



Brook Vale

DAWLISH, DEVON

Brook Vale is a brand new community of 180 high quality new homes in the coastal town of Dawlish.

Taylor
Wimpey

Contents



Welcome to Brook Vale

Brook Vale is a brand new community of 180 high quality new homes in the coastal town of Dawlish.

Discover our range of stylish range of 2 bedroom apartments and 3 and 4 bedroom houses of attractive designs to suit a variety of different lifestyles. The homes have all been thoughtfully designed to be in keeping with the local area and are built to maintenance-light, modern standards.



Discover an exciting new community

Brook Vale is situated just under a mile from Dawlish town centre connecting you to a wide range of amenities required for everyday life. The A379 is within easy reach for access to surrounding towns and cities. There is a good choice of cafes, restaurants, bars and pubs, alongside a selection of shops and leisure facilities.

Nature is on your doorstep with Dawlish Town Beach less than a mile away as well as Dawlish Warren Beach and the picturesque Dawlish Warren National Nature Reserve less than 3 miles away.



Dawlish beach



Dawlish Highstreet



Local countryside



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



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Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Granite 1.5 bowl sink and chrome tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
CAT 5 or 6 data cabling	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Finishing touches	
White emulsion to walls and ceiling	✓
White paint to woodwork	✓
White doors with chrome ironmongery	✓
External features	
Smooth finish buff concrete slabs to pathways and patios	✓
Polished chrome door numerals	✓
Front outside light and wiring for outside rear light	✓
Outside tap to rear garden	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting) [†]	✓
1.8m fencing to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

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Personalise your apartment

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

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Included as standard

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While you'll have the choice to upgrade, all of our apartments are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your apartment below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood and extractor fan too.

Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from a shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Internal doors

Modern doors, complete with polished chrome handles give a sleek, contemporary feel throughout your home. From the main bedroom to the bathroom, each door is of the same high specification.



Electrics

An intercom system will finish the exterior of your apartment, while inside you can choose if your plug sockets come with or without USB ports. Optical heat and smoke alarms will also be fitted.



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Specification of our apartments

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Granite 1.5 bowl sink and chrome mixer tap†	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
CAT 5 or 6 data cabling	✓
One double socket in kitchen to incorporate USB charging points	✓

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Specification of our apartments

Finishing touches	
White emulsion to walls and ceilings	✓
White paint to woodwork	✓
White doors with chrome ironmongery	✓
External features	
Polished chrome door numerals	✓
Intercom for apartments	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

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Your new low-energy home

Welcome to your brand new Taylor Wimpey home, ready for you to make your own, and designed and built with the highest quality materials and specifications. In accordance with the latest building regulations, your home includes a variety of energy-efficient features to help you save energy, lower your bills and reduce your carbon footprint.

What are the new building regulations?

The latest building regulations sets the minimum standards for the energy efficiency and ventilation of new buildings. These standards are designed to make significant improvements to the construction of new homes.

The improvements included in your home

Our homes include a range of energy-efficient features, including triple glazing, electric vehicle chargers*, solar panels* and waste water heat recovery. Each of these features help to reduce the energy required to run your home without compromising on comfort or convenience.

The benefits to you

With all these features in your new home, you'll reap the rewards from the day you move in. Better insulation and sustainable energy sources mean a lower carbon footprint and lower energy bills.



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*Selected plots only

Features you might find in your new home

Your new home will include a variety of energy-efficient features to help you save energy and reduce your carbon footprint, including:

Well-insulated building fabric

Better insulation in your walls and roof and high-performance glazing means your home loses less heat in winter, and it cools down slower in summer, so you'll always enjoy a comfortable temperature.



Energy-generating solar panels

With solar panels, your home can generate its own renewable energy to generate a proportion of your home's electricity requirements.



Appliances

Your home will have modern, energy-efficient appliances that allow you to enjoy all the comforts of home, whilst helping to keep your carbon footprint down.



Taylor Wimpey

See Inside Our Thermal Efficient Homes

We work hard to make a new home airtight by preventing heat loss through the windows, doors, walls, roof, and floor. These measures can help to save money on energy bills and create a more comfortable and energy efficient home.



Thermal Lintels



Triple Glazing



Well Insulated Front Door



Thermally Efficient Home



Layers Of Loft Insulation



Brick And Block Wall With Fully Insulated Cavity



Insulated Beam And Block Floor

Taylor Wimpey

Convert Sunlight Into Electricity For The Home

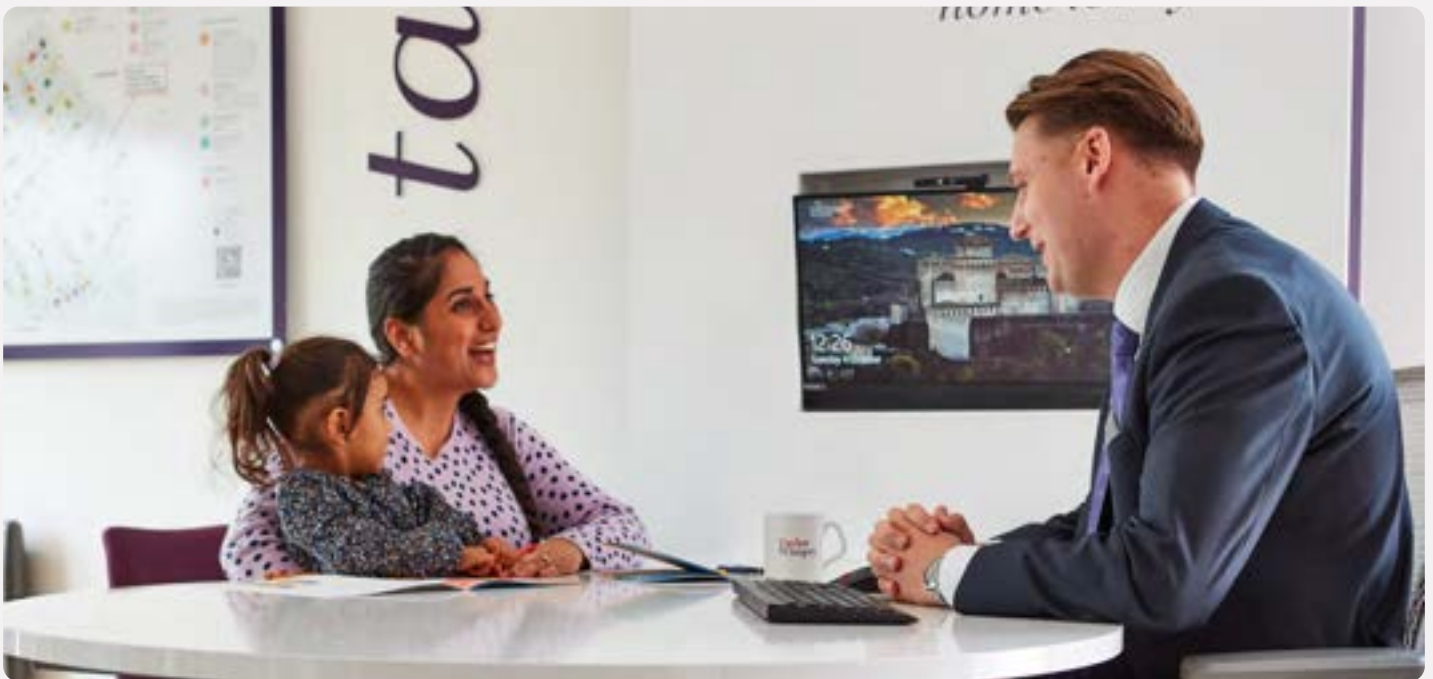
Sleek solar photovoltaic (PV) systems are integrated into the roof to provide a renewable source of energy. Low maintenance and with no moving parts, the solar PV panels will generate a proportion of your home's electricity requirements, reducing its energy demand and reliance on the grid.



1. **Light**
The Sun gives off light, even on cloudy days
2. **The Panels**
Solar Photovoltaic (PV) cells on the panels turn the light into DC electricity
3. **The Inverter**
The current flows into an inverter which converts it into AC electricity ready to use
4. **The Electricity**
The current is fed through a meter and then into your home's consumer unit. The meter will measure all of the electricity generated by the solar PV system
5. **Powering the Home**
Plug in and switch on. Your system will automatically use the free electricity you've generated, then switch back to the grid as needed
6. **The National Grid**
Any electricity you don't use is returned to the grid for others to use.

Energy-efficient features

Features	
Waste water heat recovery	✓
Thermal lintel	✓
Triple glazing	✓
Solar panels	✓
Electric car charging point	✓



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Our homes





Rockpool House

2 BEDROOM APARTMENTS, TOTAL 647 sq ft



PLOTS 209-214

Kitchen/Dining/Lounge max.

7.58m × 3.97m 24' 9" × 13' 0"

Bedroom 1 max.

3.47m × 3.75m 11' 4" × 12' 3"

Bedroom 2

2.65m × 2.54m 8' 7" × 8' 3"

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 79976 TWE / December 2024.



The Benford

3 BEDROOM HOME, TOTAL 904 sq ft



GROUND FLOOR

Lounge max.

4.77m × 4.44m 15' 8" × 14' 6"

Kitchen/Dining

2.70m × 3.43m 8' 9" × 11' 3"



FIRST FLOOR

Bedroom 1

3.69m × 3.11m 12' 2" × 10' 3"

Bedroom 2 max.

2.24m × 3.55m 7' 4" × 11' 8"

Bedroom 3 max.

2.44m × 3.35m 8' 0" × 11' 0"

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The Byford

3 BEDROOM HOME, TOTAL 958 sq ft



GROUND FLOOR

Lounge max.

3.98m × 4.24m 13' 1" × 13' 11"

Kitchen/Dining

5.06m × 2.87m 16' 7" × 9' 5"



FIRST FLOOR

Bedroom 1 max.

3.98m × 3.00m 13' 1" × 9' 10"

Bedroom 2

2.82m × 3.46m 9' 3" × 11' 4"

Bedroom 3

2.15m × 3.91m 7' 1" × 12' 10"

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The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq ft



GROUND FLOOR

Lounge

3.07 × 5.41m 10' 1" × 17' 9"

Kitchen/Dining max.

3.35m × 5.41m 11' 0" × 17' 9"



FIRST FLOOR

Bedroom 1

3.09m × 4.10m 10' 2" × 13' 6"

Bedroom 2

3.32m × 2.95m 10' 9" × 9' 8"

Bedroom 3

3.41m × 2.37m 1' 2" × 7' 9"

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The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft



GROUND FLOOR

Lounge max.

3.19m x 4.19m 10' 6" x 13' 9"

Kitchen/Dining max.

4.25m x 3.43m 14' 0" x 11' 3"



FIRST FLOOR

Bedroom 2 max.

4.25m x 2.82m 14' 0" x 9' 3"

Bedroom 3

2.15m x 3.59m 7' 1" x 11' 10"



SECOND FLOOR

Bedroom 1 max.

4.24m x 6.27m 13' 9" x 20' 6"

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The Huxford

4 BEDROOM HOME, TOTAL 1,156 sq ft



GROUND FLOOR

Lounge

3.63m × 4.66m 11' 11" × 15' 4"

Kitchen/Dining

5.73m × 3.00m 18' 10" × 9' 10"



FIRST FLOOR

Bedroom 1

3.42m × 3.16m 11' 3" × 10' 5"

Bedroom 2

3.23m × 2.84m 10' 7" × 9' 4"

Bedroom 3

2.23m × 3.25m 7' 4" × 10' 8"

Bedroom 4

2.42m × 2.49m 7' 11" × 8' 2"

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The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft



GROUND FLOOR

Lounge

3.46m x 6.09m 11' 4" x 20' 0"

Kitchen/Dining max.

3.58m x 6.09m 11' 9" x 20' 0"

FIRST FLOOR

Bedroom 1

3.52m x 3.74m 11' 7" x 12' 3"

Bedroom 2 max.

3.64m x 2.95m 11' 11" x 9' 8"

Bedroom 3

2.51m x 3.05m 8' 3" x 10' 0"

Bedroom 4 max.

3.54m x 2.25m 11' 7" x 7' 5"

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The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft



GROUND FLOOR

Lounge

3.88m × 4.74m 12' 9" × 15' 7"

Kitchen/Dining

8.11m × 2.88m 26' 7" × 9' 6"

Study

2.10m × 2.65m 6' 11" × 8' 8"



FIRST FLOOR

Bedroom 1 max.

3.88m × 3.71m 12' 9" × 12' 2"

Bedroom 2 max.

3.09m × 4.02m 10' 2" × 13' 2"

Bedroom 3 max.

3.03m × 3.66m 10' 0" × 12' 0"

Bedroom 4 max.

2.75m × 3.97m 9' 0" × 13' 0"

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The Marford

4 BEDROOM HOME, TOTAL 1,546 sq ft



GROUND FLOOR

Lounge

4.76m × 3.91m 15' 8" × 12' 10"

Family Room

3.26m × 3.91m 10' 8" × 12' 10"

Kitchen

3.32m × 4.79m 10' 11" × 15' 9"

Dining/Study

2.66m × 3.04m 8' 9" × 10' 0"



FIRST FLOOR

Bedroom 1 max.

3.64m × 4.91m 12' 0" × 16' 2"

Bedroom 2 max.

3.32m × 4.00m 10' 11" × 13' 2"

Bedroom 3 max.

3.23m × 4.72m 10' 7" × 15' 6"

Bedroom 4

2.55m × 3.81m 8' 4" × 12' 6"

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 79976 TWE / December 2024.

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