



expression

Pinhoe, Exeter Contemporary 1, 2 & 3 Bedroom Homes

Modern living on the edge of Exeter



STRONGVOX
HOMES



REGISTERED
OFFICE
FORE STREET SALCOMBE

Jack Wills
University Outfitters
FABULOUSLY
BRITISH

PANDÖRA



"Pinhoe is a fantastic location and we are really excited about this modern contemporary development - on the edge of Exeter. We believe that Expression is going to appeal to a lot of people."

Toby Ballard Managing Director, Strongvox Homes



Exeter High Street



Princesshay Shopping Centre



Exeter Quayside

Welcome to Expression

Expression in Pinhoe, 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.





Exmouth

Explore Exeter, the South West and beyond

Pinhoe is a large historic village on the North Eastern outskirts of the regional capital Exeter. Situated only 3½ miles from the vibrant city centre with good local road links, Pinhoe also benefits from its own train station (with direct service to London Waterloo) and the nearby M5 provides easy access to the region and Exeter International Airport for destinations further afield.

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.

Exeter Airport to London (by plane)	1 hour 5 mins
Pinhoe to London Waterloo (by train)	3 hour 50 mins
Exeter to central Bristol (by car)	1 hour 12 mins
Exeter to Exmoor (by car)	1 hour
Exeter to Plymouth (by car)	55 mins
Exeter to Exmouth (by car)	32 mins
Exeter to Dartmoor (by car)	30 mins



in
expression

UNIVERSITY
OF EXETER

PINHOE

5

1

EXETER
INTERNATIONAL
AIRPORT

A30

2

3

EXETER

4

A30

M5

A38

RIVER
EXE

6

8

7



1. Computer generated development scene Expression



2. Princesshay Shopping Centre



3. Exeter Cathedral



4. Exeter Quayside



5. Pinhoe Train Station



6. Topsham



7. Powderham Castle



8. Haldon Forest Park

Expression, Pinhoe, Exeter

The sought after historic village of Pinhoe really does benefit from its proximity to Exeter city centre and all that this has to offer without losing its element of charm and atmosphere. There are plenty of clubs, associations and green spaces to keep everyone entertained whether young or old or somewhere in between. There is a primary school, doctor's surgery, library, church, supermarket and local shops. Excellent road, rail and air transport links make the village an excellent base for all leisure and business opportunities

For families the area has a range of schools for children of all ages from the local Pinhoe Primary School to several state and independent secondary schools in Exeter.

M5 Junction 29 (by car)	5 mins
Exeter Airport (by car)	8 mins
Pinhoe Train Station (by foot)	10 mins
Exeter City Centre (by car)	15 mins
Topsham (by car)	15 mins
Exeter St Davids Train Station (by car)	20 mins



expression

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



Apartments

1 and 2 bedroom homes

A stunning new apartment building comprising of twelve 1 and 2 bedroom contemporary apartments over three floors each fitted out to a high specification and design. Each apartment benefitting from outside space either as balcony or patio. All 2 bedroom apartments enjoy the luxury of an en-suite shower. All apartments have a parking space, bike storage and communal area.



Apartments

Ground Floor

One Bed Dimensions

Apartment 42	Millimetres	Feet/inches
Kitchen/Dining/ Lounge	4330 x 6000	14' 2" x 19' 8"
Bedroom 1	3900 x 4110*	12' 9" x 13' 5"

Two Bed Dimensions

Apartment 43, 44	Millimetres	Feet/inches
Kitchen/Dining/ Lounge	6001 x 4671*	19' 8" x 15' 3"
Bedroom 1	2917 x 3013	9' 6" x 9' 10"
Bedroom 2	2963 x 2870	9' 8" x 9' 5"

Apartment 45	Millimetres	Feet/inches
Kitchen/Dining/ Lounge	4178* x 6000	13' 8" x 19' 8"
Bedroom 1	3015 x 3980*	9' 10" x 13' 0"
Bedroom 2	2868 x 2962	9' 4" x 9' 8"

* 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.



Apartments



First Floor

One Bed Dimensions

Apartment 46	Millimetres	Feet/inches
Kitchen/Dining/ Lounge	4330 x 6000	14' 2" x 19' 8"
Bedroom 1	3900 x 4110*	12' 9" x 13' 5"

Two Bed Dimensions

Apartment 47, 48	Millimetres	Feet/inches
Kitchen/Dining/ Lounge	6001 x 4671*	19' 8" x 15' 3"
Bedroom 1	2917 x 3013	9' 6" x 9' 10"
Bedroom 2	2963 x 2870	9' 8" x 9' 5"

Apartment 49	Millimetres	Feet/inches
Kitchen/Dining/ Lounge	4178* x 6000	13' 8" x 19' 8"
Bedroom 1	3015 x 3980*	9' 10" x 13' 0"
Bedroom 2	2868 x 2962	9' 4" x 9' 8"

* Maximum

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Apartments

Second Floor

One Bed Dimensions

Apartment 50	Millimetres	Feet/inches
Kitchen/Dining/ Lounge	4330 x 6000	14' 2" x 19' 8"
Bedroom 1	3900 x 4110*	12' 9" x 13' 5"

Two Bed Dimensions

Apartment 51, 52	Millimetres	Feet/inches
Kitchen/Dining/ Lounge	6001 x 4671*	19' 8" x 15' 3"
Bedroom 1	2917 x 3013	9' 6" x 9' 10"
Bedroom 2	2963 x 2870	9' 8" x 9' 5"

Apartment 53	Millimetres	Feet/inches
Kitchen/Dining/ Lounge	4178* x 6000	13' 8" x 19' 8"
Bedroom 1	3015 x 3980*	9' 10" x 13' 0"
Bedroom 2	2868 x 2962	9' 4" x 9' 8"

* Maximum

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The Carrick

Two bedroom coach home

The Carrick 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.

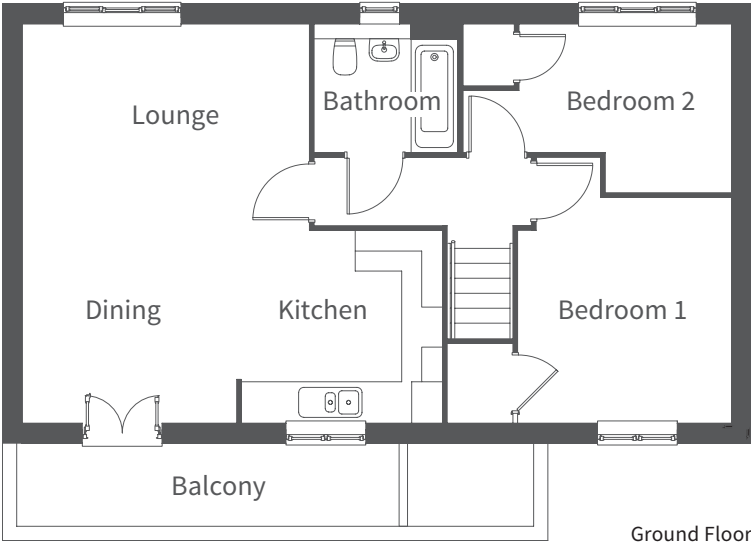
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen	3000 x 2862	9' 10" x 9' 4"	Bedroom 1	3357 x 3180	11' 0" x 10' 5"
Dining/ Lounge	5950 x 4277	19' 6" x 14' 0"	Bedroom 2	3160 x 2497	10' 4" x 8' 2"

* Maximum

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Plot 4



The Dart

Three bedroom home

The Dart 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.

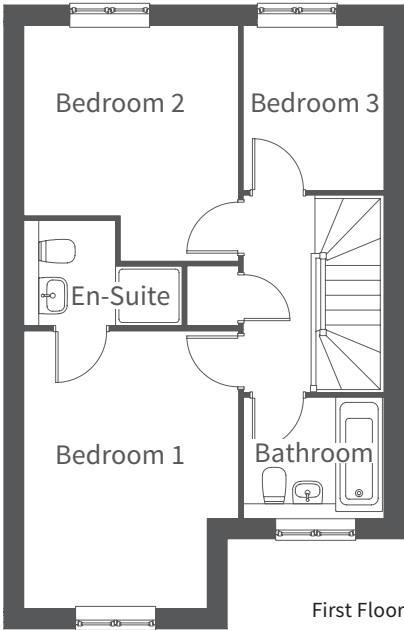
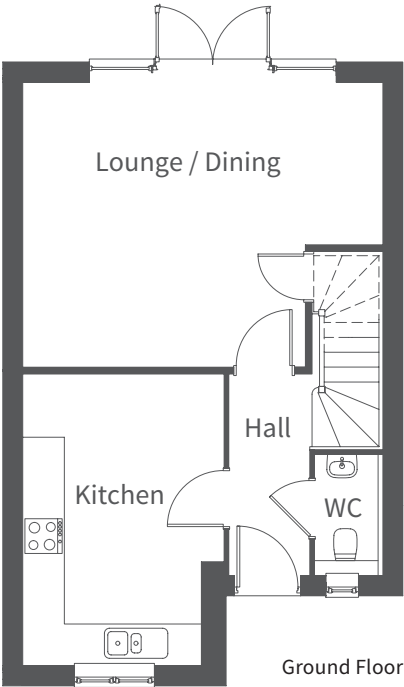
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen	4325 x 2982	14' 2" x 9' 9"	Bedroom 1	4127 x 3182	13' 6" x 10' 5"
Dining/ Lounge	5350 x 4225	17' 6" x 13' 10"	Bedroom 2	3502 x 3182	11' 5" x 10' 5"
			Bedroom 3	2480 x 2110	8' 1" x 6' 11"

* Maximum

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Plots 27, 28



The Dean

Three bedroom home

The Dean is a stylish three bedroom home 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.

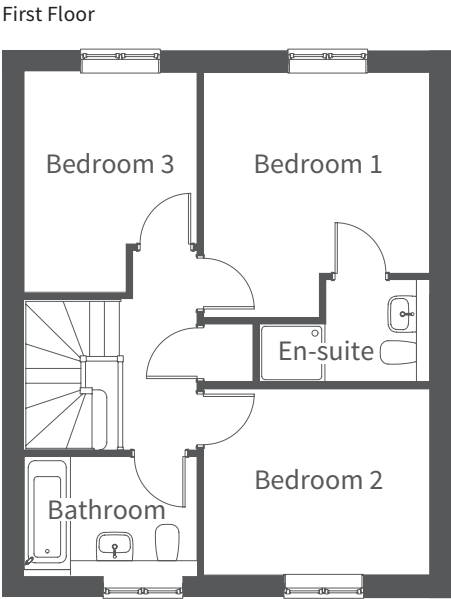
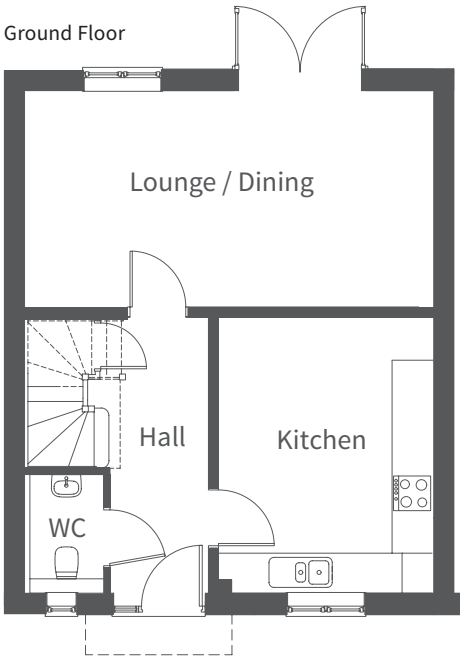
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen	4200 x 3260	13' 9" x 10' 8"	Bedroom 1	3720 x 3440	12' 2" x 11' 3"
Dining/ Lounge	6100 x 3300	20' 0" x 10' 9"	Bedroom 2	3440 x 2797	11' 3" x 9' 2"
			Bedroom 3	3340 x 2640	10' 11" x 8' 7"

* 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 6



The Helford

Three bedroom home

A three bedroom home 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.

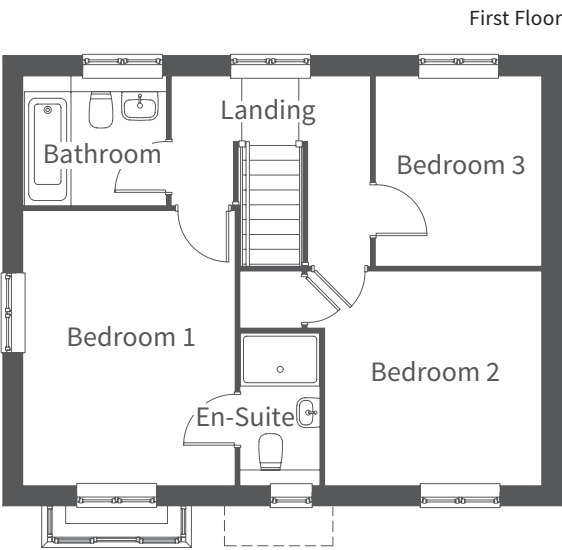
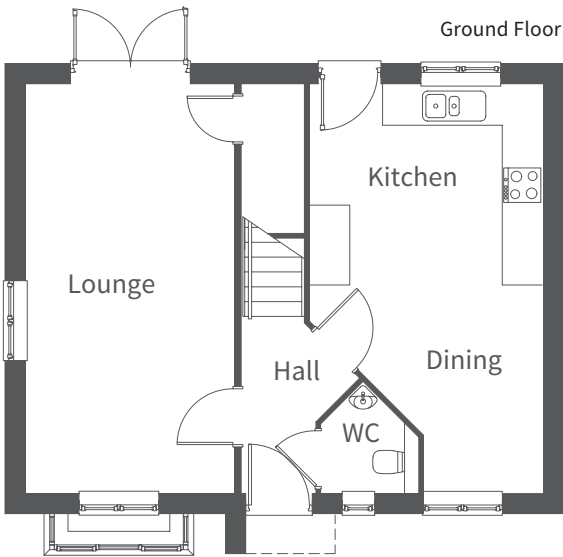
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Dining	6110 x 3490	20' 0" x 11' 5"	Bedroom 1	3952 x 3155	12' 11" x 10' 4"
Lounge	6110 x 3150	20' 0" x 10' 4"	Bedroom 2	3192 x 3225	10' 5" x 10' 7"
			Bedroom 3	2860 x 2500	9' 4" x 8' 2"

* Maximum

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Plot 25



The Devoran

Three bedroom home

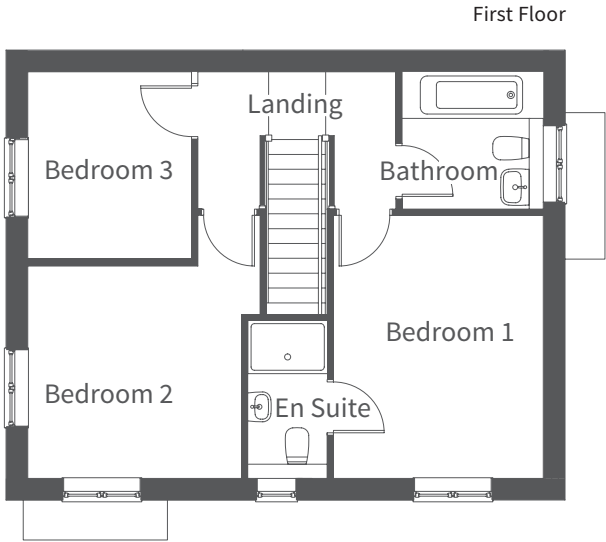
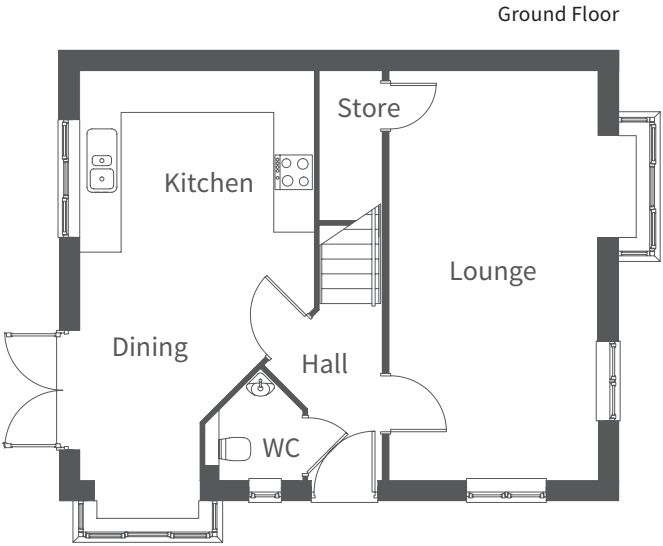
A three bedroom home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, open plan kitchen/dining area with French doors opening out onto the enclosed rear garden and a large living room. The first floor comprises master bedroom with en-suite,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

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Dining	6110 x 3490	20' 0" x 11' 5"	Bedroom 1	3952 x 3155	12' 11" x 10' 4"
Lounge	6110 x 3150	20' 0" x 10' 4"	Bedroom 2	3192 x 3225	10' 5" x 10' 7"
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Plot 26









High specification

Every aspect of the final specification has been thought about with you in mind. From the contemporary 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.

hansgrohe

NHBC

VADO

Tileflair

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, electric hob and hood extractor fan
- Washer/dryer to apartments only
- A glass / stainless steel splash back is provided to the area behind the hob
- Stainless steel 1½ bowl sink with a chrome monobloc mixer tap
- Recessed down lighters to kitchen area

Bathroom and En-suite**

- The bathroom, en-suite and cloakroom are equipped with contemporary sanitary ware in white with stylish Hansgrohe taps
- Concealed cisterns together with wall hung toilet
- The shower within the en-suite includes a concealed thermostatic shower valve with a low profile resin stone shower tray, full height tiling
- Half height tiling by Tile Flair 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 down lighters to the bathrooms and en-suites
- Shaver socket fitted in bathroom and en-suites

Decoration and Internal Finish

- Each home features a white smooth emulsion finish to the walls and ceilings
- White panelled internal doors
- All homes feature uPVC 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 Virgin and terrestrial TV
- A mains operated smoke alarm with battery backup is fitted to the hallway

Energy Efficiency, Heating and Insulation

- Sustainable energy efficient heating system with thermostatically controlled radiators and heated towel rails in en-suite and bathroom
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows provided throughout
- Cavity wall and loft insulation installed to NHBC standards
- Energy performance certificates are provided for each home

External Finishes

- An external tap will be provided (not apartments)
- Power and lights to garages that are attached to properties
- Front lawns either laid to turf or shrubs (dependent on planning). Rear lawns fenced and laid to turf
- Patios and paths laid in Buff Riven slab in line with planning
- Door entry system (apartments only)
- Each apartment has a parking space and bike storage

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

*Subject to build stage

**Where en-suite is incorporated



Example Kitchen installed at Castle Fields, Dunster development

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.



hansgrohe

N/IBC

Tileflair

VADO

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 one, two and three bedroom homes at Expression 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 NHBC 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.



STRONGVOX
HOMES





expression²

Contemporary 3 Bedroom Detached and Link Detached Homes in the village of Pinhoe

Modern living on the edge of Exeter



STRONGVOX
HOMES

expression²



Expression House Types



The Dean



The Helford



The Devoran

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It is for general guidance and may be subject to change.

The Dean

A stylish home benefiting from a high specification plus garage and parking. The ground floor comprises cloakroom, 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.

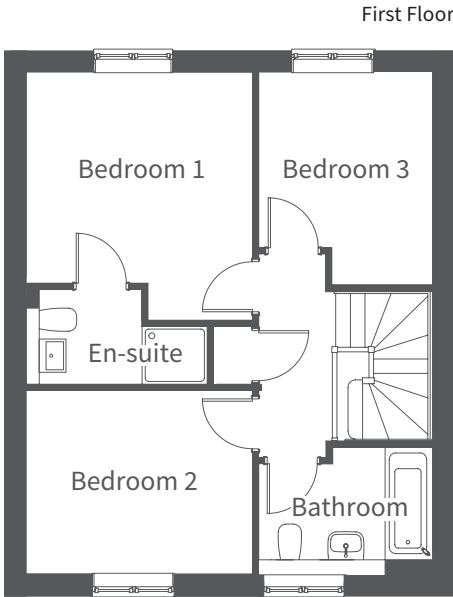
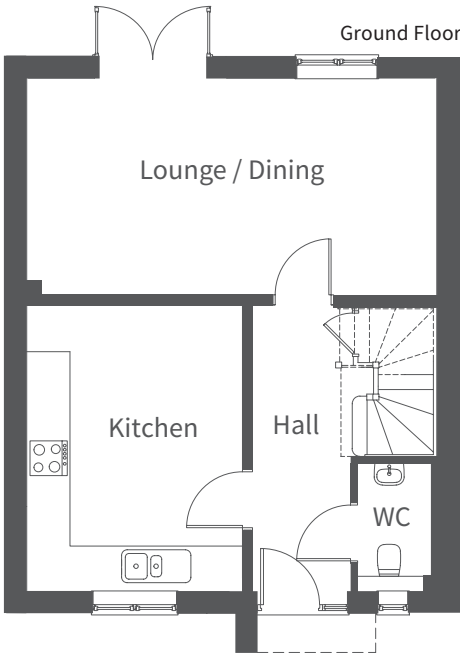
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen	4270 x 3210	14' 0" x 10' 6"	Bedroom 1	3770 x 3450	12' 4" x 11' 4"
Dining/ Lounge	6150 x 3195	20' 2" x 10' 6"	Bedroom 2	3450 x 2770	11' 4" x 9' 1"
			Bedroom 3	3245 x 2600	10' 8" x 8' 7"

* Maximum

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Plot 56



The Helford

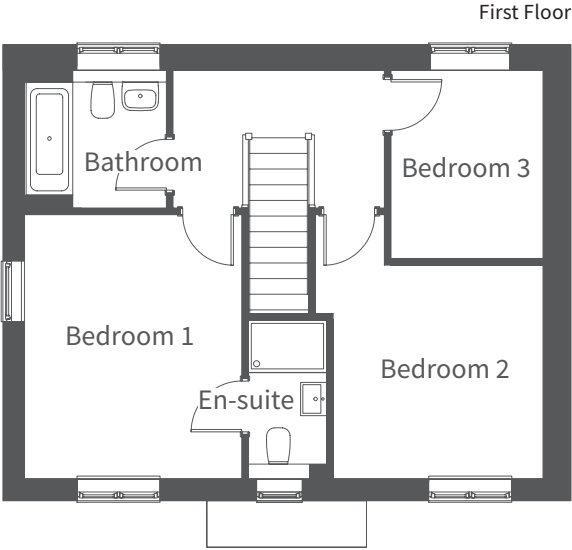
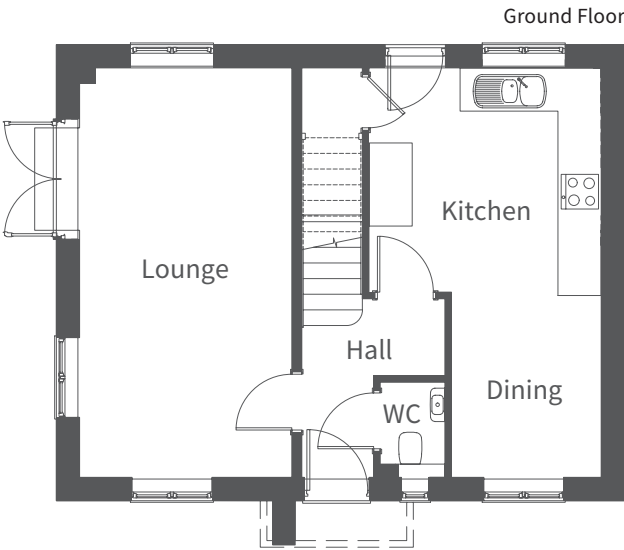
A stylish home benefiting from a high specification plus garage and parking. The ground floor comprises cloakroom, open plan kitchen/dining area and living room with French doors opening out onto the enclosed rear garden. The first floor comprises master bedroom with en-suite, two further bedrooms and bathroom.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Dining	6150 x 3490	20' 2" x 11' 5"	Bedroom 1	3945 x 3240	12' 11" x 10' 8"
Lounge	6150 x 3190	20' 2" x 10' 6"	Bedroom 2	3225 x 3190	10' 7" x 10' 6"
			Bedroom 3	2860 x 2355	9' 5" x 7' 9"

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Plot 60



The Devoran

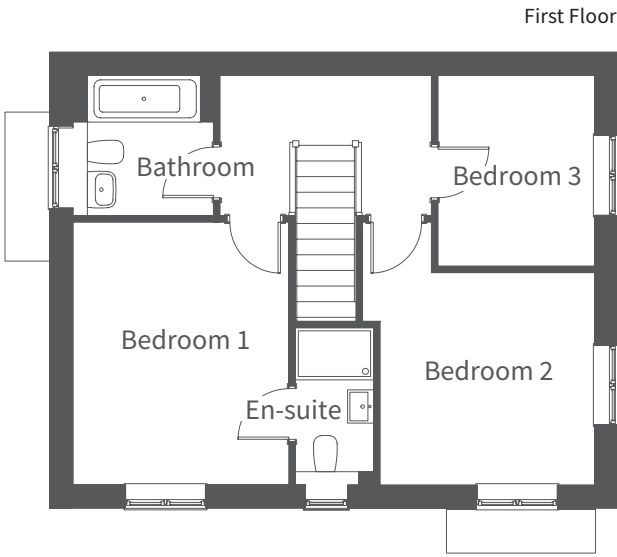
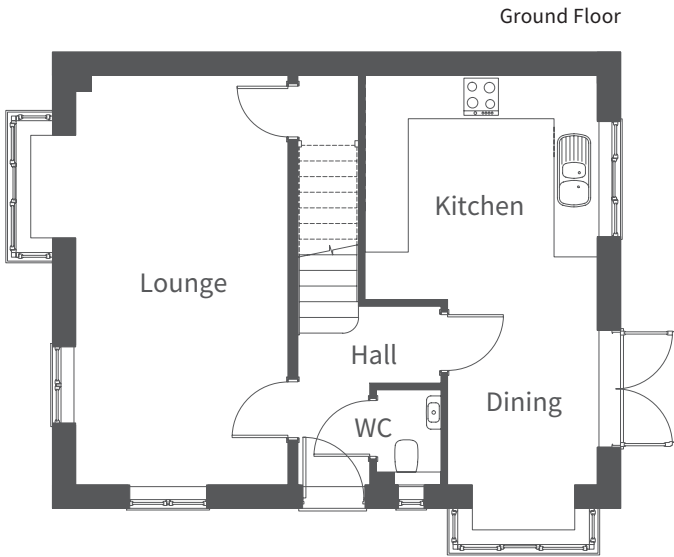
A stylish home benefiting from a high specification plus garage and parking. The ground floor comprises cloakroom, open plan kitchen/dining area with French doors opening out onto the enclosed rear garden and a large living room. The first floor comprises master bedroom with en-suite, two further bedrooms and bathroom.

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Plot 59



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 keep left at the traffic lights. The development can be found around the corner on the left hand side just before The Hord.

For Sat Nav: EX4 8HL

ENQUIRIES: 0800 472 5419



expression@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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