficient insulation



Ground Floor

Lounge	3370 x 4705 mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268 mm	19'4" x 14'0"
Utility	1287 x 1836 mm	4'3" x 6'0"
WC	865 x 1593 mm	2'10" x 5'3"



First Floor

Bedroom 1	3054 x 3740 mm	10'0" x 12'3"
En suite	2361 x 1194 mm	7'9" x 3'11"
Bedroom 2	3054 x 2700 mm	10'0" x 8'10"
Bedroom 3	3160 x 2742 mm	10'4" x 9'0"
Bedroom 4	2754 x 2060 mm	9'0" x 6'9"
Bathroom	1700 x 1937 mm	5'7" x 6'4"

KEY

B Boiler
ST Store
wm Washing machine space

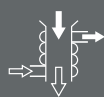
td Tumble dryer space
dw Dishwasher space
f/f Fridge/freezer space

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



HALE

4 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Flue Gas Heat
Recovery



Photovoltaic
panels



Highly-efficient
insulation



Electric car
charging
point

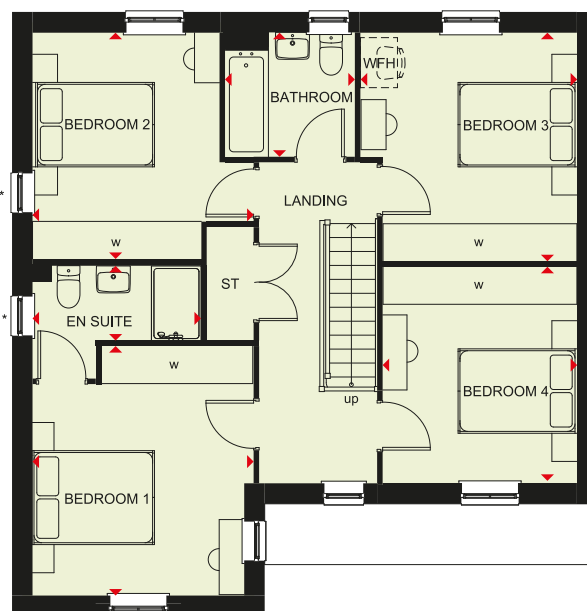


Ground Floor

Lounge	3380 x 5160 mm	11'1" x 16'11"
Kitchen/Dining/Family	5511 x 3995 mm	18'1" x 13'1"
Utility	1982 x 1696 mm	6'6" x 5'7"
WC	997 x 1662 mm	3'3" x 5'5"
Garage	3000 x 6000 mm	9'10" x 19'8"

[Approximate dimensions]

*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



First Floor

Bedroom 1	3536 x 3990 mm	11'7" x 13'1"
En suite	2698 x 1804 mm	8'10" x 5'11"
Bedroom 2	3536 x 3617 mm	11'7" x 11'10"
Bathroom	2076 x 1989 mm	6'10" x 6'6"
Bedroom 3	3463 x 3655 mm	11'4" x 12'0"
Bedroom 4	3107 x 3458 mm	10'2" x 11'4"

[Approximate dimensions]

*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

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



CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.





BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

Energy-efficient and low cost to run

Our homes are built to be efficient and could save you thousands each year on your energy bills. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

Peace of mind

Our homes come with an NHBC warranty^{*} and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover - so you can settle in to your new home without the worry of unexpected costs.

Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why year after year we win awards - voted for by the industry and our customers.

We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.



Scan for more information

^{*}2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF brands to a friend.

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

0333 355 8475

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BARRATT
— HOMES —