



CARRICK MILL

TOPSHAM • DEVON



Simply beautiful coastal living



STRONGVOX
HOMES



"We are very excited to be building such an elegant development in Topsham, one of Devon's premier coastal locations. The design and specification of our homes are perfectly suited to the area."

Toby Ballard Managing Director, Strongvox Homes



Exe Estuary



Budleigh Salterton



Exeter Cathedral

Welcome to Carrick Mill

Carrick Mill in the picturesque coastal town of Topsham near Exeter, Devon is our latest beautifully thought out Strongvox development.

Founded in 2004, we've worked hard to create our reputation for delivering exceptional, beautifully designed homes in wonderful West Country locations. We build an average of 200 homes a year, which means we can keep an eye on the detail for every house we build (across just over 30 sites to date) – and that's important to us. Considerate of local architecture and design influences, our sites are sympathetic to their surroundings with every house displaying individuality. We pay great attention to detail and our appreciation of traditional design and materials echoes throughout our new homes, setting us apart from bigger developers. We don't just build the same houses everywhere.





Topsham Harbourside



Jurassic coastline, East Devon Area of Outstanding Natural Beauty

Explore Exeter, the South West and beyond

Topsham is a historic maritime town situated at the estuary mouth of the River Exe near Exeter.

It's a well connected location supported by local cycle ways, its own train station, and the nearby M5 provides easy access to the region and Exeter International Airport for destinations further afield.

This part of Devon is consistently rated as one of the best places to live in the UK. Exeter, the regional capital, with its gothic Cathedral, vibrant centre and ever popular Quayside retains an interesting mix of architecture, history and leisure with eclectic bars, restaurants, cafes and a varied retail choice.

Carrick Mill is surrounded by beautiful countryside - the nearby East Devon Area of Outstanding Natural Beauty landscape characterised by wooded combes, heathland, fertile river valleys and breathtaking cliffs bordered by a dramatic Jurassic coastline. Plus it's an ideal base for visiting the unspoilt beaches of North and South Devon and the National Parks of Dartmoor and Exmoor.

Exeter to London (by train)	2 hour 21 mins
Exeter to Southampton (by train)	2 hour 10 mins
Exeter to Bristol (by train)	1 hour 53 mins
Topsham to Bristol Airport (by car)	1 hour 20 mins
Topsham to Exeter County Cricket (by car)	20 mins
Topsham to Exeter Airport (by car)	15 mins




CARRICK
MILL

EXETER

EXETER
INTERNATIONAL
AIRPORT

TOPSHAM

RIVER
EXE

EXMOUTH

BUDLEIGH
SALTERTON

5

4

1

2

7

3

8

6



1. Street scene at Carrick Mill



2. River Clyst



3. Topsham Harbour



4. Exeter Quayside



5. Exeter Cathedral



6. Budleigh Salterton



7. Darts Farm Village Retail



8. Haldon Forest Park

Carrick Mill, Topsham

Voted as 'The best place to live in the South West of England' (The Sunday Times, 2019) the desirable and historic fishing town of Topsham really does live up to its award. With plenty of clubs, associations, leisure facilities and coastline to explore plus a primary school, doctor's surgery, library, church, supermarket and local independent shops. Excellent cycle, road, rail, river and air transport links make Carrick Mill an excellent base for all age ranges and interests.

For families with younger children there is The Topsham Primary School, plus, located in nearby Exeter, there are several state and independent secondary schools.

The beautiful surrounding countryside and coastline help give a relaxing rural atmosphere with the exciting regional hub of Exeter only a short trip away with a wealth of leisure and business activity. Award winning for a reason.

Darts Farm Village Retail (car)	5 min
Topsham Primary School (walk)	10 min
Topsham Harbour (walk)	15 min
Exmouth (train)	20 min
Haldon Forest Park (car)	20 min
Exeter Quayside (cycle via National Cycle Route)	21 min
Dawlish (cycle via National Cycle Route)	50 min





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.



THE KITCHEN
COMPANY







High specification

Every aspect of the final specification has been thought about with you in mind, from the traditional design, to the practical benefits of modern living. Vado taps complete the stylish sanitary ware which is complemented by Porcelanosa wall tiling. Every detail has been considered, because we know how important the finishing touches are to making a home.



PORCELANOSA



Kitchen

- Choice* of fully fitted kitchen units with ample wall and floor cupboards
- Choice* of profile worktops with matching up-stands
- Eye level stainless steel single oven (3 beds)/ double oven (4 beds) with 4 burner gas hob and hood extractor
- Stainless steel/glass splash back* behind the hob
- Stainless steel 1½ bowl sink with chrome monobloc mixer tap
- Integrated fridge/freezer and dishwasher

Utility (4 beds only)

- Complementing fitted kitchen units with profile worktops
- Stainless steel 1 bowl sink with chrome monobloc mixer tap
- Space and plumbing for washing machine, plus space for tumble dryer
- Recessed down lights

Bathroom, En-suite and Cloakroom

- Duravit sanitary ware in white with stylish Vado taps
- Concealed cisterns together with wall hung toilet
- Porcelanosa tiling:
 - Full height to en-suite shower, plus a concealed thermostatic shower valve with low profile resin stone shower tray
 - Full height around bath, plus shower and bath screen
 - Half height to basin (semi-pedestal) and toilet when situated on the same wall (splash back tiling behind basin when not on the same wall, includes cloakroom)
- Shaver sockets to bathroom and en-suite
- Saneux Aqua Maison gloss white side panel to bath
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom

Decoration and Internal Finish

- Smooth white emulsion finish to walls and ceilings
- White cottage style internal doors
- Front door with multi point locking system

Electrical Installation

- BT points fitted to:
 - Cupboard in hall or understairs for broadband router
 - Hall (plus study in Camden)
- Power sockets with USB points fitted to lounge, kitchen and bedroom 1 (plus study in Camden))
- TV points fitted to lounge and bedrooms 1 and 2
- Communal Sky Q TV/Digital TV system
- Mains operated smoke alarm with battery backup
- Recessed down lights to kitchen, entrance hall, bathroom, en-suite and cloakroom
- External recessed down light or coach light fitted to front and rear

Energy Efficiency, Heating and Insulation

- Gas fired central heating system with hot water cylinder in the linen cupboard (4 beds)/ combination boiler (3 beds)
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows
- Cavity wall and loft insulation installed to Premier Guarantee standards
- Energy Performance Certificate provided for each home

External Finishes

- External tap provided
- Front lawns either laid to turf or shrubs (dependent on planning)
- Rear gardens grassed and fenced
- Patios and paths laid in Natural Bronte slab (in line with planning)
- Personnel door to some garages (please enquire)

NHBC

- Each of our homes are independently surveyed during the course of construction by NHBC who will issue their 10 year Warranty Certificate upon structural completion of the property

*Subject to build stage.

PLEASE NOTE: Specification is subject to change if product becomes unavailable.

The Key to Fine Living

At Strongvox Homes, we are building a reputation for our beautifully crafted West Country homes. With scrupulous attention to detail – from site planning and individual house design, through to quality craftsmanship and superior finished décor – our houses are places you'll be proud to call home.

We are a small and highly experienced team who take pride in constructing beautifully designed homes that we each know personally. Founded in Taunton in 2004, we have created just over 30 developments to date and we build about 200 new homes each year. We are small enough to keep our eyes on every aspect of our work and local enough to know and understand each of the communities in which we build. From conception to completion, our approach sets us apart:

Every Strongvox Homes development is sympathetic to its surroundings and considerate to the local architecture and the community.

Every Strongvox home displays individuality in its styling and is constructed using carefully selected naturally weathering materials. You'll love our variety of exterior finishes that make our homes different and set them apart.

Inside every Strongvox home, to make your buying decision more straightforward, you'll discover a whole range of features which, unlike the bigger developers, we include as standard: superior fully fitted kitchens with soft close doors and integrated appliances, recessed ceiling down lights, upmarket cottage style doors, high quality bathroom furniture and

brassware, chrome heated towel rails, airing cupboard shelving, to name but a few... We include grassed and hard landscaped rear garden and quality fencing.

In short, we provide you with a beautiful home whilst making the whole buying process as simple as we can.

There are three further incentives available to make buying a Strongvox home easier

Help To Buy

With just a 5% deposit the government-backed **Help To Buy** equity loan scheme is available on new homes at Laurel Hill for eligible First Time Buyers within the scheme's regional house price cap.



Strongvox Part Exchange

If you've seen your perfect home but haven't sold your existing property, **Part Exchange** could allow you to reserve and secure it, with no Estate Agent fees to pay and we'll buy your current house so you can get moving.*



Strongvox Assisted Move

Let us do the work! With **Assisted Move** we take away the pressures of moving home. We'll help you choose a new home that's right for you and then we handle all aspects of selling your current home.* *Subject to terms and conditions



Inspirations

FROM STRONGVOX



Be inspired by our range of extras on offer to personalise your dream home...

Style your home your way with beautiful fixtures and fittings from our *Inspirations* range.

For the full list of *Inspirations* relevant to your home, please speak to your Sales Advisor early in the buying process. All extras are subject to build stage.



Our Customer Charter

At Strongvox we are committed to delivering a quality service and our Customer Charter demonstrates how our customers are at the heart of our business.

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

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We are available to answer any questions and here 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

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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 Guarantee warranty and we will provide you with information about the cover

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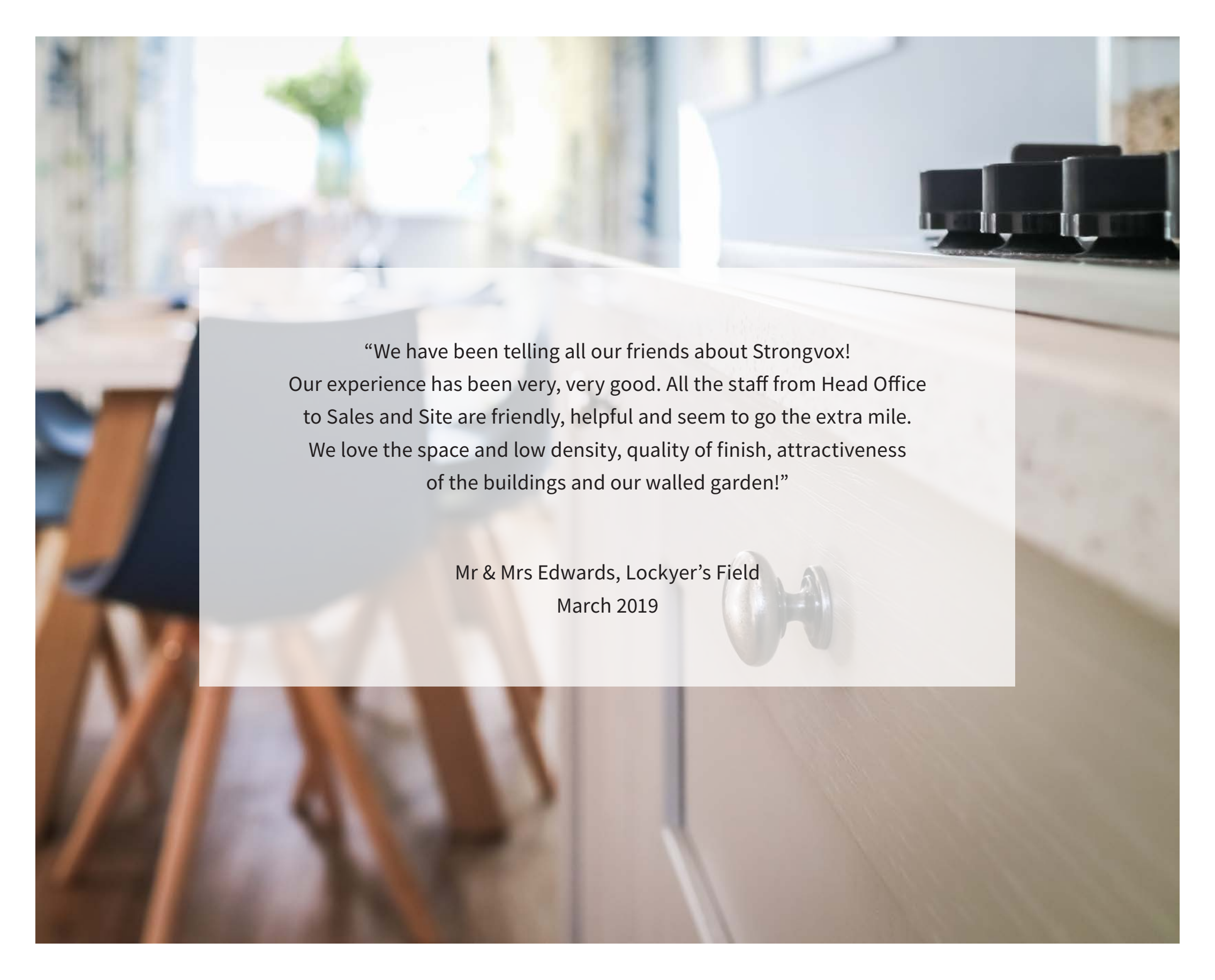
You will be provided with information about our after sales service. Our aim is to deal effectively and efficiently with both routine service matters and any emergencies

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

We want you to enjoy your journey and love living in a Strongvox home for many years to come. From the moment you get the keys to your new home, we're on hand to help with any issues you encounter.





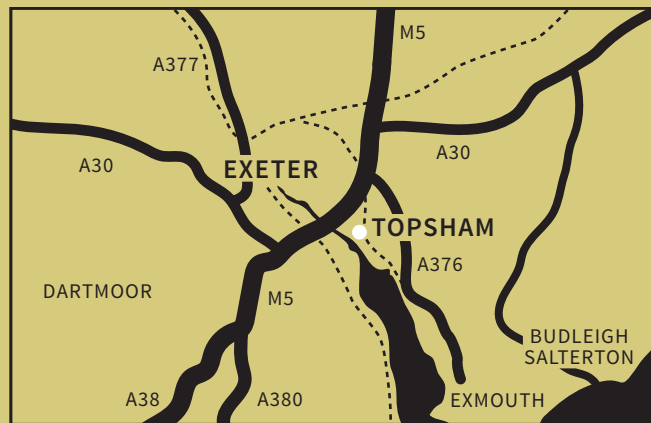
“We have been telling all our friends about Strongvox!
Our experience has been very, very good. All the staff from Head Office
to Sales and Site are friendly, helpful and seem to go the extra mile.
We love the space and low density, quality of finish, attractiveness
of the buildings and our walled garden!”

Mr & Mrs Edwards, Lockyer's Field
March 2019



Recent development: Russet Copse, Sandford

Location



For Sat Nav: EX3 0BT

ENQUIRIES: 01823 444055



carrickmill@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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