



SWANS RISE

DAWLISH, DEVON



An elegant development of 2, 3, 4 and 5 bedroom homes



STRONGVOX
HOMES



Barton Lodge, Cerne Abbas, Dorset



Alvington Place, Nr Yeovil, Somerset



Manor Court, Cossington, Somerset



Millbrook Court, South Petherton, Somerset



"Strongvox, with its management background, will be a fascinating builder to watch in years to come, but design improvement, not volume growth, is top of the business plan"

WhatHouse? AWARDS JUDGES REPORT

Where experience meets passion

At Strongvox Homes we work hard to offer you something special. Personal, secure and privately owned, our ethos is to build individual homes and communities throughout the West Country that people will enjoy living in for many years to come. The company is built on firm foundations, all directors have had extensive experience working for other developers around the country, before coming together to create the business. All Strongvox Homes are carefully and beautifully designed to a high specification, with the emphasis on making each house individual and in keeping with their surroundings. We hope you'll be the next to enjoy the fruits of our labour.



“There’s no place like it in the world. When I got to Dartmoor I realised I had a third character that I had to include in War Horse and that was the land and the sky, so Dartmoor plays a major role.”

Steven Spielberg, FILM DIRECTOR



Ferry to Exmouth



Local fishing trips



Topsham harbour



Fine local produce



Cafe Society



Escape to the sun

Best of all worlds

The South Devon coast is alive with natural beauty and yet only fifteen minutes away (by rail) from the hub of the vibrant City of Exeter. Every day can be an adventure. Beach walks and ferry journeys; choose from the very latest in retail or wonderful local produce; pub lunches and castle visits along cycle trails or drink in the beauty of the Dartmoor National Park. Your choice.

London (by train)	3 hours
Exeter (by train)	15 mins
Exeter Airport	30 mins
Topsham	30 mins
Dartmoor (Haytor)	40 mins




SWANS RISE
DAWLISH, DEVON

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12



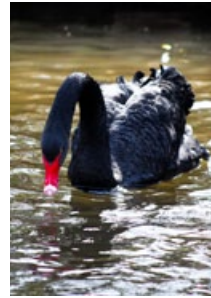
1. New Sainsbury's store



2. Shaftesbury Theatre



3. Dawlish Leisure Centre



4. Black Swans on Dawlish Water



5. St Gregory's parish church



6. Dawlish Community College



7. Railway station



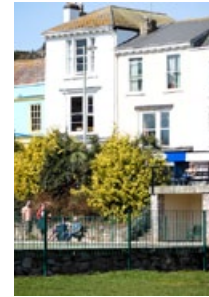
8. Dawlish Warren



9. Oakwood Court College



10. Gatehouse Primary School



11. The Strand



12. Promenade leading to Coryton Cove

Live by the sea

Perfectly located on the South Devon coast, Dawlish is a town full of character with all the lifestyle amenities you would expect today. The charm of the Black Swans living openly in the heart of the town; beautiful sea views and walks; a great new Sainsbury's within walking distance; solid primary and secondary schools alongside a contemporary leisure centre, all add up to a great place to live well.

Sainsbury's	2 mins
High Street	4 mins
Dawlish Community College	4 mins
Shaftesbury Theatre	6 mins
Starcross Ferry	9 mins



SWANS RISE
DAWLISH, DEVON

- | | | | | |
|--|---|--|--|---|
| ■ Carrick
2 bedroom coach house | ■ Pippin
3 bedroom house | ■ Kennett
3 bedroom house | ■ Mulberry
3 bedroom town house | ■ Affordable
Housing |
| ■ Avon
2 bedroom coach house | ■ Dean
3 bedroom house | ■ Helford
3 bedroom house | ■ Thornton
4 bedroom house | This site plan is indicative
only of the development. It
is for general guidance and
may be subject to change. |
| ■ Wimborne
2 bedroom house | ■ Trym
3 bedroom house | ■ Devoran
3 bedroom house | ■ Downton
5 bedroom house | |





Plot 88

The Carrick

2 bedroom coach house

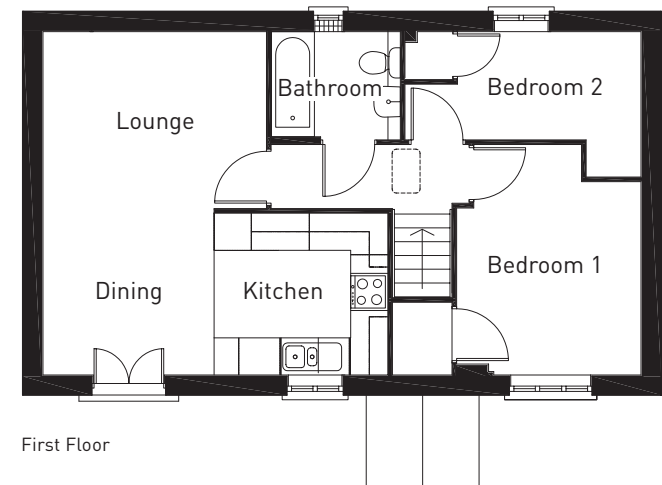
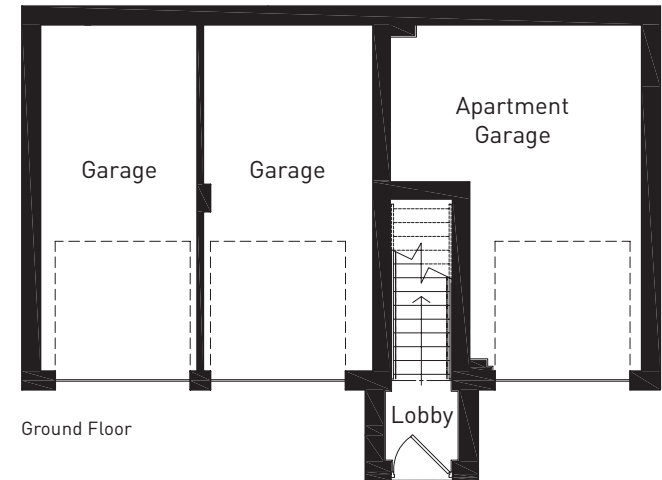
The Carrick is a charming two bedroom coach house comprising open plan living space, with a modern kitchen fitted with high quality stainless steel appliances and a number of base and wall units, master bedroom, one further bedroom and a bathroom.

The Carrick Room Dimensions	Millimetres	Feet/inches
Lounge	3615 x 2860	11' 10" x 9' 5"
Kitchen	2810 x 2615	9' 3" x 8' 7"
Dining	2768 x 2615	9' 1" x 8' 7"
Bedroom 1	2983 x 3125	9' 9" x 10' 3"
Bedroom 2	1750 x 2968	5' 9" x 9' 9"

Please note: other floor plans and elevations for each property are available.

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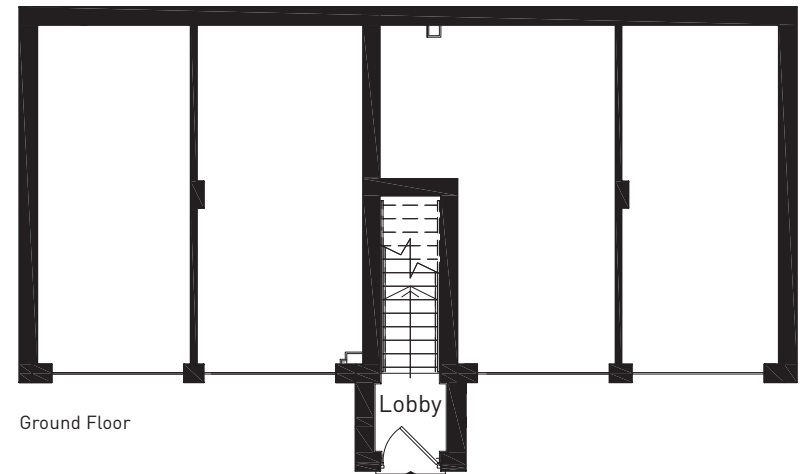
Plot 106

The Avon

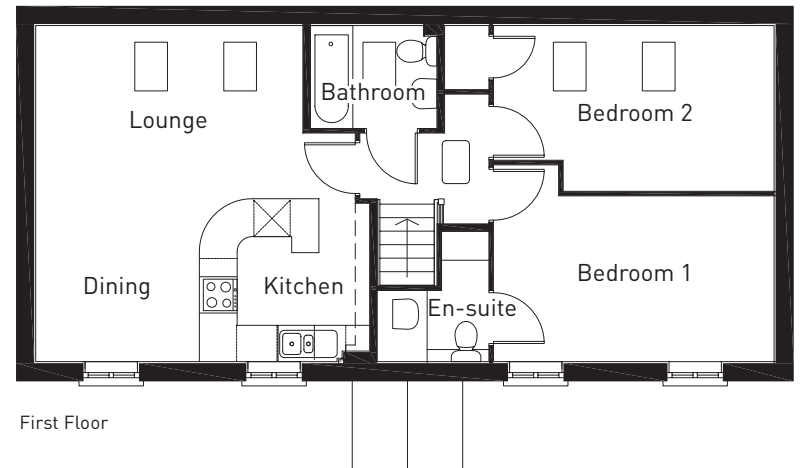
2 bedroom coach house

The Avon is a wonderful two bedroom coach house with great open plan living space, a modern kitchen fitted with high quality stainless steel appliances and a number of base and wall units. The master bedroom boasts an en-suite, plus a further bedroom and a bathroom.

The Avon Room Dimensions	Millimetres	Feet/inches
Lounge / Kitchen / Diner	5515 x 5550	18' 1" x 18' 2"
Bed 1	4636 x 2737	15' 2" x 8' 11"
Bed 2	4635 x 2737	15' 2" x 8' 11"
Bathroom	2090 x 1700	6' 10" x 5' 7"



Ground Floor



First Floor

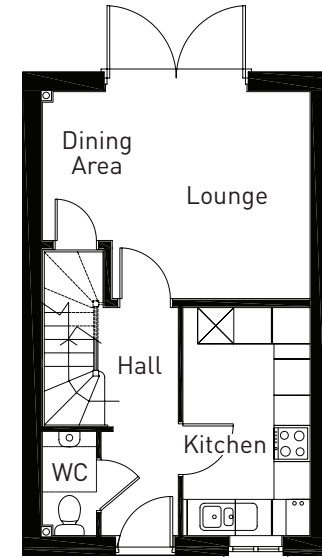
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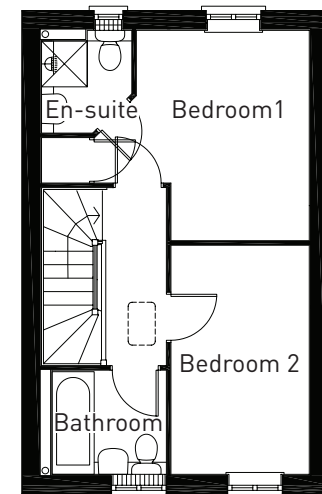
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Plot 102



Ground Floor



First Floor

The Wimborne

2 bedroom house

The Wimborne is a lovely two bedroom house comprising open plan living space, with a modern kitchen fitted with high quality stainless steel appliances and a number of base and wall units. On the first floor you will find the master bedroom with en-suite, one further bedroom and a family bathroom.

The Wimborne Room Dimensions	Millimetres	Feet/inches
Kitchen	2115 x 3775	6' 11" x 12' 4"
Lounge	4450 x 3425	14' 7" x 11' 2"
Bed 1	4450 x 3482	14' 7" x 11' 5"
Bed 2	2300 x 3793	7' 6" x 12' 5"
Bathroom	1925 x 1725	6' 4" x 5' 8"

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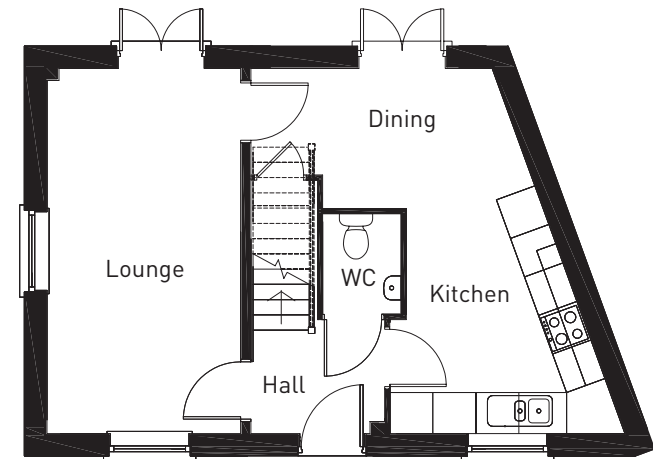
Plot 121

The Pippin

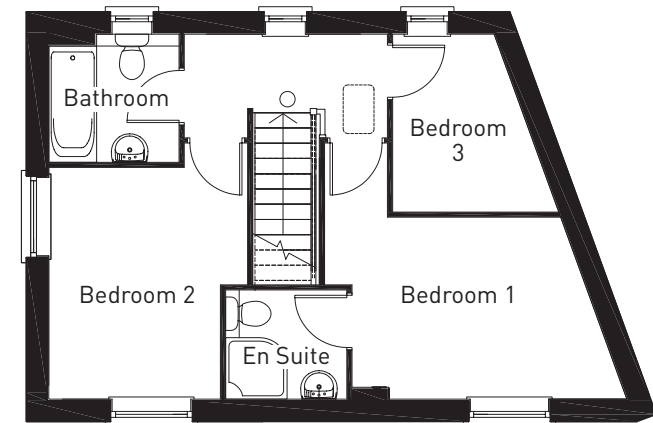
3 bedroom house

The Pippin is a stylish three bedroom house benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, kitchen/dining room and large living room with French doors opening out onto the enclosed rear garden. The first floor comprises master bedroom with en-suite, two further bedrooms and bathroom.

The Pippin Room Dimensions	Millimetres	Feet/inches
Lounge	2835 x 5340	9' 4" x 17' 6"
Kitchen	2002 x 3293	6' 7" x 10' 10"
Dining	3533 x 2047	11' 8" x 6' 9"
Bedroom 1	3457 x 2662	11' 4" x 8' 9"
Bedroom 2	2512 x 3390	8' 3" x 11' 1"
Bedroom 3	1900 x 2600	6' 3" x 8' 6"



Ground Floor



First Floor

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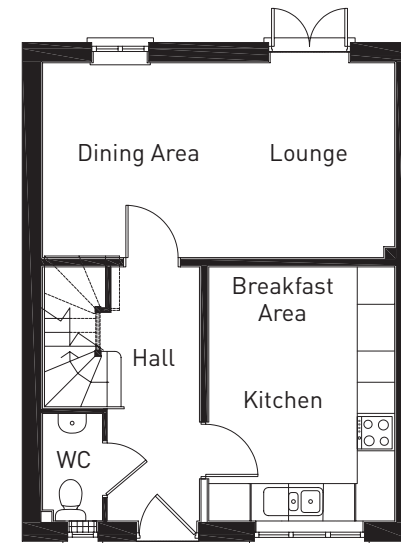
Plot 122

The Dean

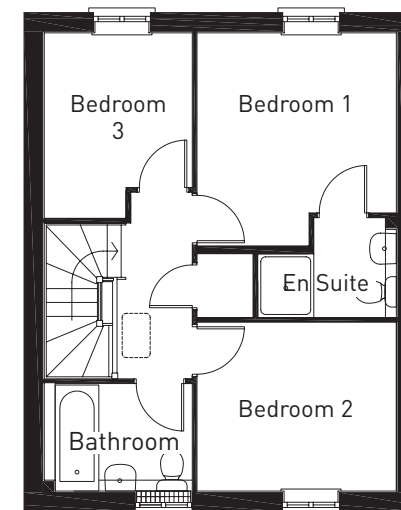
3 bedroom house

The Dean is a stylish three bedroom house benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, kitchen/breakfast room and open plan living/dining room with French doors opening out onto the enclosed rear garden. The first floor comprises master bedroom with en-suite, two further bedrooms and bathroom.

The Dean Room Dimensions	Millimetres	Feet/inches
Lounge/Dining	5650 x 3215	18'6 x 10'7
Kitchen	2982 x 4075	9'9 x 13'4
Bedroom 1	3200 x 3417	10'6 x 11'3
Bedroom 2	3200 x 2707	10'6 x 8'11
Bedroom 3	2375 x 2975	7'10 x 9'9



Ground Floor

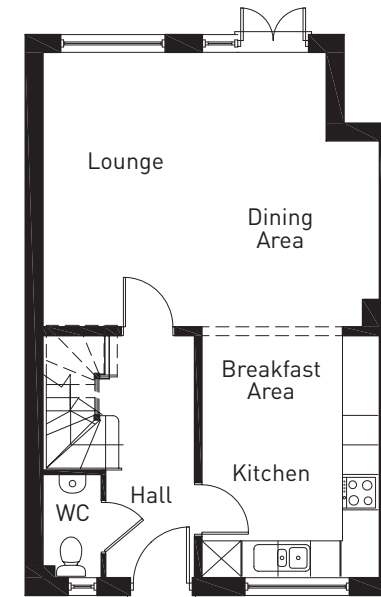


First Floor

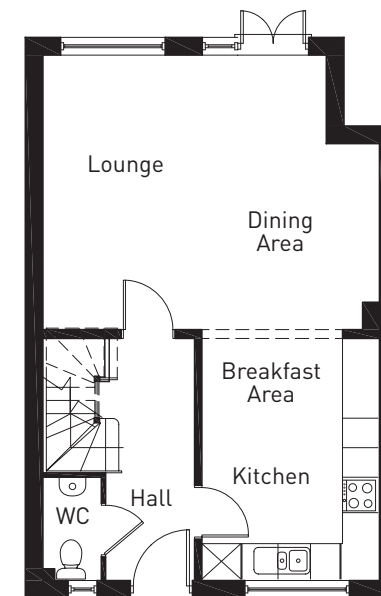
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Ground Floor



First Floor

The Trym

3 bedroom house

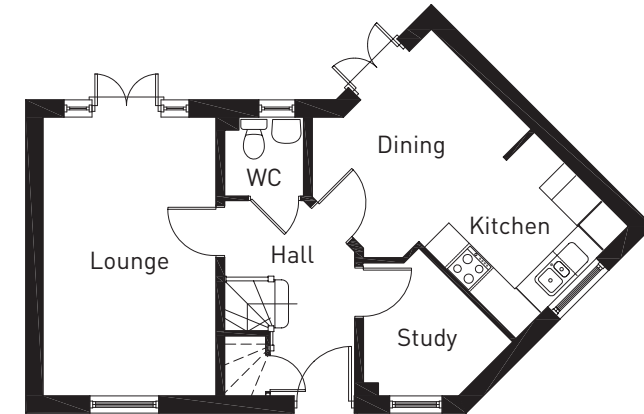
A three bedroom house benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, extremely spacious open plan kitchen/dining area combined with the living room which has French doors opening out onto the enclosed rear garden. The first floor comprises master bedroom with en-suite, two further bedrooms and a family bathroom.

The Trym Room Dimensions	Millimetres	Feet/inches
Kitchen	3007 x 4100	9' 10" x 13' 5"
Lounge	5700 x 4649	18' 8" x 15' 3"
Bed 1	3224 x 4592	10' 7" x 15' 1"
Bed 2	3224 x 3032	10' 6" x 9' 11"
Bed 3	2400 x 4499	7' 10" x 14' 9"
Bathroom	2400 x 1749	7' 10" x 5' 9"

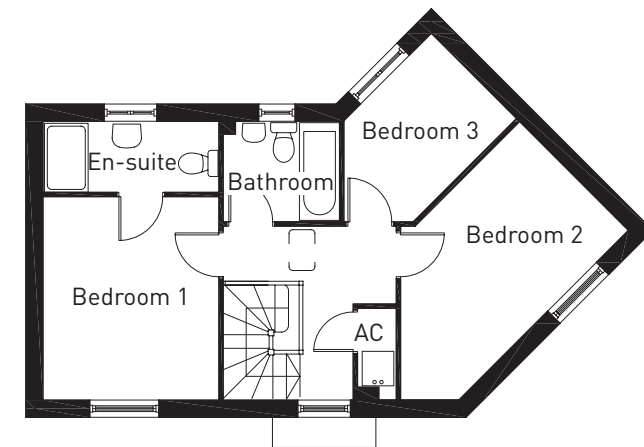
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Ground Floor



First Floor

The Kennett

3 bedroom house

A great three bedroom house with a high specification and delightful accommodation over two floors. The ground floor comprises WC, open plan kitchen/dining area. The spacious living room has French doors opening out onto the enclosed rear garden and a study. The first floor comprises a good sized master bedroom with en-suite, two further bedrooms and family bathroom.

The Kennett Room Dimensions	Millimetres	Feet/inches
Kitchen	2769 x 2313	9' 1" x 7' 7"
Dining	3531 x 2461	11' 7" x 8' 1"
Study	2321 x 2313	7' 7" x 7' 7"
Lounge	3010 x 4850	9' 8" x 15' 11"
Bedroom 1	2985 x 3538	9' 9" x 11' 7"
Bedroom 2	4890 x 2678	16' x 8' 9"
Bedroom 3	3395 x 2097	11' 1" x 6' 10"
Bathroom	2027 x 1750	6' 8" x 5' 9"

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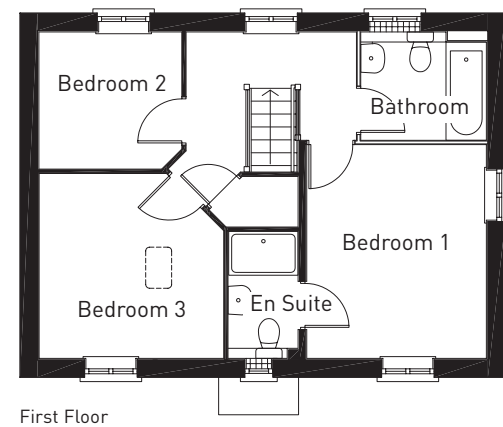
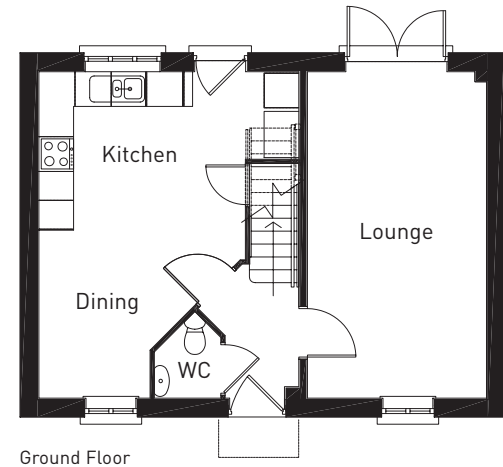
Plot 87

The Helford

3 bedroom house

A three bedroom house benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, open plan kitchen/dining area and living room with French doors opening out onto the enclosed rear garden. The first floor comprises master bedroom with en-suite, two further bedrooms and bathroom.

The Helford Room Dimensions	Millimetres	Feet/inches
Lounge	5650 x 3310	18' 6" x 10' 10"
Kitchen	2743 x 4500	9' 0" x 14' 9"
Dining	2907 x 3576	9' 6" x 11' 9"
Bedroom 1	3700 x 3137	12' 2" x 10' 4"
Bedroom 2	3200 x 3200	10' 6" x 10' 6"
Bedroom 3	2375 x 2475	7' 10" x 8' 1"



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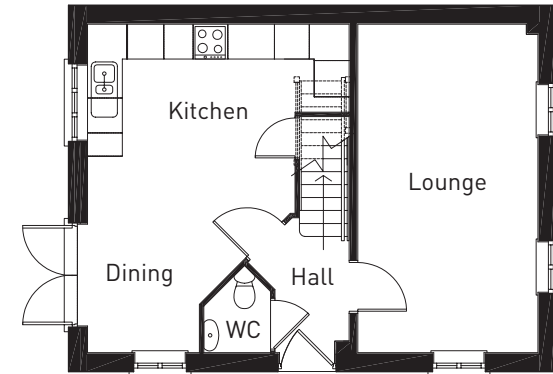
Plot 124

The Devoran

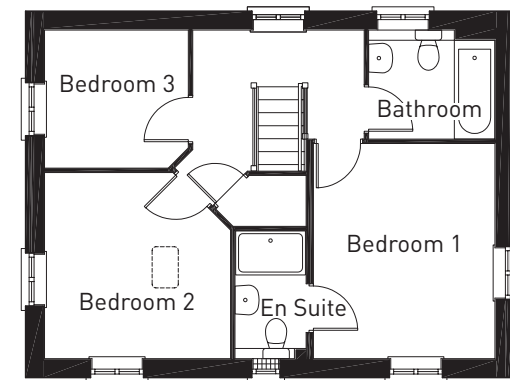
3 bedroom house

A three bedroom house benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, open plan kitchen/dining area with French doors opening out onto the enclosed rear garden and a large living room. The first floor comprises master bedroom with en-suite, two further bedrooms and bathroom.

The Devoran Room Dimensions	Millimetres	Feet/inches
Lounge	5650 x 3310	18' 6" x 10' 10"
Kitchen	2270 x 4500	7' 5" x 14' 9"
Dining	3380 x 3570	11' 1" x 11' 8"
Bedroom 1	3700 x 3125	12' 2" x 10' 3"
Bedroom 2	3200 x 3200	10' 6" x 10' 6"
Bedroom 3	2375 x 2475	7' 9" x 8' 1"



Ground Floor



First Floor

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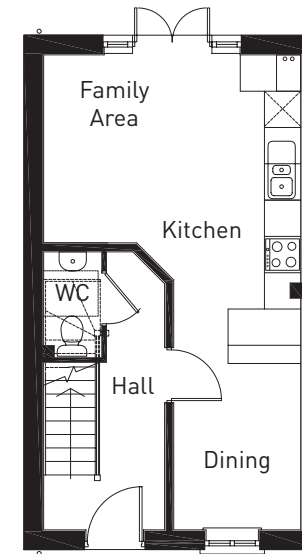
Plots 64, 65

The Mulberry

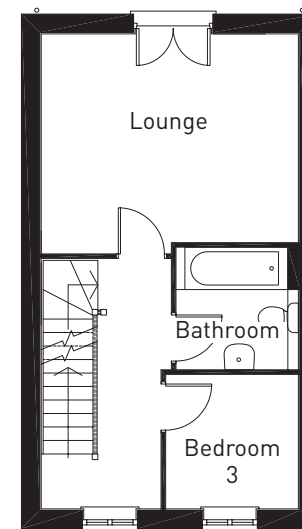
3 bedroom town house

A stunning three bedroom town house finished to a high specification and delightful accommodation over three floors. The ground floor comprises WC, open plan kitchen/dining room and family area with French doors opening out onto the enclosed rear garden. First floor comprises a large living room, family bathroom and a bedroom. The second floor boasts a spacious master bedroom with en-suite and a further spacious bedroom.

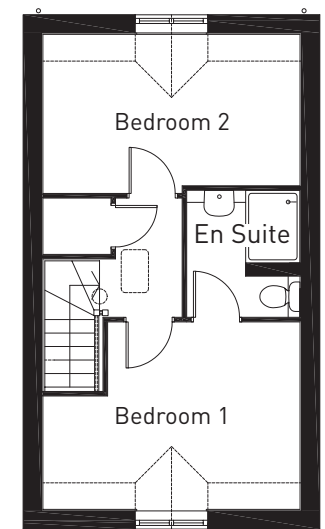
The Mulberry Room Dimensions	Millimetres	Feet/inches
Kitchen / Dining	4250 x 7850	13' 11" x 25' 9"
Lounge	4250 x 3636	13' 11" x 11' 11"
Bathroom	2023 x 2026	6' 7" x 6' 6"
Bed 1	4250 x 3099	13' 11" x 10' 2"
Bed 2	4250 x 2629	13' 11" x 8' 7"
Bed 3	2194 x 2223	7' 2" x 7' 3"



Ground Floor



First Floor



Second Floor

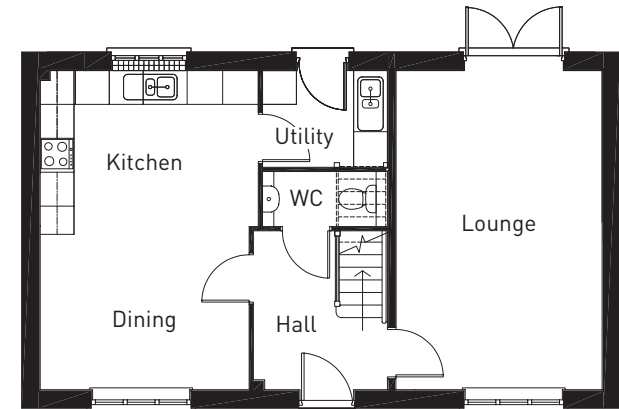
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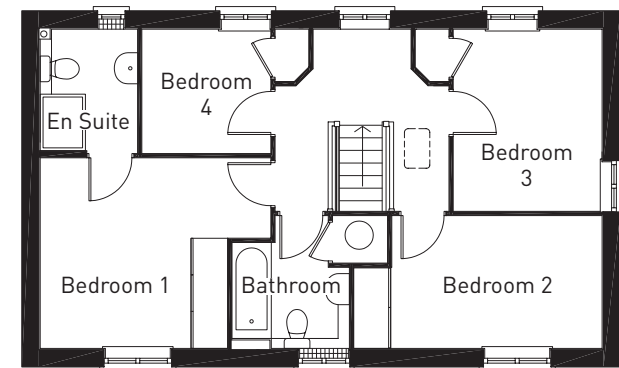
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Plot 120



Ground Floor



First Floor

The Thornton

4 bedroom detached house

The Thornton is an impressive four bedroom detached family house benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, utility room and large open plan kitchen/diner. The spacious lounge benefits from French doors leading to the enclosed rear garden. The first floor comprises master bedroom with en-suite, three further bedrooms and bathroom.

The Thornton Room Dimensions	Millimetres	Feet/inches
Lounge	5650 x 3650	18' 6" x 12' 0"
Kitchen	2900 x 3862	9' 6" x 12' 8"
Dining	2750 x 3700	9' 0" x 12' 2"
Bedroom 1	3375 x 3318	11' 1" x 10' 11"
Bedroom 2	2350 x 4399	7' 9" x 14' 5"
Bedroom 3	3225 x 2635	10' 7" x 8' 8"
Bedroom 4	2200 x 2284	7' 3" x 7' 6"



Plot 117

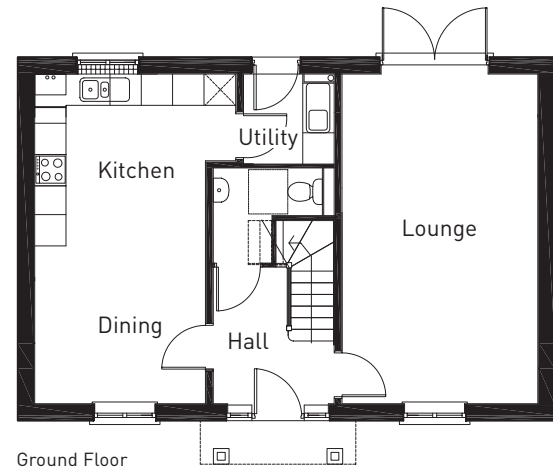
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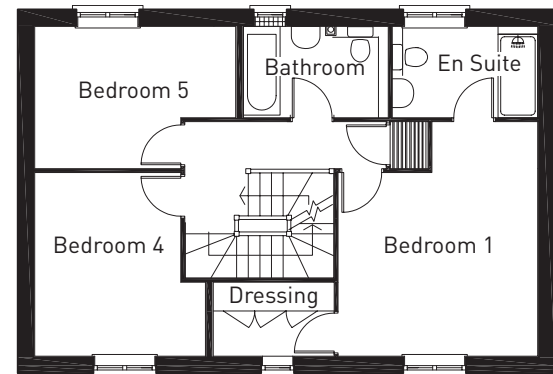
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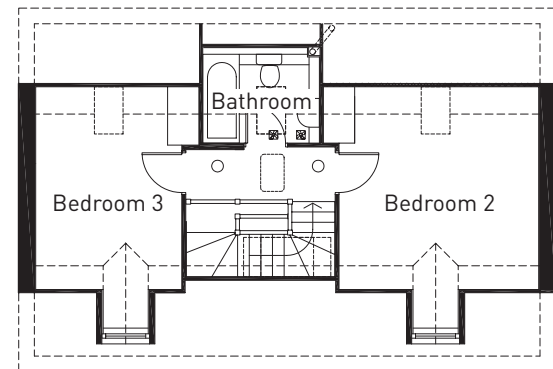
Plot 85



Ground Floor



First Floor



Second Floor

The Downton

5 bedroom detached house

The Downton is an impressive five bedroom detached family house benefiting from high specification and delightful accommodation over three floors. The ground floor comprises WC, utility room and dining room with large open plan kitchen. The spacious lounge benefits from French doors leading to the enclosed rear garden. The first floor comprises master bedroom with en-suite and dressing room, two further bedrooms and family bathroom. The top floor has two further large bedrooms with a further bathroom.

The Downton Room Dimensions	Millimetres	Feet/inches
Lounge	3250 x 6315	10' 8" x 20' 7"
Kitchen	3862 x 3295	12' 8" x 10' 10"
Dining	3421 x 3020	11' 3" x 9' 11"
Bedroom 1	3325 x 3515	10' 11" x 11' 6"
Bedroom 2	3324 x 3882	10' 11" x 12' 9"
Bedroom 3	2800 x 3882	9' 2" x 12' 9"
Bedroom 4	2800 x 3515	9' 2" x 11' 6"
Bedroom 5	4033 x 2725	13' 3" x 8' 11"



Plot 118

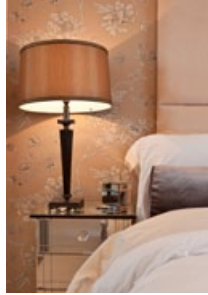
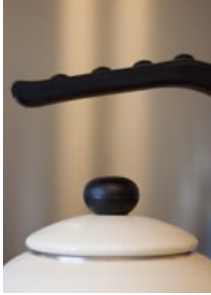
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Two and three bedroom



Every aspect of the final specification has been thought about with you in mind. From the traditional design, through to the practical benefits of modern living, to the sparkle of Duravit with Hansgrohe that complete the sanitary ware and taps. Every detail has been considered, because we know how important the finishing touches are to making a home.

High Specification

Kitchen

- A choice* of fully fitted kitchen with ample wall and floor cupboards
- A choice* of profile worktop with matching up-stands
- Stainless steel single oven, 4 burner gas hob and hood extractor fan
- A stainless steel splash back is provided to the area behind the hob
- Stainless steel 1½ bowl sink with a chrome monobloc mixer tap
- Space and plumbing for washing machine

Bathroom, En-suite and Cloakroom

- The bathroom, en-suite and cloakroom are equipped with contemporary Duravit sanitary ware in white with stylish Hansgrohe taps
- The shower within the en-suite includes a concealed thermostatic shower valve with a low profile resin stone shower tray, full height tiling and a glass cubicle
- The bathroom in the Coach House includes a thermostatic shower and shower screen
- Half height tiling by Porcelanosa to the bathroom over the bath basin and WC where they are situated on the same wall. Splash back tiling behind the basin where not situated on the same wall
- Recessed white down lighters to the bathrooms and en-suites
- Shaver socket fitted in bathroom and en-suites
- Cloakrooms to have Tongue & Groove to half height with dado rail

Decoration and Internal Finish

- Each home features a smooth emulsion finish to the walls and ceilings
- Cottage style vertical five panel internal doors
- All homes feature smooth finish steel front doors with multi point locking system

Electrical Installation

- BT points are fitted to the lounge and Bed 1
- TV points are fitted to the lounge and bed 1 with wiring for Sky and terrestrial TV
- A mains operated smoke alarm with battery backup is fitted to the hallway
- White down lighters to kitchen area
- External recessed down light or coach light fitted
- Electric point and BT point in understairs cupboard for wireless router (where applicable)

Energy Efficiency, Heating and Insulation

- Gas fired central heating system with combination boiler and thermostatically controlled radiators
- Double glazed uPVC windows provided throughout
- Cavity wall and loft insulation installed to exceed NHBC standards
- Energy performance certificates are provided for each home

External Finishes

- An external tap will be provided
- Front gardens will be landscaped with the rear gardens being turfed
- Patios & Paths laid in Buff Riven slab, as per planning layout

NHBC

- Each of our homes is independently surveyed during the course of construction by the National House Building Council who will issue their 10 year warranty certificate upon structural completion of the property

hansgrohe

NHBC

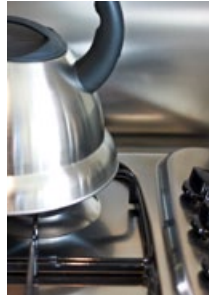
DURAVIT

Inspirations™

Be inspired by our range of extras on offer to personalize your dream home. Ask our sales advisor for more information. *Subject to build stage



Four and five bedroom



Every aspect of the final specification has been thought about with you in mind. From the traditional design, through to the practical benefits of modern living, to the sparkle of Duravit with Hansgrohe that complete the sanitary ware and taps. Every detail has been considered, because we know how important the finishing touches are to making a home.

High Specification

Kitchen

- A choice* of fully fitted kitchen with ample wall and floor cupboards
- A choice* of profile worktop with matching up-stands
- Stainless steel double oven, 5 burner gas hob and hood extractor fan
- A stainless steel splash back is provided to the area behind the hob
- Stainless steel 1½ bowl sink with a chrome monobloc mixer tap
- Integrated fridge freezer and dishwasher

Utility

- Complementing fitted kitchen units with profile worktops (subject to build stage)
- Stainless steel 1 bowl sink with a chrome monobloc mixer tap
- Space and plumbing for washing machine

Bathroom, En-suite and Cloakroom

- The bathroom, en-suite and cloakroom are equipped with contemporary Duravit sanitary ware in white with stylish Hansgrohe taps
- The shower within the en-suite includes a concealed thermostatic shower valve with a low profile resin stone shower tray, full height tiling and a glass cubicle
- Half height tiling by Porcelanosa to the bathroom over the bath basin and WC where they are situated on the same wall. Splash back tiling behind the basin where not situated on the same wall
- Recessed white down lighters to the bathrooms and en-suites
- Shaver socket fitted in bathroom and en-suites
- Cloakrooms to have Tongue & Groove to half height with dado rail

Decoration and Internal Finish

- Each home features a smooth emulsion finish to the walls and ceilings
- Cottage style vertical five panel internal doors
- All homes feature smooth finish steel front doors with multi point locking system

Bedrooms

- Wardrobes fitted to Beds 1 & 2

Electrical Installation

- BT points are fitted to the lounge and Bed 1
- TV points are fitted to the lounge and bed 1 with wiring for Sky and terrestrial TV
- A mains operated smoke alarm with battery backup is fitted to the hallway
- White down lighters to kitchen area
- External recessed down light or coach light fitted
- Electric point and BT point in understairs cupboard for wireless router (where applicable)

Energy Efficiency, Heating and Insulation

- Gas fired central heating system with hot water cylinder in the linen cupboard with thermostatically controlled radiators
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows provided throughout
- Cavity wall and loft insulation installed to exceed NHBC standards
- Energy performance certificates are provided for each home

External Finishes

- An external tap will be provided
- Front gardens will be landscaped with the rear gardens being turfed
- Patios & Paths laid in Buff Riven slab, as per planning layout

NHBC

- Each of our homes is independently surveyed during the course of construction by the National House Building Council who will issue their 10 year warranty certificate upon structural completion of the property

hansgrohe

NHBC

DURAVIT

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Take the stress out of buying your new home

We understand buying a new home is an important yet often stressful time, we have therefore created two practical and burden-free schemes for you. They are designed to help make the process of buying and selling your new home hassle-free. We will be with you throughout the whole process, offering expert advice when required, ensuring you can move into your new home as soon as possible.

AssistedMove

- Assist you with agents fees
- Assist you with legal costs
- Assist you with removal fees
- Assist you through the whole process

Choose your new house

- Choose a new house with us and pay the reservation deposit, which will secure your plot for a specified period

We'll help get your existing house valued

- We will instruct two independent valuations to be carried out with a view to finding a buyer and secure a sale on your property within a specified selling period

Reserve your new house

- We will agree on a realistic and acceptable marketing price for your current home, based on the valuations. Once we have agreed on this, you can reserve your new house with us

We'll instruct an estate agent to sell your existing house

- We will instruct a minimum of one Estate Agent to sell your current home within a pre-agreed and specified timescale. This will include advertising and up-dates on viewings and offers

Move into your new house

- Should your current home remain unsold at the end of the agreed timescale, we will refund your deposit. However, in some circumstances we are able to extend the selling period or buy your current house in HomeExchange*.

*Subject to scheme rules and on selected homes only

HomeExchange

- Reserve and secure your new house
- No estate agents fees
- Chain Free, when we become your buyer
- Advice throughout the whole process

Choose your new home

- Choose a new house with us and pay the reservation deposit, which will secure your plot for a specified period

Home Exchange Criteria

- You must be upgrading by 30% in value, HomeExchange is only available on selected plots.

We'll help get your house valued

- Once you've paid the reservation fee, we will instruct two local agents to value your property and report back to us

We'll make an offer to buy your existing house

- We will make an offer based on the average of the two valuations, (subject to survey and searches)
- Once the deal is agreed we will then proceed to full reservation

Move into your new home

- You can stay in your existing home until your Strongvox home is completed



Our Customer Charter

At Strongvox, we are committed to delivering a quality service, throughout the whole home buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

We will provide you with full details and clear information about your chosen home:

We will provide trained and knowledgeable staff to assist you in the buying process

We will be available to answer any questions you may have and will provide you with any relevant contact details

We will assist you during the selection of Standard Choices and Optional Extras for your new home

We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in

We will keep you fully informed about the completion and occupation of your new home

We will provide you with Health & Safety advice to minimize the risk of danger during construction and in the use of your new home after you have moved in

We will provide you with reliable information about the Buildmark Cover, and any other cover which you may benefit from

We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies

We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments

We will also comply with the requirements of the Consumer Code for Home Builders which is displayed in our Sales Offices. A copy of the Code is also on our website www.strongvox.co.uk Please ask our Sales Advisor if you require a printed hard copy. Full details of our service will be provided to you when you reserve your new Strongvox home.

"We had taken our time to find the right new home after getting married and we know we made the right choice. I have moved into a lot of new homes in the past and I can honestly say this was the best moving experience I have had by a country mile - and the best quality home as well."

Stuart McDonagh MANOR COURT



How to find us



Directions from the M5, junction 30

Exit on the A379, in one mile keep left at the fork, follow signs for City Centre/Dawlish/A379 and continue to follow A379. In 1.5 miles turn left onto Sannerville Way/A379. Continue for 8.5 miles, as you enter Dawlish, turn left into Carhaix Way. Up the hill you will find our main entrance.

For Sat Nav: use EX7 0RR



ENQUIRIES: 0845 0311755


STRONGVOX
HOMES

swansrise@strongvox.co.uk

YORK HOUSE, BLACKBROOK PARK AVENUE, BLACKBROOK BUSINESS PARK, TAUNTON, SOMERSET, TA1 2PX

T 01823 444055 F 01823 444077 E ENQUIRIES@STRONGVOX.CO.UK WWW.STRONGVOX.CO.UK

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