

HILL BARTON VALE PHASE 3

Exeter · Devon



Persimmon
Together, we make a home.

TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings



OUR STAR RATING

We’ve been awarded a four star rating by the Home Builders Federation in their 2021 survey.

HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



HOME CHANGE

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



HELP TO BUY

This Government-backed equity loan scheme enables first-time buyers to move with just a 5% deposit.

If you’re buying in London, Scotland and Wales the schemes are different. See persimmonhomes.com/help-to-buy for more information.

RETENTION SCHEME

Persimmon is the first major housebuilder to introduce the Homebuyer Retention scheme. Participation in the scheme, which is subject to your lender and conveyancer’s approval, ensures 1.5% of the selling price is held by your solicitor when you complete your purchase. This amount is only released to us when all issues you have identified on your seven day inspection form are resolved.



OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.



Hill Barton Vale Phase 3

Exeter · Devon



Hill Barton Vale at a glance:

- 👉 Beautiful range of 2, 3 & 4 bedroom homes
- 👉 Wide variety of shops and amenities close-by
- 👉 Excellent commuter links
- 👉 Good choice of schools in the local area
- 👉 A short distance from Dartmoor National Park and Devon's coast

CITY LIVING AT ITS BEST

Hill Barton Vale Phase 3 is a new collection of homes, located on the eastern edge of Exeter, Devon. This fantastic location has something to offer everyone and our range of new, beautifully-designed homes are perfect for the way we live today.

Hill Barton Vale Phase 3 is in an enviable location, less than 30 minute's drive from the famous Dartmoor National Park and Devon's glorious beaches, yet close to the thriving city of Exeter, with its wealth of amenities and convenient transport links. The development will also include a local centre for all your day-to-day needs and green open space for residents to enjoy.

Located in a popular residential area, Hill Barton Vale is well placed for access to all Exeter has to offer. Centuries of heritage can be found amidst an array of fascinating local attractions while a variety of contemporary amenities are on your doorstep. With local schools nearby and great local shopping and leisure facilities, Hill Barton promises to have something for everyone.

Lovely local attractions

If you're a sports lover, Exeter is the place to be. Sandy Park is home to the South West's premier rugby team, the Exeter Chiefs, but if rugby's not your thing, there are other sports to enjoy, including football, golf, cricket and rowing. For more leisurely pursuits Exeter boasts a historic Cathedral, a variety of museums, heritage trails and an array of the high street's finest brands.

For a truly inspiring day out, visit Castle Hill Gardens. Just a short drive away and situated on the southern edge of Exmoor and in the rolling hills of North Devon, these beautiful gardens are in 50 acres of historic parkland set against the breath-taking 18th century palladian mansion house.

Ideal location for families

Educational facilities in the area are excellent, with the University of Exeter playing a prominent role and a number of well-respected state and private primary and secondary schools all easily accessible. Schools within walking distance include Whipton Barton Junior School, St Nicholas Catholic Primary School and St Lukes Science and Sports College.

With the best the West Country has to offer close to hand, including glorious beaches, bracing countryside walks and delicious local produce, Exeter's cosmopolitan city really does tick all the boxes. So, whether you're looking to get your first foot on the housing ladder or have a growing family, you're sure to find something that's perfect for you at Hill Barton Vale Phase 3.

JUMP IN THE CAR AND START EXPLORING:

- Exeter city centre | 3.7 miles
- Exeter airport | 3.8 miles
- Exmouth | 8.9 miles
- Honiton | 15 miles
- Torquay | 24 miles
- Taunton | 30 miles



SITE PLAN

Future Development

HILL BARTON VALE PHASE 3

KEY

- The Welwyn
- The Hanbury
- The Souter
- The Hatfield
- The Clayton
- The Chedworth
- Affordable Housing



Future Development by Others

Sales Complex

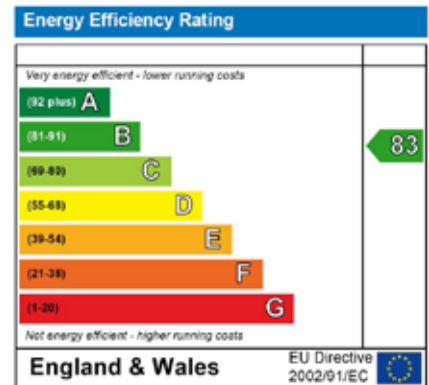
Future Development

Met Office

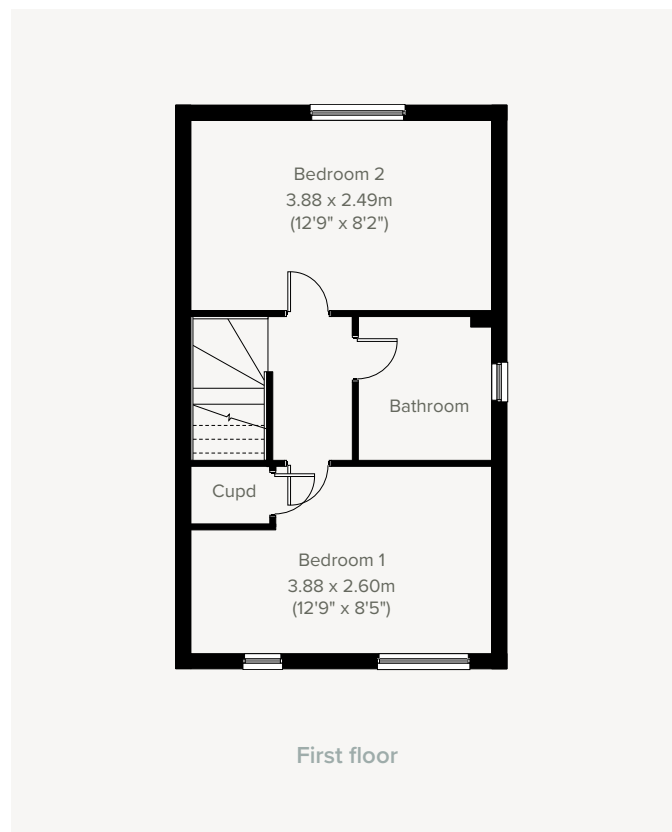
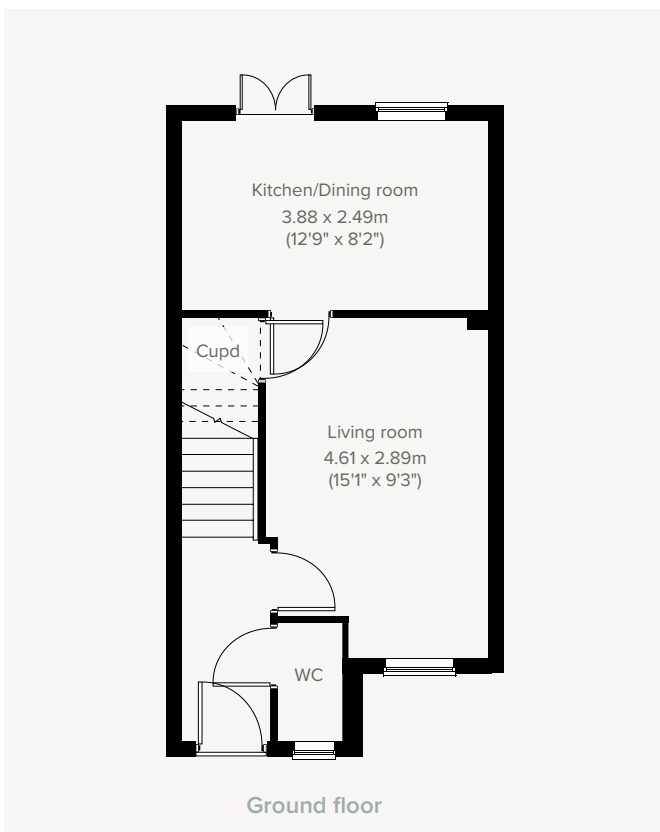




WELWYN



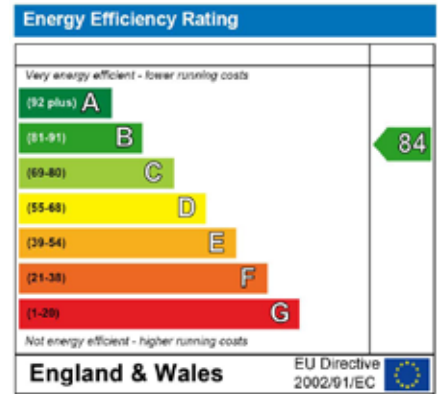
Perfectly-proportioned, The Welwyn has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



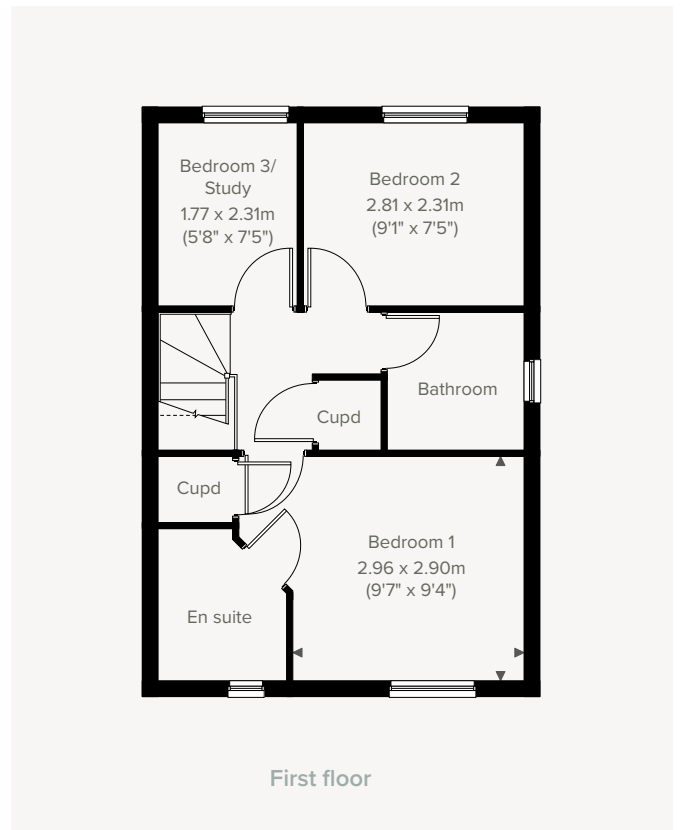
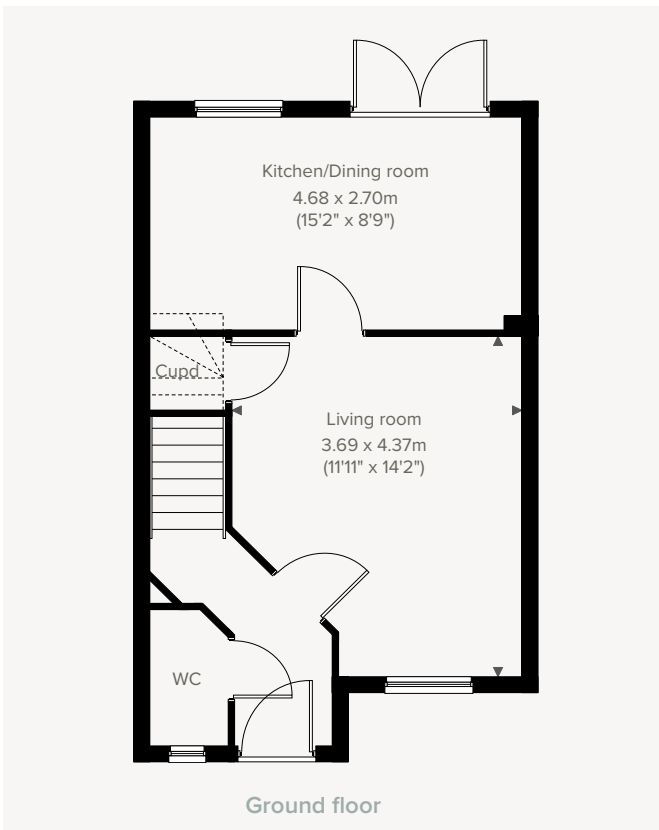
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



HANBURY



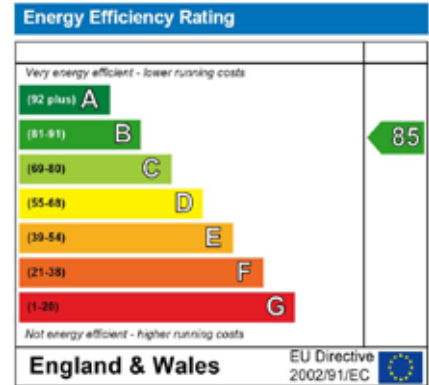
The extremely popular Hanbury is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs cloakroom, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



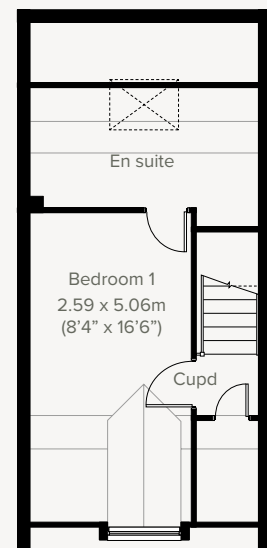
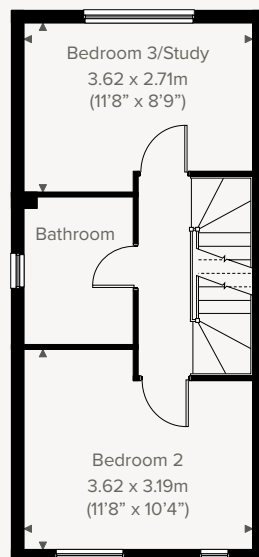
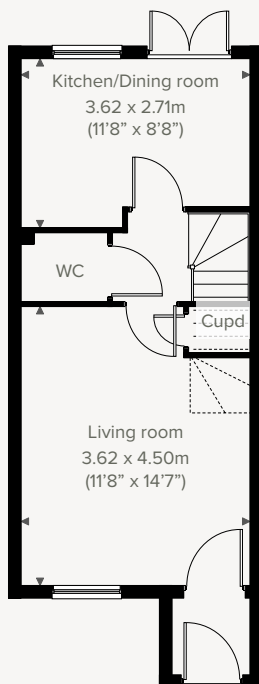
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SOUTER



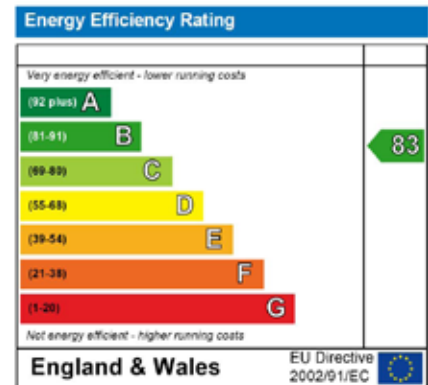
An attractive three-storey, three-bedroom home, the Souter has a modern open plan kitchen/ dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs cloakroom, two storage cupboards and off-road parking means it's practical as well as stylish.



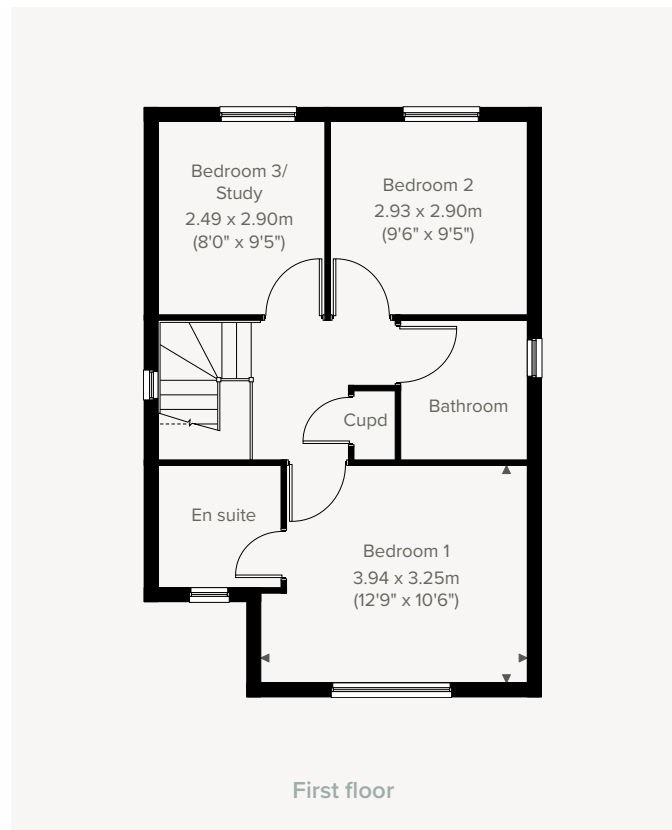
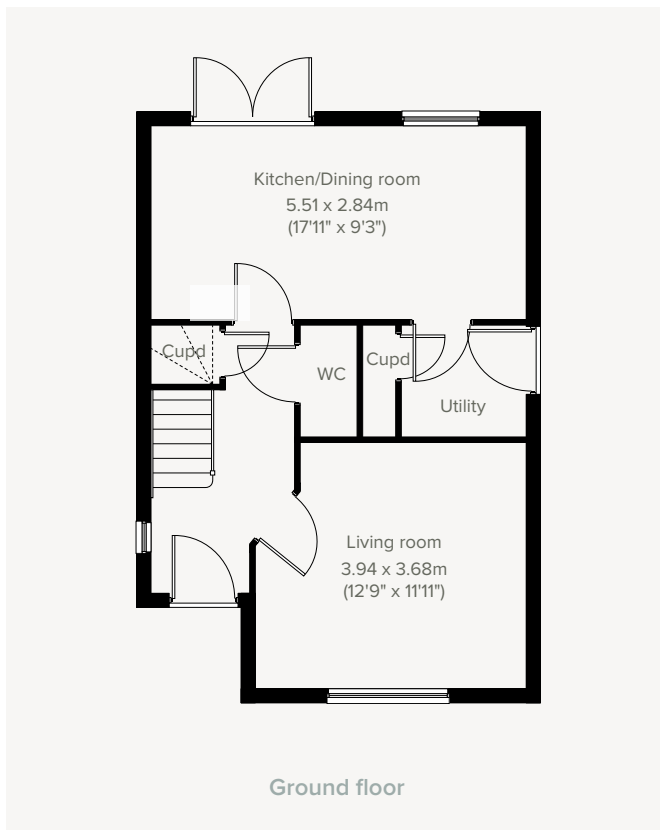
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HATFIELD



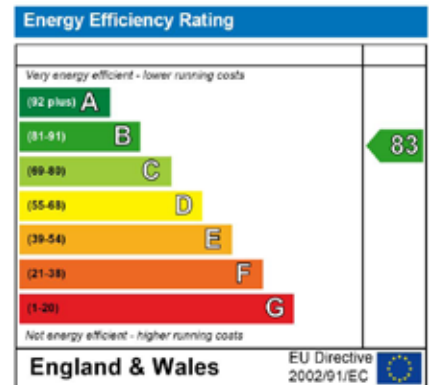
Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Hatfield's bright front aspect living room, separate utility room, handy storage cupboard and downstairs cloakroom complete the ground floor. Upstairs, bedroom one is en suite and there's a good-sized family bathroom and further storage.



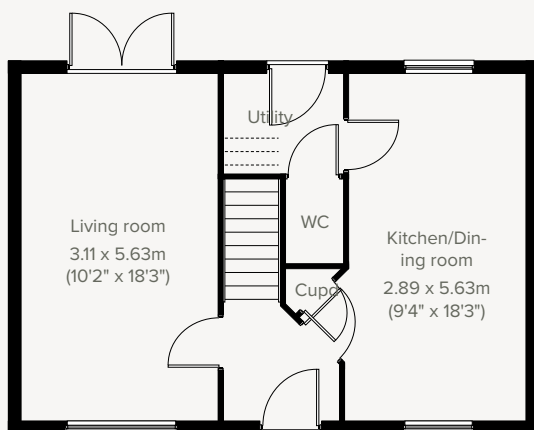
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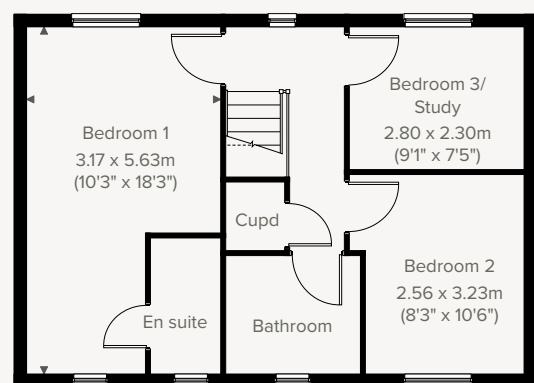
CLAYTON



A superb family home, The Clayton features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



Ground floor

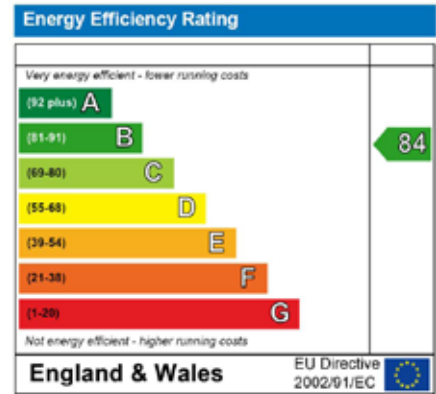


First floor

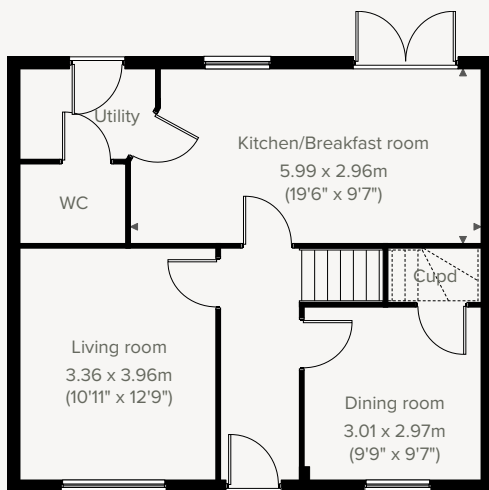
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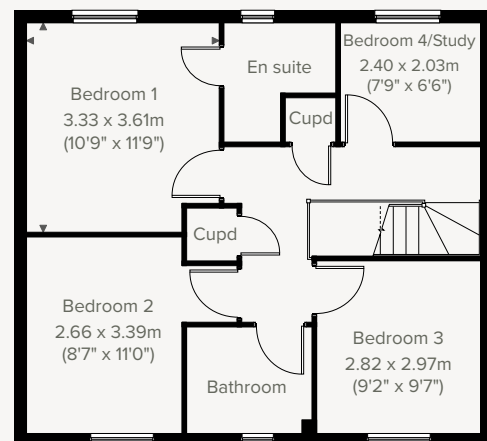
CHEDWORTH



A popular family home, The Chedworth ticks all the boxes. The modern and stylish open plan kitchen/breakfast room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs cloakroom and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



Ground floor



First floor

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SPECIFICATIONS



External

Walls	Traditional cavity walls (Inner: timber frame or block Outer: Style suited to planned architecture)
Roof	Tile or slate effect with PVCu rainwater goods
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with wooden frames. Patio or French doors to garden or balcony (where applicable)



Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with white hinges
Heating	District heat system with wall mounted heating interface unit. Radiators to all main rooms, most with thermostatically-controlled valves
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms
General	TV point and phone extension point in living room (where living room is at rear of property) phone point in entrance hall



Kitchen

General	Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel 1½ bowl sink with mixer taps to kitchen only
Appliances	Plumbing for washing machine
Appliances	Single electric oven and hob in white and integrated cooker hood



Bathroom

General	White bathroom suites with chrome-finished fittings
General	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings Hand showers over bath (only where there's no en suite)
General	Half height tiling to sanitaryware walls
General	En suite half height tiling to sanitaryware walls full height to shower enclosure Splashback to bath area or separate cubicle
General	En suite to bedroom one (where applicable)



Security

Locks	Three-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke detectors wired to the mains with battery backup



Garage & Gardens

Garage	Garage with single roller shutter or up-and-over door; or car ports or parking space
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate



BUILT BY US, STYLED BY YOU

Our goal is to make your house feel like your home before you've even collected the keys. Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous **Finishing Touches** collection.

FINISHING TOUCHES

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out.

And rest assured, every upgrade and item available has been carefully chosen to complement the style and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Lighting packages
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. And best of all, it can all be arranged from the comfort and convenience of one of our marketing suites.

The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.

WHY BUY NEW IS BEST...

The benefits of buying a new-build home have never been more important. Saving you money, time and effort, whilst being kinder to the environment, means it's a win-win situation all round

According to recent research by the NHBC, those who live in new build homes constructed to today's standards, could save more than £1,400 a year on their energy bills when compared to neighbours in older homes.* This means families could save approximately £35,000 over the lifetime of a 25-year mortgage.

Space4 are one of the UK's leading producers of precision engineered construction systems. Many Persimmon homes are built with Space4 timber frame technology, which offers improved insulation and air-tightness. For you this means a reduction of 50% in heating costs compared to the average home in the UK**, plus you'll own a cosier, more comfortable home.

On the outside, your Space4 home will feature the familiar design of a Persimmon home which uses traditional materials such as brick, stone or render. Underneath, the hi-tech timber frame backbone creates new levels of efficiency and building rigidity. Your property will be durable and finished to an excellent standard.

50% lower energy bills

High-performance insulation together with Space4 construction, an efficient boiler, and attention to air tightness and ventilation during the construction process means that our homes can use 59% less gas than the average home in the UK**.

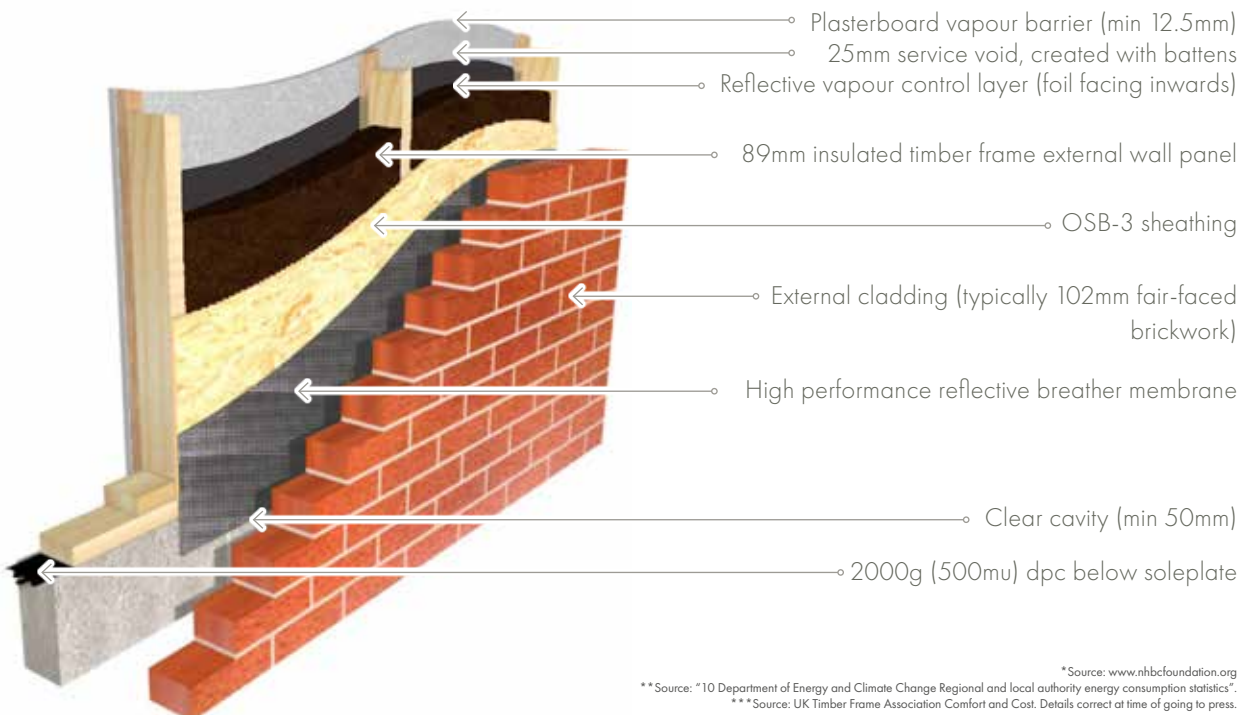
The use of Space4 technology creates a better place to live and work. Lower consumption of heating fuels and transport helps reduce CO2 emissions, while the use of sustainable, recyclable materials creates less impact on the wider environment. The overall carbon dioxide emissions for timber construction (the embodied carbon dioxide) are up to six times lower than for masonry***.

And, in relation to the Government's code for sustainable homes, most building elements with timber specifications largely fall into the 'A+' or 'A' rated categories compared to masonry***.

Average energy bill of £1,200

	Existing homes	Space4 homes
60% space heating	£720	£360
40% light/water	£480	£480
Heating saving		50%
Total saving		30%

Cross-section of timber-frame technology



*Source: www.nhbcfoundation.org
 **Source: *10 Department of Energy and Climate Change Regional and local authority energy consumption statistics*.
 ***Source: UK Timber Frame Association Comfort and Cost. Details correct at time of going to press.



IT PAYS TO BUY NEW

✔ NO CHAINS

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

✔ NO SPACE GOES TO WASTE

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.

✔ LIVING IT UP IN STYLE

When you buy a new Persimmon home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.

✔ LESS WORK, MORE FREEDOM

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.

✔ FLEXIBLE WAYS TO BUY

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange. You may also be eligible to use the Government's Help to Buy scheme.

✔ BETTER SAFE THAN SORRY

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

✔ LOWER ENERGY BILLS

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.

✔ FIRST-RATE, NOT SECOND-BEST

From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefiting from the manufacturers' warranties that come with them. Win-win.

✔ LONG-TERM PEACE OF MIND

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Persimmon warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.

✔ THE CHOICE IS ALL YOURS

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Finishing Touches (depending on the build stage).

Your home, better connected for a brighter future.

Great news! Hill Barton Vale will benefit from access to ultrafast, full fibre-optic broadband.



Your home, better connected with FibreNest

- ▶ 100% full fibre-optic internet access installed directly into your new home
- ▶ You and your family can do more online at the same time, with less lag and hold-ups
- ▶ Enjoy lightning-fast speeds that won't be affected by the length of the line serving your property
- ▶ Full-fibre future-proofs your home, ensuring you'll always be able to access the latest in online services
- ▶ Stream 4k content, play online games and more on multiple devices all at the same time with less interruptions
- ▶ Work from home like you do in the office, thanks to our high-capacity, super reliable network
- ▶ Enjoy an exceptional level of customer support from our UK call centres

How our packages compare¹

<p>500Mb Ultrafast Broadband</p> <p>Great for families with many devices, avid gamers and home workers.</p> <p>Up to 500Mb download Up to 50Mb upload</p>	<p>250Mb Megafast Broadband</p> <p>Stream 4k Ultra-HD content, play online games and more.</p> <p>Up to 250Mb download Up to 25Mb upload</p>
<p>125Mb Superfast Broadband</p> <p>Watch full HD TV whilst performing larger downloads.</p> <p>Up to 125Mb download Up to 10Mb upload</p>	<p>75Mb Faster Broadband</p> <p>Browse the web intensively, play online games and watch catch-up TV.</p> <p>Up to 75Mb download Up to 10Mb upload</p>
<p>20Mb Standard Broadband</p> <p>Browse, stream music and download larger files.</p> <p>Up to 20Mb download Up to 2Mb upload</p>	<p>10Mb Budget Broadband</p> <p>Suitable for basic general web browsing.</p> <p>Up to 10Mb download Up to 1Mb upload</p>

Download type	500Mb	250Mb	125Mb	75Mb	20Mb	10Mb
<p>HD movie (12GB)</p>	3m 15s	6m 30s	13m	23m	1h 20m	2h 40m
<p>Video game (40GB)</p>	11m	21m 45s	43m 45s	1h 17m	4h 30m	9h

To have your new home connected, register now at fibrenewest.com/connect
 Questions? Just give our friendly team a call on **0333 234 2220**



Please see fibrenewest.com for up-to-date details on our packages and pricing.

No hidden costs. No price rises during the minimum term of your contract or automatic increases at the end.² Great service. Guaranteed.

¹Estimated download times are calculated at the maximum attainable speed and assumes that speed being available for the duration of the download. Speeds are delivered to your FibreNest Hub and may not be achieved when using a device that is incapable of communicating at that speed. Circular graphical illustrations represent proportional segments of time based on the longest and shortest download times displayed. ²FibreNest will not increase the price of your package during the minimum term of your contract unless required to by a change in law or regulatory obligations, for example, due to an increase in the rate of VAT. FibreNest does not plan automatic price increases to apply at the end of your minimum term; however, the basic price of our packages may vary over time and may take effect before you enter a subsequent minimum term with us.



Hill Barton Vale Phase 3

For prices, opening times and availability contact:

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www.persimmonhomes.com