



MOONHILL

WEST CLYST COPSE NEAR EXETER



Tranquil living in a wonderful hamlet



STRONGVOX
HOMES





*"We are very excited about our first development of bungalows.
Moonhill Copse - the location, the design and the
specification really sets us apart from the competition".*

Toby Ballard Managing Director, Strongvox Homes



Exeter Train Station



Princesshay Shopping Centre



Exeter Quayside

Welcome to Moonhill Copse

Moonhill Copse in the picturesque hamlet of West Clyst near Exeter is our latest beautifully thought out Strongvox development.

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 in which people will enjoy living for many years to come.

All Strongvox homes are carefully and beautifully designed to a high specification, with the emphasis on making each house individual and in harmony with their surroundings.

Since 2004 we have built over 1,000 homes across 23 sites. An average of less than 40 homes per site means we can keep an eye on the detail for every house we build – and that's important to us.





Explore Exeter and the South West

The picturesque hamlet of West Clyst lies in between the larger villages of Pinhoe and Broadclyst and is just 5 miles away from the vibrant city centre of Exeter. Junction 29 of the M5 is within easy reach and Pinhoe train station is only a couple of miles away with a direct service to London Waterloo.

Exeter is consistently rated as one of the best places to live in the UK with its gothic Cathedral, vibrant centre and ever popular Quayside - its an interesting mix of architecture, history and leisure with eclectic bars, restaurants and cafes. For retail therapy the award winning Princesshay Quarter brings a mix of big name stores and independent boutique shops or visit the Guildhall with its Queen St dining experience.

Exeter is surrounded by beautiful countryside and ideally situated for visiting the unspoilt beaches of the North and South Devon coastlines and the National Parks of Dartmoor and Exmoor.

Pinhoe to London Waterloo (by train)	3 hour 50 mins
Exeter to Bristol (by car)	1 hour 35 mins
Exeter Airport to London (by plane)	1 hour 5 mins
Exeter to Dartmoor or Exmoor (by car)	1 hour (approx)
Exeter to Plymouth (by car)	55 mins
Exeter to Exmouth (by car)	25 mins



WEST CLYST

1


MOONHILL
COPSE

EXETER
INTERNATIONAL
AIRPORT

A303

EXETER

2

3

4

6

RIVER
EXE

8

EXMOUTH

7

5



1. Computer generated development scene at Moonhill Copse



2. Princesshay Shopping Centre



3. Exeter Cathedral



4. Exeter Quayside



5. Budleigh Salterton



6. Topsham



7. Exmouth



8. Haldon Forest Park

Moonhill Copse, West Clyst

West Clyst is a rural hamlet undergoing a period of change with the Parish Council planning the development of a community building, allotments, public open spaces and sports facilities to help develop a thriving community. For families there is a brand new primary school and a range of secondary schools nearer Exeter. The beautiful surrounding countryside help give a relaxing rural atmosphere but with the benefit of being so close to the regional hub of Exeter with all its leisure and business opportunities.

Pinhoe Train Station (by car)	5 mins
M5 Junction 29 (by car)	6 mins
Exeter Airport (by car)	8 mins
Topsham (by car)	16 mins
Exeter City Centre (by car)	22 mins
Exeter St Davids Train Station (by car)	24 mins



- The Oak
- The Beech
- The Ash
- The Hazel
- The Rowan
- Affordable housing



MOONHILL COPSE

This site plan is indicative only of the development.
It is for general guidance and may be subject to change.



Computer generated image of Moonhill Copse street scenes



The Beech

Three bedroom bungalow

The Beech is an impressive three bedroom detached bungalow with high specification and delightful accommodation. From the entrance hall double doors lead into the open plan kitchen/dining and lounge room with bi-fold doors opening to the garden. Also accessible from the entrance hall is the master bedroom with en-suite and two additional bedrooms and bathroom with WC. A separate garage and off street parking is provided.

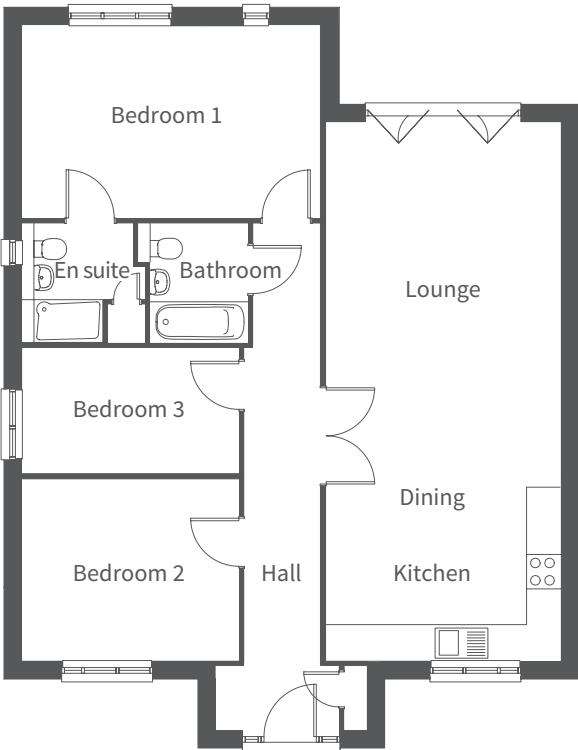
Ground Floor	Millimetres	Feet/inches		Millimetres	Feet/inches
Kitchen/ Dining	3000 x 4100	9' 10" x 13' 5"	Bedroom 1	3380 x 5235	11' 1" x 17' 2"
Lounge	6400 x 4100	21' 0" x 13' 5"	Bedroom 2	3800 x 3200	12' 5" x 10' 6"
			Bedroom 3	3800 x 2200	12' 5" x 7' 2"

* Maximum

Please note: other floor plans and elevations for each property are available. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



Plots 2, 3



The Rowan

Three bedroom bungalow

The Rowan is a splendid three bedroom detached bungalow with high specification and delightful accommodation. The entrance hall leads to the kitchen / dining room, master bedroom with en-suite, two additional bedrooms and bathroom with WC. Also accessible via double doors from the entrance hall is the spacious lounge with bi-fold doors opening on to the garden. A separate garage and off street parking is provided.

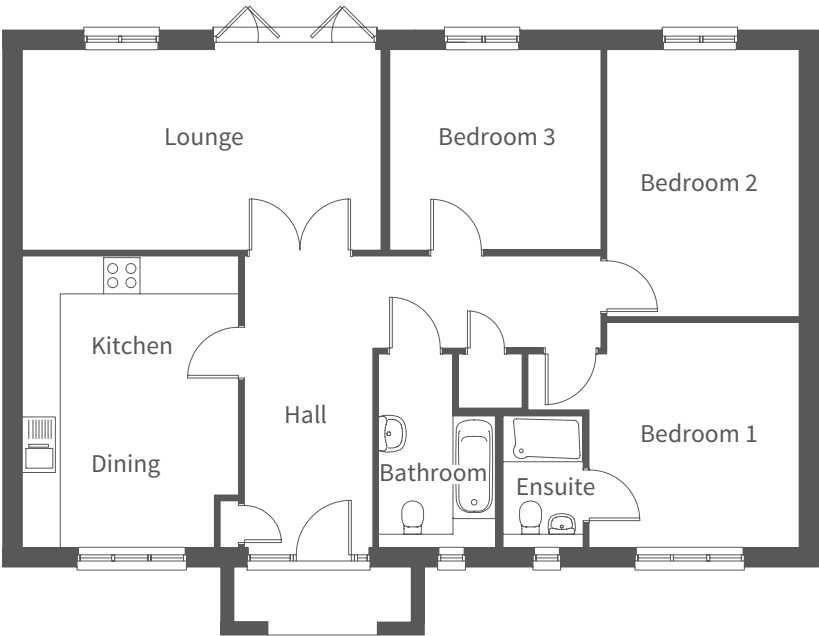
Ground Floor	Millimetres	Feet/inches		Millimetres	Feet/inches
Kitchen/ Dining	4855 x 3610	15' 11" x 11' 10"	Bedroom 1	3755 x 3509	12' 3" x 11' 6"
Lounge	5977 x 3350	19' 7" x 10' 11"	Bedroom 2	4450 x 3215	14' 7" x 10' 6"
			Bedroom 3	3528 x 3350	11' 6" x 10' 11"

* Maximum

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Plot 7



The Hazel

Three bedroom bungalow

The Hazel is a stunning three bedroom detached bungalow with high specification and delightful accommodation. From the large entrance hall double doors lead into the open plan kitchen/dining and lounge room with bi-fold doors opening to the garden. The kitchen is also accessible separately from the entrance hall as are the master bedroom with en-suite, two additional bedrooms and bathroom with WC. A separate garage and off street parking is provided.

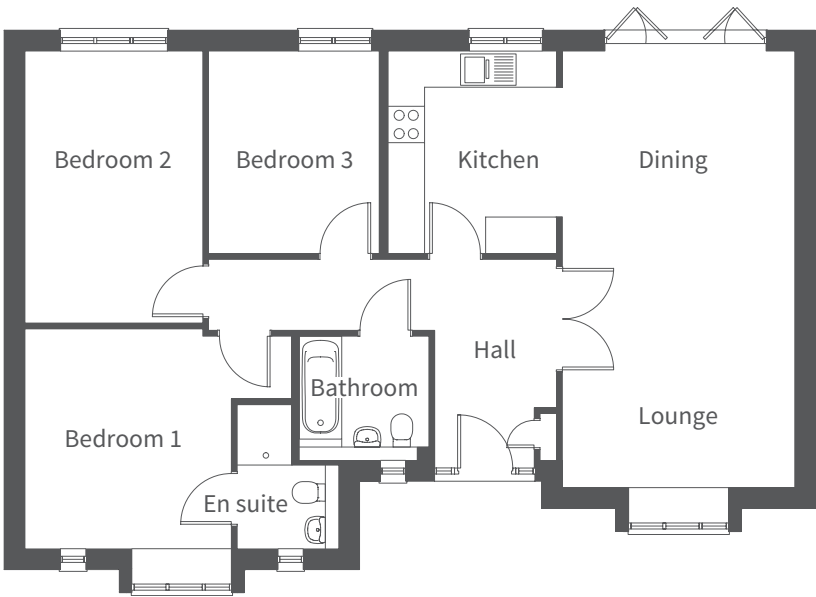
Ground Floor	Millimetres	Feet/inches		Millimetres	Feet/inches
Kitchen	3383 x 2821	11' 1" x 9' 3"	Bedroom 1	3672 x 3425	12' 0" x 11' 2"
Lounge/ Dining	7265 x 3880	23' 10" x 12' 8"	Bedroom 2	4533 x 2976	14' 10" x 9' 9"
			Bedroom 3	3383 x 2858	11' 1" x 9' 4"

* Maximum

Please note: other floor plans and elevations for each property are available. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



Plot 12



The Ash

Three bedroom bungalow

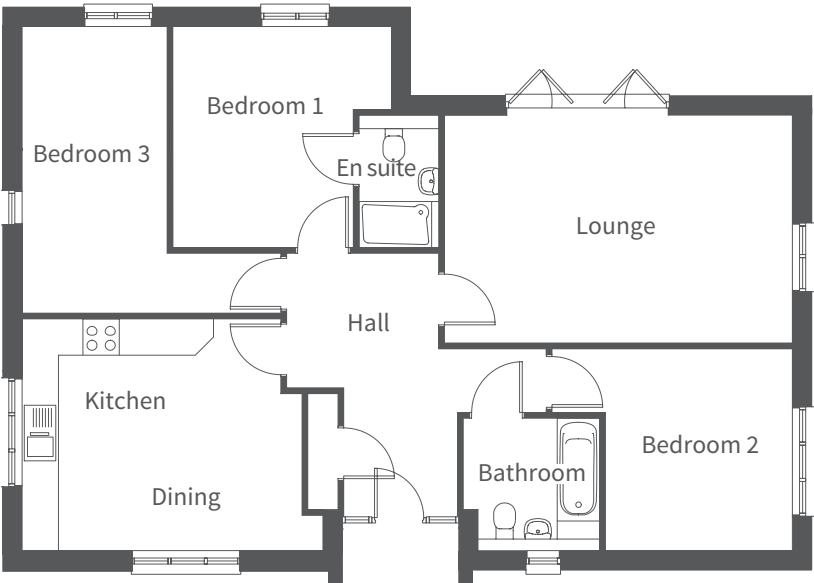
The Ash is a beautiful three bedroom detached bungalow with high specification and delightful accommodation. The entrance hall leads to the kitchen / dining room, master bedroom with en-suite, two additional bedrooms and bathroom with WC. Also accessible from the entrance hall is the spacious lounge with bi-fold doors opening on to the garden. A separate garage and off street parking is provided.

Ground Floor	Millimetres	Feet/inches		Millimetres	Feet/inches
Kitchen/ Dining	4660 x 3885	15' 3" x 12' 9"	Bedroom 1	3640 x 3685	11' 11" x 12' 1"
Lounge	5785 x 3800	18' 11" x 12' 5"	Bedroom 2	3371 x 3125	11' 0" x 10' 3"
			Bedroom 3	4770 x 2430	15' 7" x 7' 11"

* Maximum
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Plot 13



The Oak

Two bedroom bungalow

The Oak is an impressive two bedroom detached bungalow with high specification and delightful accommodation. From the entrance hall double doors lead into the open plan kitchen/dining and lounge room with bi-fold doors opening to the garden. Also accessible from the entrance hall is the master bedroom, additional bedroom and bathroom with WC. A connected garage with rear garden access and off street parking is provided.

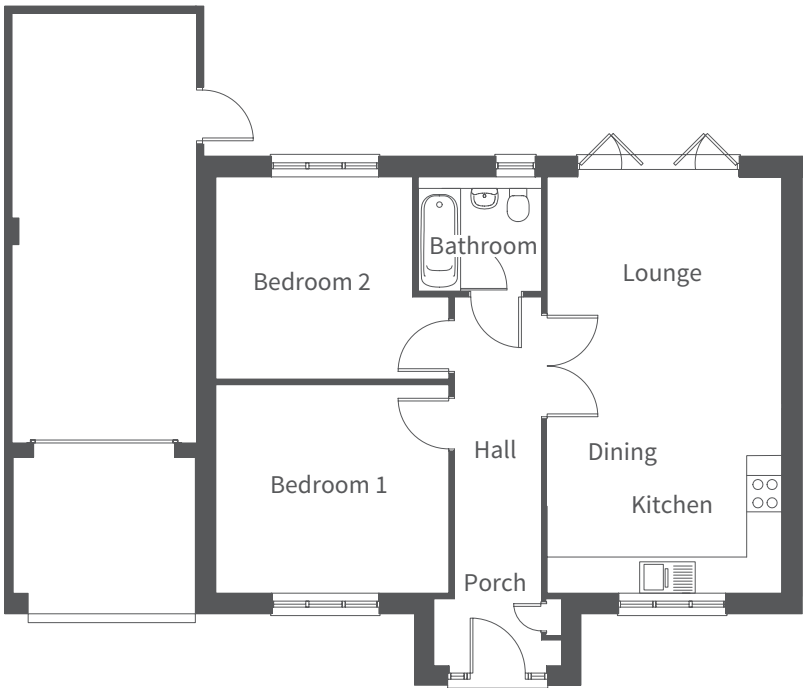
Ground Floor	Millimetres	Feet/inches		Millimetres	Feet/inches
Kitchen/ Dining	2925 x 3910	9' 7" x 12' 9"	Bedroom 1	3883 x 3479	11' 1" x 11' 5"
Lounge	4000 x 3910	14' 10" x 13' 1"	Bedroom 2	3376 x 3285	11' 0" x 10' 9"

* Maximum

Please note: other floor plans and elevations for each property are available. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



Plot 25





Kitchen / family room from Milborne Place

Elegant living. Outstanding quality.

Strongvox has carefully considered every aspect of your new home from location to house design, construction to internal finishing touches using the very best brands. In the process we create homes of outstanding quality and specification ensuring everyday living is as elegant and enjoyable as possible.



Bedroom from Milborne Place

premier
guarantee

hansgrohe

VADO

DURAVIT

NEFF





High specification

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 Hansgrohe taps with Vado valves 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.

Kitchen

- A choice* of fully fitted kitchen with ample wall and floor cupboards
- A choice* of profile worktop with matching up-stands
- Stainless steel eye level single oven, 4 burner gas hob and hood extractor fan
- A stainless steel / glass splash back is provided to the area behind the hob
- Stainless steel 1½ bowl sink with a chrome monobloc mixer tap
- Integrated Neff fridge freezer and dishwasher

Bathroom, En-suite and Cloakroom

- The bathroom, en-suite and cloakroom are equipped with contemporary Duravit sanitary ware in white with stylish Hansgrohe taps and hand held shower spray
- Concealed cisterns together with wall hung toilet
- The shower within the en-suite includes a concealed thermostatic shower valve with a resin stone shower tray and full height tiling
- Half height tiling to the bathroom over the bath basin (semi-pedestal) 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

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 uPVC front doors with multi point locking system

Electrical Installation

- BT points are fitted to the lounges 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 for wireless router

Energy Efficiency, Heating and Insulation

- Gas fired combi boiler central heating system with thermostatically controlled radiators and heated towel rails in en-suite and bathroom
- Hot water system with electronic programmer
- Double glazed uPVC windows provided throughout
- Cavity wall and loft insulation installed to Premier Guarantee standards
- Energy performance certificates are provided for each home

External Finishes

- An external tap will be provided
- Light and power to the garage
- Front lawns either laid to turf or shrubs (dependent on planning). Rear gardens fenced and laid to turf
- Patios and paths laid in Natural Bronte slab in line with planning

Premier Guarantee

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

*Subject to build stage



Living room from Millborne Place

Individual homes for independent lives

At Strongvox Homes we work hard to offer you something special and our quality and attention to detail fulfil our vision to provide individual homes in which people will enjoy living for many years to come.

Our company is built on firm foundations with all directors experienced in providing homes around the country and their combined expertise means you are assured of a carefully and beautifully designed home.

We are a locally-based, private company and delighted to be creating a stunning development of two and three bedroom bungalows at Moonhill Copse where we are offering you the chance to be part of exclusive living in one of the finest locations in the West Country.



Our Customer Charter

At Strongvox we are committed to delivering a quality service and our customer charter sets out to demonstrate how our customers are at the heart of our business.

We want you to enjoy your journey and love living in a Strongvox home for many years to come.

Trained and knowledgeable staff will be on hand throughout your purchasing journey to make your move as smooth as possible

•

We are available to answer any questions and are on hand to help you personalise your new home with selections from our Standard Choices and Inspirations ranges

•

You will be kept fully informed about the progress of your purchase

•

You will be provided with health and safety advice to minimise the risk of danger during construction of your new home

•

All aspects of your new home will be fully demonstrated to you before you move in

•

Your new home is covered by a 10 year Premier warranty and we will provide you with information about the cover

•

You will be provided with information about our after-sales service.

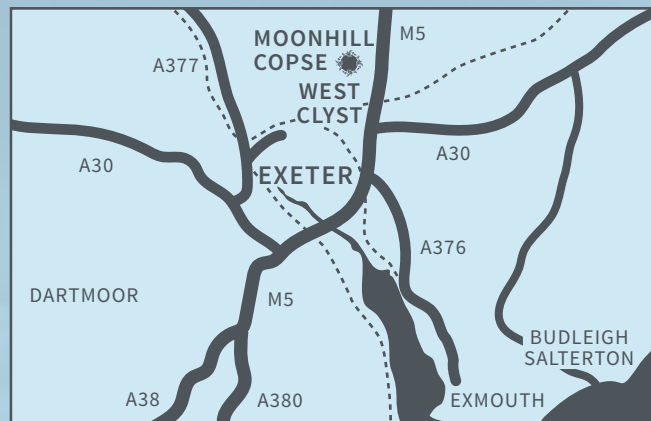
Our aim is to deal effectively and efficiently with both routine service matters and any emergencies

•

You will be provided with details of who to contact if you believe we have not fulfilled our charter commitments.



Location



Directions from M5 – leave the M5 at junction 29

SOUTHBOUND: Take the slip road to Exeter, through traffic lights and the third lane on to the roundabout. Take the third exit. Stay left, straight across next roundabout. **NORTHBOUND:** Take the slip road at junction 29, stay on the right hand lane and turn right at the traffic lights. Take the third lane on to the roundabout and third exit. Stay left, straight across next roundabout. Proceed over roundabout over rise, proceed again over roundabout. Follow the road round and take the right hand lane and turn right at the traffic lights through the village of Pinhoe. Proceed across two mini-roundabouts to the other side of the village. Proceed through traffic lights and you will find Moonhill Copse on the right hand side.

For Sat Nav: use EX1 3TP

ENQUIRIES: 0800 472 5417



moonhillcopse@strongvox.co.uk

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

ENQUIRIES@STRONGVOX.CO.UK WWW.STRONGVOX.CO.UK

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