



THE CHASSE

TOPSHAM | EXETER

HERITAGE
FUTURE COLLECTION



THE CHASSE

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1	Henbury	3 Bed Detached
2	Henbury	3 Bed Detached
3	Henbury	3 Bed Detached
4	Clarendon	3 Bed Detached
5	Denton A	3 Bed Semi-detached
6	Denton B	3 Bed Semi-detached
7	Henbury	3 Bed Detached
8	Henbury	3 Bed Detached
9	Henbury	3 Bed Detached
10	Henbury	3 Bed Detached
11	Denton B	3 Bed Semi-detached
12	Denton A	3 Bed Semi-detached
13	Clarendon	3 Bed Detached
14	Hamilton (GRND)	2 Bed Ground Floor Apartment
15	Hamilton (1ST)	2 Bed First Floor Apartment
16	Hamilton (GRND)	2 Bed Ground Floor Apartment
17	Hamilton (1ST)	2 Bed First Floor Apartment
18	Windsor	3 Bed Duplex Apartment
19	Aston (GRND)	1 Bed Ground Floor Apartment
20	Aston (GRND)	1 Bed Ground Floor Apartment
21	Windsor	3 Bed Duplex Apartment
22	Kitley	3 Bed Semi-detached

Phase II

36	Windsor	3 Bed Duplex Apartment
37	Hamilton (FIRST)	2 Bed First Floor Apartment
39	Hamilton (FIRST)	2 Bed First Floor Apartment
40	Hamilton (GRND)	2 Bed Ground Floor Apartment
41	Denton B	3 Bed Semi-detached
42	Denton A	3 Bed Semi-detached
43	Denton D	3 Bed Detached
44	Denton D	3 Bed Detached
45	Denton D	3 Bed Detached
46	Henbury	3 Bed Detached
47	Brodsworth	4 Bed Detached
48	Brodsworth	4 Bed Detached
49	Abbotsbury	4 Bed Detached
50	Henbury	3 Bed Detached



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We don't do boring... we do stunning, luxury, Zero Carbon one, two, three and four bedroom houses and apartments with bags of kerb appeal.

Crisp white render married with natural terracotta clay brick façades create striking exteriors and form the latest iteration of Heritage's 'Future Collection'.

Heritage Homes are proud to bring to market this impressive development which brings together fifty individually designed contemporary homes.

But it's not just a case of style over substance as these homes are jam packed with the latest energy saving devices. Photovoltaic Solar Panels, underfloor heating to the ground floor, mechanical ventilation and heat recovery systems all come as standard.

All homes, whether you are looking for a two bedroom apartment or a four bedroom detached home are built to the acclaimed Heritage Diamond Eco specification with luxury handleless kitchens, walk-in showers, fully landscaped gardens, and each home comes with ample parking which is a real rarity in Topsham.

The level of workmanship and thoughtful approach to each and every home is the fundamental reason why The Chasse is the jewel in Topsham's crown.

A wide-angle photograph of a harbor at sunset. The sky is filled with dramatic, dark clouds, with a bright orange and yellow glow from the setting sun breaking through near the horizon. The water in the harbor is calm, reflecting the colors of the sky. Numerous boats, including sailboats and motorboats, are moored in the harbor. The foreground shows a dark, silhouetted shoreline with some vegetation. The overall mood is serene and peaceful.

WILD ABOUT TOPSHAM

Much of Topsham's appeal is its undoubted 'Exe Factor'; that is, its wonderful array of wildlife that sits right on its doorstep.

The Exe Estuary is a haven for a wide variety of birds such as Bar-tailed Godwits and Brent geese that roost in the picturesque reserves at Bowling Green, Exminster and Powderham marshes.

Be at one with nature - what better way to live?



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TRANQUIL, QUAIN AND COSMOPOLITAN

LET'S MOVE TO TOPSHAM

Eating out is a popular past time of the locals, which is to be expected, given the high quality restaurants to choose from. There's something for everyone, from the award-winning Essence of India to the more traditional Salutation Inn and the Galley Fish Restaurant - one of many fine seafood eateries.

Washing down the cuisine with a beverage or two is also a joy with the famed 'Topsham Ten' pubs ready to take your order, plus the Pebblebed Vineyard offers locally produced wine, tapas and occasional live music. Topsham is also renowned for its cream teas, purveyed in many a quaint West Country Café and farm shop.

Getting to and from Topsham couldn't be simpler with a regular rail service to Exeter, Exmouth and even London, a handy motorway network and Exeter International Airport enabling residents to easily travel overseas.

When it comes to property, Topsham is famous for its Dutch-style houses and Victorian terraces while more contemporary developments ensure a charming mix of the old and new. As you would expect, demand for property is high but once you're fully installed as a Topsham resident there'll be no turning back.

Consistently rated as one of the most desirable places to live in the UK, Topsham appeals to all types of home-hunter.

Situated on the banks of the Exe Estuary and surrounded by nature, it's easy to fall in love with the town on your very first visit, which is why so many sightseers return to lay down roots. Its excellent school and pre-school, play group, open air swimming pool and other outdoor pursuits appeal to families looking to settle down, while the more mature residents enjoy its range of clubs and societies, along with an assortment of amenities that mean they rarely need to travel out of town.

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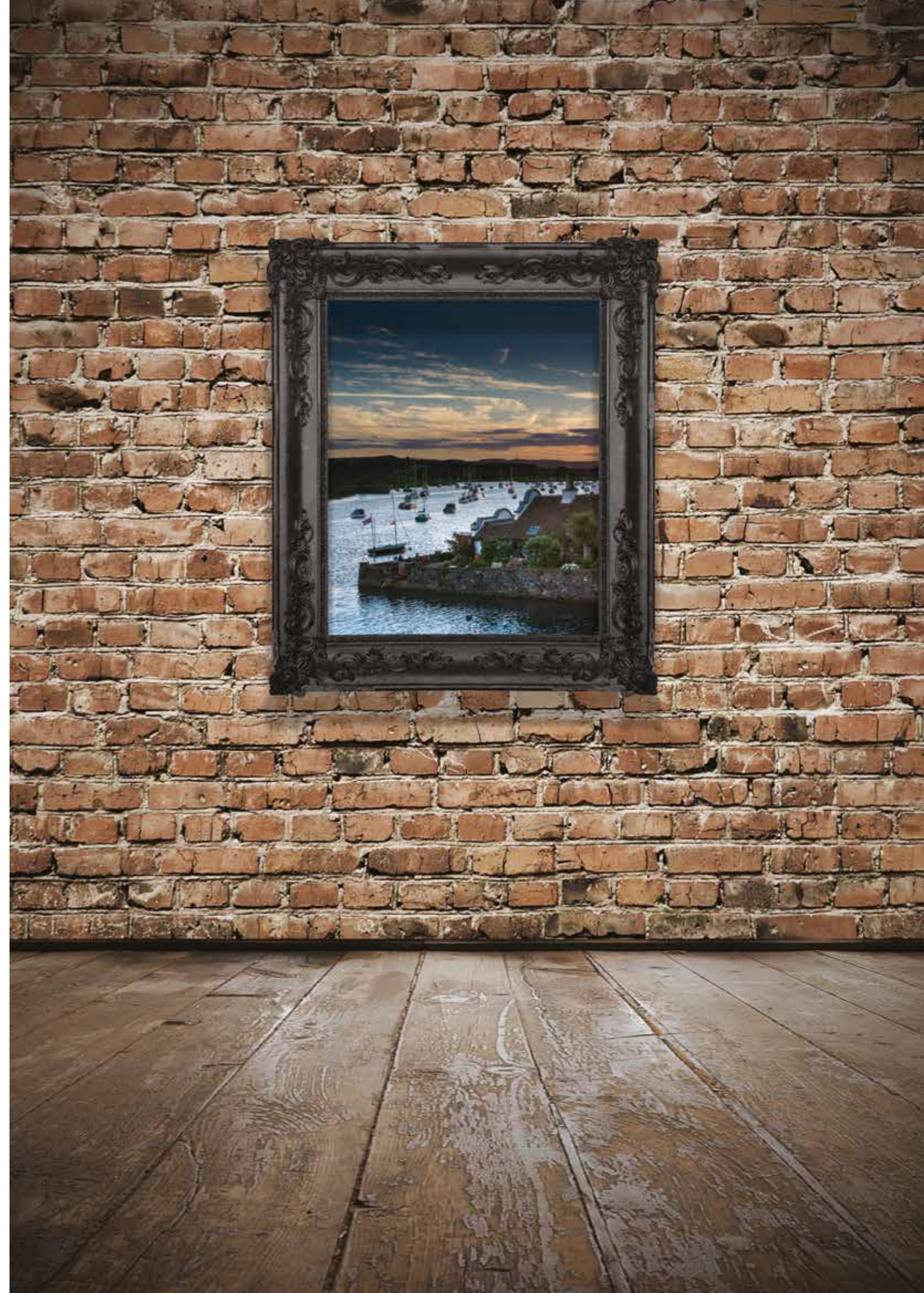


THERE'S NO PLACE LIKE TOPSHAM

An estuary town packed with history, culture and nature, Topsham is a treasure trove waiting to be discovered.

Just four miles from the centre of Exeter, this former medieval port retains its maritime feel yet also offers a very contemporary lifestyle for residents and visitors alike.

Galleries, tearooms, restaurants, markets, scenic walks, nature reserves, a fascinating museum and even an annual carnival, ensure that Topsham delivers on all fronts.





DIAMOND ECO SPECIFICATION

THE FINER DETAILS

All homes at The Chasse are Zero Carbon. 'A Zero Carbon home is one that generates as much power as it uses over the course of a year and therefore has net zero carbon dioxide emissions and gives you an opportunity to significantly reduce your energy bills.'

- Full gas central heating with underfloor heating to Ground Floor and thermostatic radiators to First Floor
- Fully tiled Ground Floors with 600 x 600 large format Italian Porcelain tiles in all houses. Tiled floors to kitchens and bathrooms in all apartments
- The latest highly efficient Gas Boiler
- Exceptional quality contemporary Walnut flush finished internal doors
- Modern high quality door furniture with contemporary handles on round rose and high performance hinges
- Sleek contemporary "Pencil Round" skirtings and architraves - eggshell finish
- Extensive TV and telephone points (TV aerial not included)
- Fitted wardrobe to bedroom 1 (shelf and rail)
- Mains smoke detectors and burglar alarm with infrared sensors



- Stunning hardwood open tread contemporary staircases with hardwood handrails, spindles and balusters to both staircase and first floor balustrades.
- Staircases to the apartments and maisonettes are not open tread but will have hardwood spindles, balusters and handrails.
- Mechanical Heat Recovery Ventilation units.

Security

All homes at The Chasse have been carefully designed with security in mind.

Locks are "high security" and the front entrance door has, in addition, a fully insulated aluminium shell and high performance hinges as well as a high specification security lock. Homes are fitted with PIR detectors coupled with an operational burglar alarm system. PIR detectors on the outside lights ensure that the approach to each house is well illuminated.





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EXTERIOR

YOUR HOME

- Highly thermally insulated contemporary front entrance door with high security locking mechanism and large contemporary stainless steel pull handle and ironmongery
- Stylish fitted entrance porch light with PIR detector and rear entrance light
- Outside tap and power point (position varies)
- Low maintenance high quality uPVC triple glazed windows, French doors and sliding bi-fold doors (where appropriate), finished in grey RAL colour to match fascias and soffits
- Elevations finished in high quality render and contemporary natural clay brick façade.
- Contemporary box gutters & downpipes are zero maintenance powder coated aluminium in matching RAL colour
- Roofs finished with high quality natural slate for a sleek contemporary finish and flat roofs finished with the latest Sarnafil rubberoid single ply roof membrane with 20 year guarantee
- Extensive array of the latest Photovoltaic (PV) Solar Panels generating free electricity fitted to every house
- All roofs are highly insulated "Warm Roofs" to exceed the highest current energy standards and ensure low home running costs
- Electric remote controlled fully insulated garage doors with draught seals and two radio remote controls
- Rear garden gates as per Site Plan. Side gates where not shown are available as a cost upgrade
- Landscaped gardens with turf and/or shrubs to the front. Rear gardens turfed with bark mulched beds where applicable
- Paving and patios where shown finished with matching contemporary paving slabs
- Driveways finished with low maintenance block paviers
- Pre wiring for an electric car charger point





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DIAMOND ECO SPECIFICATION BATHROOMS

A luxurious contemporary space designed to exceed your expectations.

- Luxurious contemporary VITRA bathroom suites with wall hung WC and wall mounted designer basins with contemporary chrome bottletraps
- Sleek high quality monoblock basin mixer tap
- Stunning contemporary free standing deep luxury bath
- Wall mounted thermostatic bath filler mixer tap with independent "hair wash" shower fitting to bath
- Luxury walk-in shower enclosures with glass screen, flush contemporary shower valves, multifunction shower head on variable riser plus large overhead shower drench head in En-suites
- Contemporary low rise walk-in shower trays
- Bathroom walls, where fitted with appliances, are fully tiled with stunning large format tiles from a contemporary range
- Fully tiled bathroom floors with matching contemporary tiles from our selected range
- Electric shaver point to each bathroom with supply for illuminated mirror or cabinet (available as cost upgrade)
- Luxury heated towel rail in both main bathroom and en-suites operated from the gas boiler (not electrical)
- Flush ceiling spot lighting with low energy LED bulbs
- Cloakroom/WCs fitted with stylish contemporary wall hung suites and tiled splash backs to both basin and WC



DIAMOND ECO SPECIFICATION KITCHENS

Every detail is considered in our beautifully designed kitchens.

- Stunning contemporary Pronorm German designer kitchens with "handleless" units and pan drawers with soft close runners
- Quartzforms stone worktops and splashbacks in kitchens as standard in all detached houses
- Laser edge colour matched laminate work tops and splashbacks to all utility areas, semi-detached homes and apartments
- Glass splashbacks to cooking areas in all houses as standard
- Bespoke kitchen design features and choice of colours for worktops and kitchen units available from our selected range depending on stage of construction and point of Plot Reservation
- 600 x 600 large format Italian Porcelain floor tiles
- Flush ceiling spot lighting with low energy LED bulbs
- Stainless steel one-and-a-half bowl sink unit with Perrin and Rowe contemporary mixer tap
- Space and plumbing for washer/dryer in the kitchen on all house types without a separate utility.

The latest contemporary Siemens integrated kitchen appliances are included within the Heritage Diamond Eco Specification.

- Eye level electric double oven
- Flush electric induction hob with touch controls
- Concealed Siemens re-circulating cooker hood and separate extractor fan
- Integrated Siemens fridge/freezer
- Integrated dishwasher





OPTIONAL UPGRADE

TESLA POWERWALL

Powerwall is a home battery that charges using electricity generated from solar panels, or when utility rates are low, and powers your home in the evening. Automated, compact and stylish, Powerwall enables you to maximise self-consumption of solar power generation and reduce your energy bills to the minimum!

What is a Powerwall?

Tesla home batteries maximise the usefulness of your solar panels and offer a variety of backup electricity supply solutions. You can even go off the grid.

Go net zero.

Combine solar panels and one or more Powerwall home batteries to power your home independently from the utility grid.

A net zero energy rating means that your home produces as much energy as it consumes, but is still connected to the utility grid for periods of high demand.

Emergency backup.

In the event of a utility outage, Powerwall can power your entire home or select appliances with an uninterrupted supply of electricity. When installed along with solar panels, Powerwall will allow your home to use solar generated electricity during a utility outage.



Solar electricity at night.

Powerwall stores electricity generated by solar panels during the day and makes it available to your home in the evening. This bridges the gap between peak solar and peak demand, allowing you to use the energy you generate when you need it.



Top

Tesla Powerwall battery, automated, compact and stylish

Far Left

Maximise self consumption in the evening

Left

Solar panels generate electricity from daylight and are becoming increasingly popular in the UK

ZERO CARBON HOMES

Thanks to an array of eco-friendly technologies The Chasse is a landmark development in more ways than one.

Minimising and conserving energy is an important element of each property; features such as extra-thick insulation, underfloor heating and the latest low energy triple glazed windows make each home 75% more energy efficient than other homes currently being built under today's 2010 Part-L Building Regulation* requirements!

As a Heritage Future Collection development, each home at The Chasse is built to a high sustainability standard, with an AA* energy efficiency rating, because we firmly believe that it is the best way to ensure that your home will be comfortable, efficient and modern for years to come.





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100% ZERO CARBON DREAM HOMES

CONSIDER THESE FACTS

As part of the cutting edge ZERO Carbon* energy efficient design, every “Heritage Future” home at The Chasse is fitted with an extensive array of Solar Photovoltaic (PV) panels.

These Solar (PV) panels generate electricity from daylight and are becoming increasingly popular in the UK.

The South West of England receives amongst the highest levels of solar radiation in the UK, so it is very well suited to solar PV panels and as energy prices rise a home fitted with Solar PV panels will be seen as essential to buyers looking for an energy efficient home for the future.

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The Solar PV system qualifies for payments from the Feed-in Tariff (FIT) scheme, the government’s financial incentive for renewable electricity generation introduced in April 2010.

Under the FIT scheme you will get paid for all of the electricity the PV system generates. The FIT payments are for 20 years and are index-linked and tax-free for individuals.

You are also likely to make savings on your electricity bill because every unit of electricity which the system generates and you use onsite is one less unit of electricity that you will need to buy from your electricity supplier.

Savings on your electricity bill will last for the 30-40 year lifespan of the PV panels and will be increasingly valuable as energy costs continue to rise. **Add in an optional Tesla Powerwall battery system and you will be able to use all the energy you generate when you need it.**

Solar PV panels have no moving parts and PV systems are largely maintenance free.



DRIVEN BY A RESPECT FOR THE ENVIRONMENT, THE CHASSE IS FOUNDED ON GROUND-BREAKING TECHNOLOGY TO PROVIDE CLEAN, ENERGY EFFICIENT HOMES FOR THE FUTURE.

A ZERO Carbon* “Heritage Future” home with a Solar Photovoltaic system and optional Tesla Powerwall battery system will help you to future proof your cost of living now, years ahead of most other homes currently being built today.

- ZERO Carbon CO² emissions*
- 100% more energy efficient TER*
- 300mm dense floor insulation
- Highly insulated “warm roof”
- Triple glazed uPVC windows
- Full cavity fill dense wall insulation

This means lower heating bills, lower energy costs and a warmer home for the future.

* Based on SAP 2009 Regulations preliminary pre-construction SAP Calculations / PEA & reduction in Target Emission Rates (TER).

MVHR SYSTEM

(MECHANICAL VENTILATION AND HEAT RECOVERY)

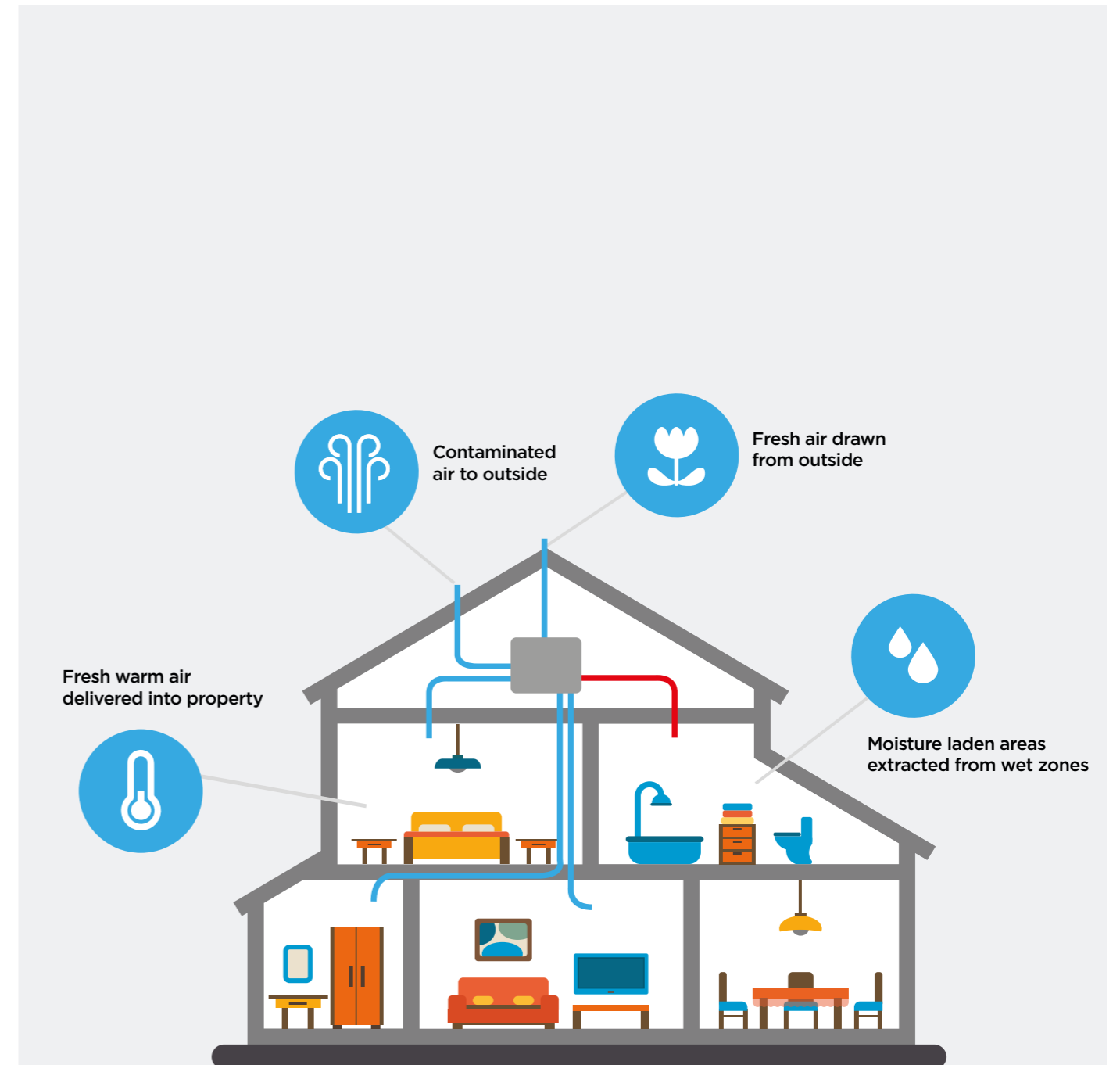
A heat recovery system can significantly improve the energy efficiency of your home by recovering heat that would otherwise be lost through normal extract ventilation.

A series of ducts running through your home collect stale moist air from areas such as the kitchen and bathrooms. This passes through the unit and is exhausted outside.

Fresh, clean air is then drawn from the outside and as the two air streams pass the heat is transferred to the fresh incoming air.

These systems are able to hold onto **90%** of the energy from the outgoing stale air before using it as warm, filtered, preconditioned air which is delivered back into the living areas of the property creating a healthier indoor environment.

SAVES
90%
OF THE
ENERGY



Other huge benefits of this system are:

Reduction of Airborne Allergens:

MVHR can reduce symptoms for hay fever sufferers.

The MVHR circulates fresh, filtered air throughout your property extracting small particles of dust and pollen along with any other outside pollutants.

Reduced condensation:

MVHR reduces humidity.

MVHR systems are one of the most effective ways of reducing humidity and therefore minimising condensation which is associated with dust mites and potential mould growth.

HENBURY

PLOTS [1](#) [2](#) [3](#) [7](#) [8](#) [9](#) [10](#) [46](#) [50](#)

The Henbury is perfect for those looking to downsize on bedrooms without compromising on living space.

The clever mix of white render and natural clay brick façade creates a striking contemporary design which forms the latest collection in our 'Future' Heritage range.

Bi-fold doors downstairs add extra space and light to your open plan kitchen, dining and living areas and the space savvy utility means you can hide any clutter in style. Combine this with contemporary design features such as the beautiful Ash staircase, Walnut doors, sleek German designer kitchens with top notch Siemens appliances and stunning bathrooms with large format tiling, a free standing bath and walk-in shower enclosure and you can see why this three bedroom detached home is a popular choice.

A single detached garage along with a private driveway for two cars, a rarity in Topsham, and a landscaped garden creates an inviting home to pull up to. Throw in the latest eco-credentials, Photovoltaic Solar Panels and a Mechanical Ventilation and Heat Recovery System and you have a home that screams style and class and certainly stands out from the crowd.

Please Note: Colours of the natural clay brick façade vary from plot to plot.

AT A GLANCE

- 3 Bedrooms
- En-suite to Master Bedroom
- Mechanical ventilation and Heat Recovery System
- Single Garage
- Solar Panels

Get a closer look at the stunning Henbury by watching a video at our website:

www.heritagehomes.co.uk/video

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HENBURY

PLOTS [1](#) [2](#) [3](#) [7](#) [8](#) [9](#) [10](#) [46](#) [50](#)

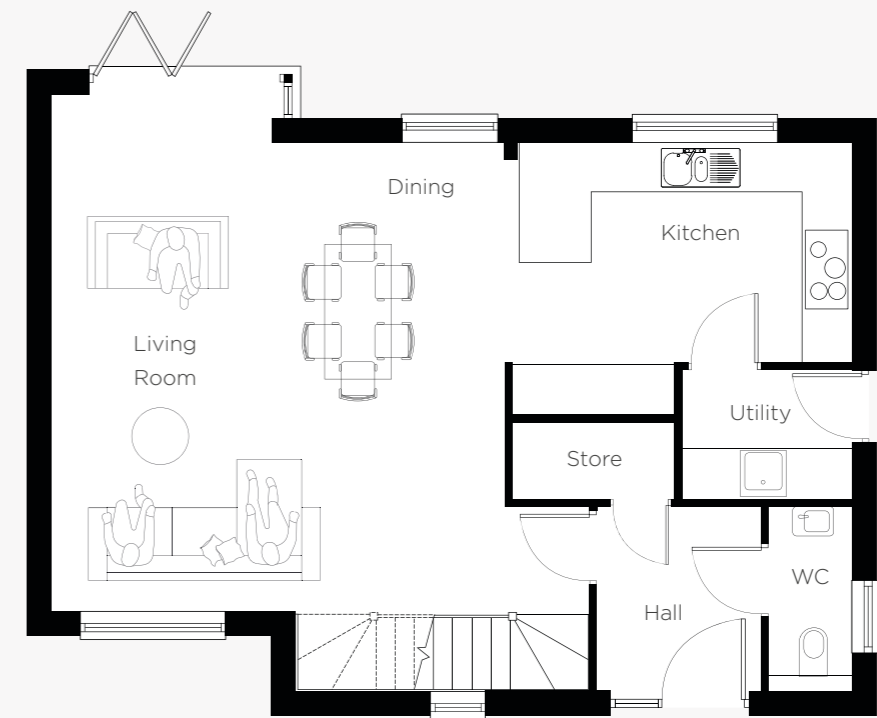
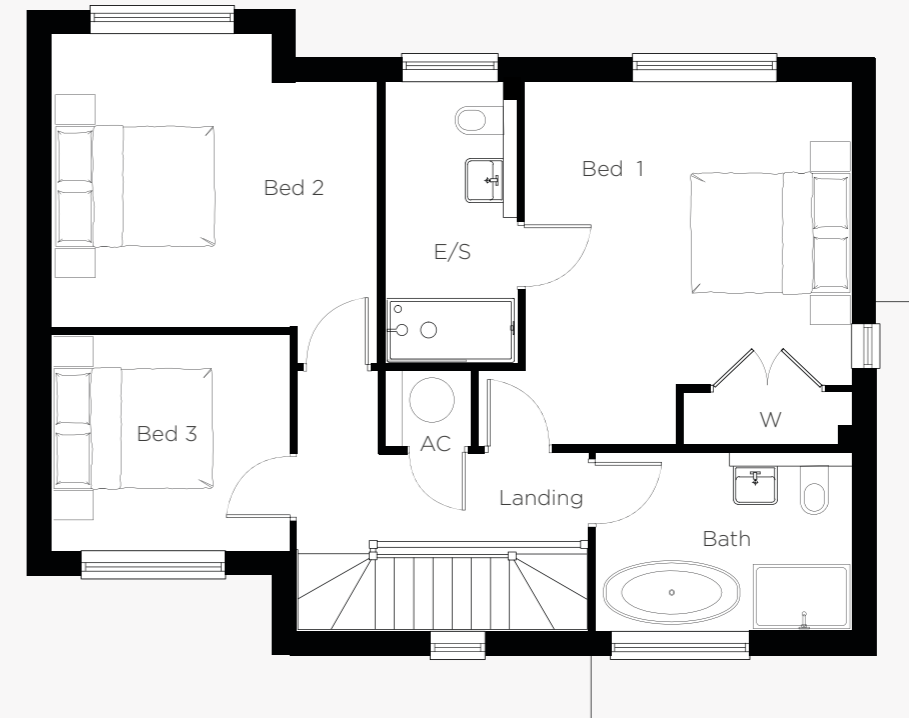


GROUND FLOOR

Hall	2.39m x 2.02m	7'5" x 6'8"
Store Cupboard	2.00m x 0.93m	6'7" x 3'0"
Cloaks/WC	2.26m x 1.00m	7'5" x 3'3"
Living / Dining	6.40m max x 5.64m	21'0" max x 18'6"
Kitchen	4.31m x 3.33m	14'2" x 10'11"
Utility	2.10m x 1.58m	6'11" x 5'2"

FIRST FLOOR

Landing		
Bedroom 1	4.48m x 4.04m	14'8" x 13'3"
En-Suite	3.48m x 1.62m	11'5" x 5'4"
Bedroom 2	4.01m x 3.52m	13'2" x 11'7"
Bedroom 3	2.94m x 2.76m	9'8" x 9'1"
Bathroom	3.16m x 2.18m	10'4" x 7'2"



Please Note: Plots 2, 8, 10, 46 & 50 are handed. Plot 50 has an additional window in both the living room and Bedroom 2.

DENTON A

PLOTS 5 12 42

Each Denton is individually created to produce a home with bags of kerb appeal. The Denton A is slightly bigger than its neighbour and has a beautiful square bay.

Crisp white render married with a natural clay brick façade creates a striking exterior and is the latest design in Heritage's 'Future' Collection.

You'd be hard pushed to find a home with finer eco-credentials: Photovoltaic Solar Panels and a Mechanical Ventilation and Heat Recovery System and pre-wiring for an electric car charger are fitted as standard making this a home with style and substance and the first of its kind within Exeter.

Yet despite its practical space it's the clever design details and luxurious materials that breathe heart and soul into this home. Stunning designer German kitchens with Siemens appliances, two spacious bathrooms with a free standing bath and walk in shower create the wow factor. Throw in a spacious open plan living space, landscaped gardens and two allocated parking spaces and you have a stunning home now and for the future.

Please Note: Colours of the natural clay brick façade vary from plot to plot.

AT A GLANCE

- 3 Bedrooms
- En-suite to Master Bedroom
- Mechanical ventilation and Heat Recovery System
- 2 allocated parking spaces (plot 42 also has a single garage)
- Solar Panels



DENTON A

PLOTS 5 | 12 | 42



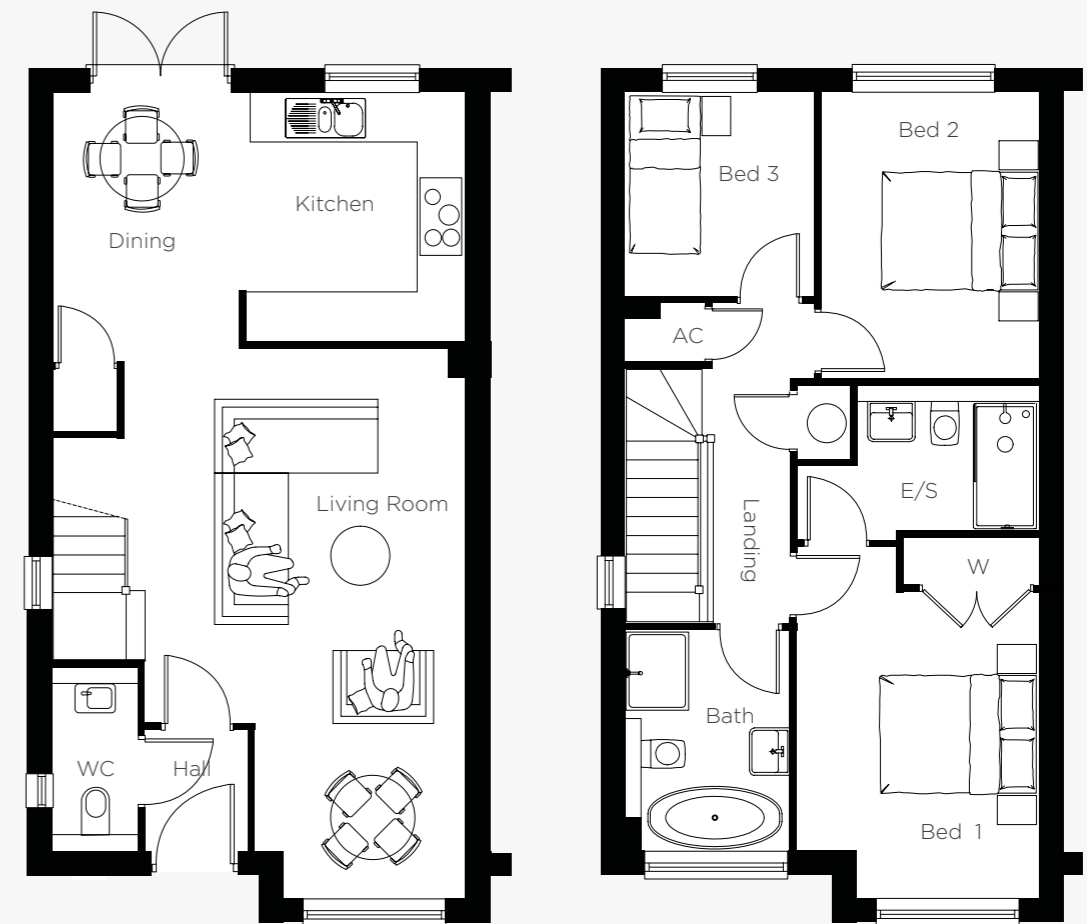
GROUND FLOOR

Hall		
Cloaks/WC	2.31m x 1.08m	7'7" x 3'6"
Living Room	6.96m* x 5.25m	22'10"* x 17'3"
Dining	3.26m x 2.37m	10'8" x 7'9"
Kitchen	3.15m x 2.88m	10'4" x 9'6"

*into bay

FIRST FLOOR

Landing		
Bedroom 1	4.45m x 3.06m	14'7" x 10'0"
En-Suite	3.06m x 1.80m	10'0" x 5'11"
Bedroom 2	3.62m x 2.75m	11'11" x 9'0"
Bedroom 3	2.58m x 2.39m	8'6" x 7'10"
Bathroom	2.79m x 2.08m	9'2" x 6'10"



Please Note: Plot 12 is handed

DENTON B

PLOTS 6 11 41

Each Denton is individually created to produce a home with bags of kerb appeal.

Crisp white render married with a natural clay brick façade creates a striking exterior and is the latest design in Heritage's 'Future' Collection.

Inside, the open plan space is generous and filled with light. Clean contemporary luxury fittings come as standard including a handleless German designer kitchen with solid work surfaces and Siemens appliances. Underfloor heating to the ground floor and stunning bathroom suites with freestanding baths and a walk-in shower enclosure with large format tiling and Grohe brassware make our homes a cut above the rest.

You can also tick off your wish list a landscaped garden, two parking spaces, a Mechanical Ventilation and Heat Recovery System, triple glazing and Photovoltaic Solar Panels making this a home with bags of style, substance and energy efficiency.

Please Note: Colours of the natural clay brick façade vary from plot to plot.

AT A GLANCE

- 3 Bedrooms
- En-suite to Master Bedroom
- Mechanical ventilation and Heat Recovery System
- 2 allocated parking spaces (plot 41 also has a single garage)
- Solar Panels



DENTON B

PLOTS 6 11 41

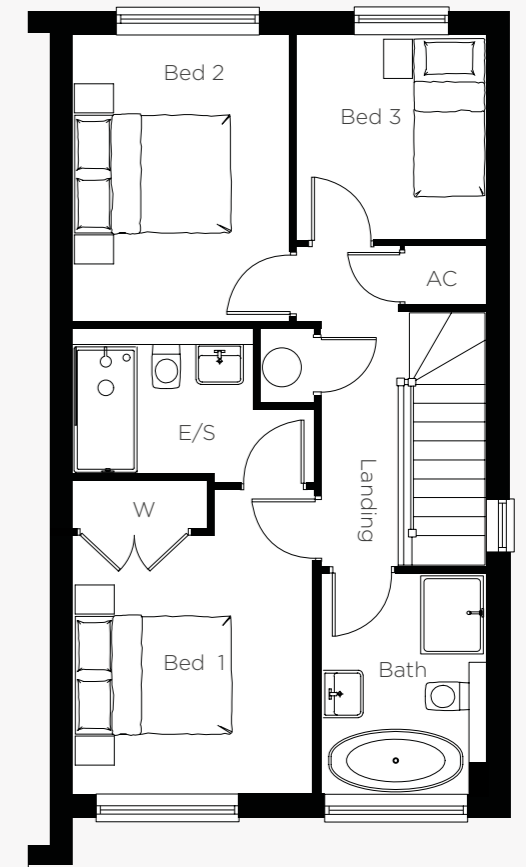
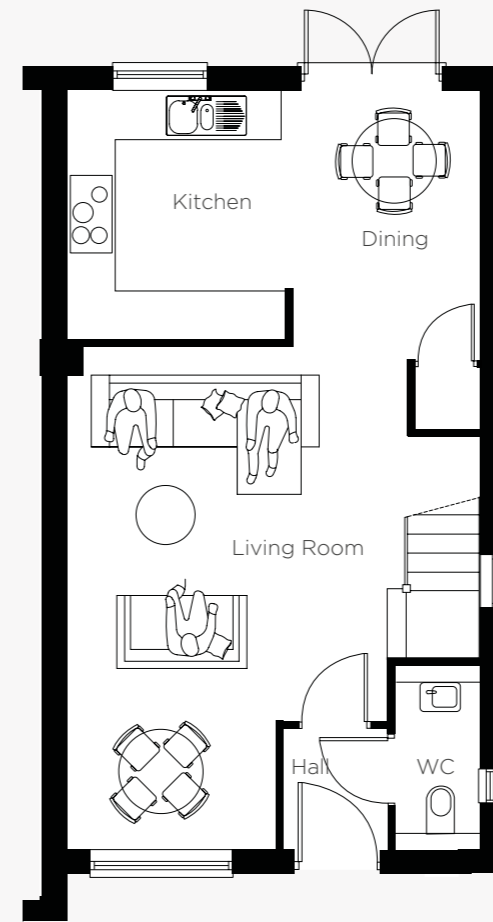


GROUND FLOOR

Hall		
Cloaks/WC	2.31m x 1.08m	7'7" x 3'6"
Living Room	6.36m x 5.25m	20'11" x 17'3"
Dining	3.26m x 2.37m	10'8" x 7'9"
Kitchen	3.15m x 2.88m	10'4" x 9'6"

FIRST FLOOR

Landing		
Bedroom 1	3.85m x 3.06m	12'8" x 10'0"
En-Suite	3.06m x 1.80m	10'0" x 5'11"
Bedroom 2	3.62m x 2.75m	11'11" x 9'0"
Bedroom 3	2.58m x 2.39m	8'6" x 7'10"
Bathroom	2.79m x 2.08m	9'2" x 6'10"



Please Note: Plot 11 and 41 are handed

DENTON D

PLOTS [43](#) [44](#) [45](#)



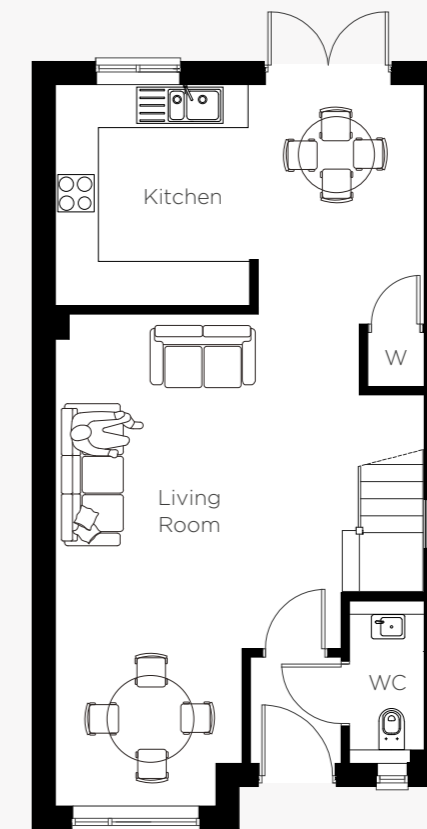
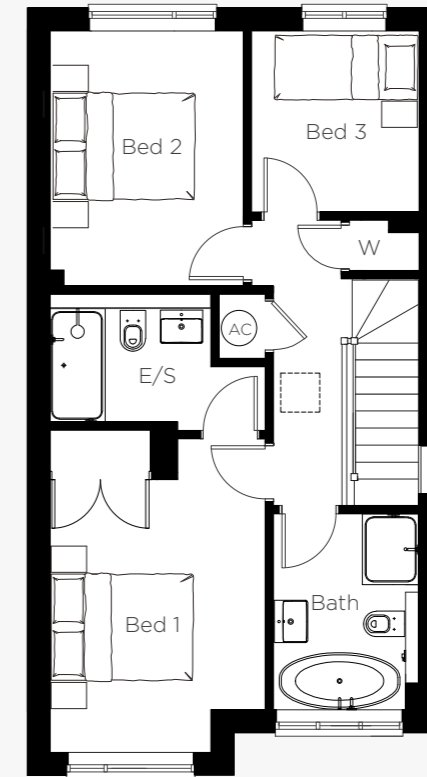
GROUND FLOOR

Hall		
Cloaks/WC	2.31m x 1.08m	7'7" x 3'6"
Living Room	6.96m* x 5.25m	22'10"* x 17'3"
Dining	3.26m x 2.37m	10'8" x 7'9"
Kitchen	3.15m x 2.88m	10'4" x 9'6"

*into bay

FIRST FLOOR

Landing		
Bedroom 1	4.45m x 3.06m	14'7" x 10'0"
En-Suite	3.06m x 1.80m	10'0" x 5'11"
Bedroom 2	3.62m x 2.75m	11'11" x 9'0"
Bedroom 3	2.58m x 2.39m	8'6" x 7'10"
Bathroom	2.79m x 2.08m	9'2" x 6'10"



HAMILTON

PLOTS [14](#) [15](#) [16](#) [17](#) [37](#) [39](#) [40](#)

The Hamilton is the latest addition to our 'Future' Collection and introduces a spacious two bedroom apartment to our portfolio.

Striking white render mixed with natural clay brick façade creates a bold contemporary look. Our stunning two bedroom apartments have their own private front doors opening into a well designed and flowing space on the ground floor or your own private entrance lobby for access to the first floor. Clean lines and luxurious finishes are in every room making this an apartment that exudes class. Handleless designer kitchens with Siemens appliances, beautiful bathrooms with a free standing bath and walk in shower enclosure to the master en-suite with large format tiling and Grohe brassware which all scream luxury.

But it's not just style over substance as these homes are packed full of the latest eco-credentials making savings on your energy bills. Mechanical Ventilation and Heat Recovery System, triple glazing, Photovoltaic Solar Panels and underfloor heating are all fitted as standard and ensures that your home stands out from the crowd. Two allocated parking spaces complete the picture, which is a rarity in Topsham and makes this home a must see!

AT A GLANCE

- 2 Bedrooms
- En-suite to Master Bedroom
- Mechanical ventilation and Heat Recovery System
- 2 allocated parking spaces
- Solar Panels



HAMILTON

PLOTS 14 15 16 17 37 39 40

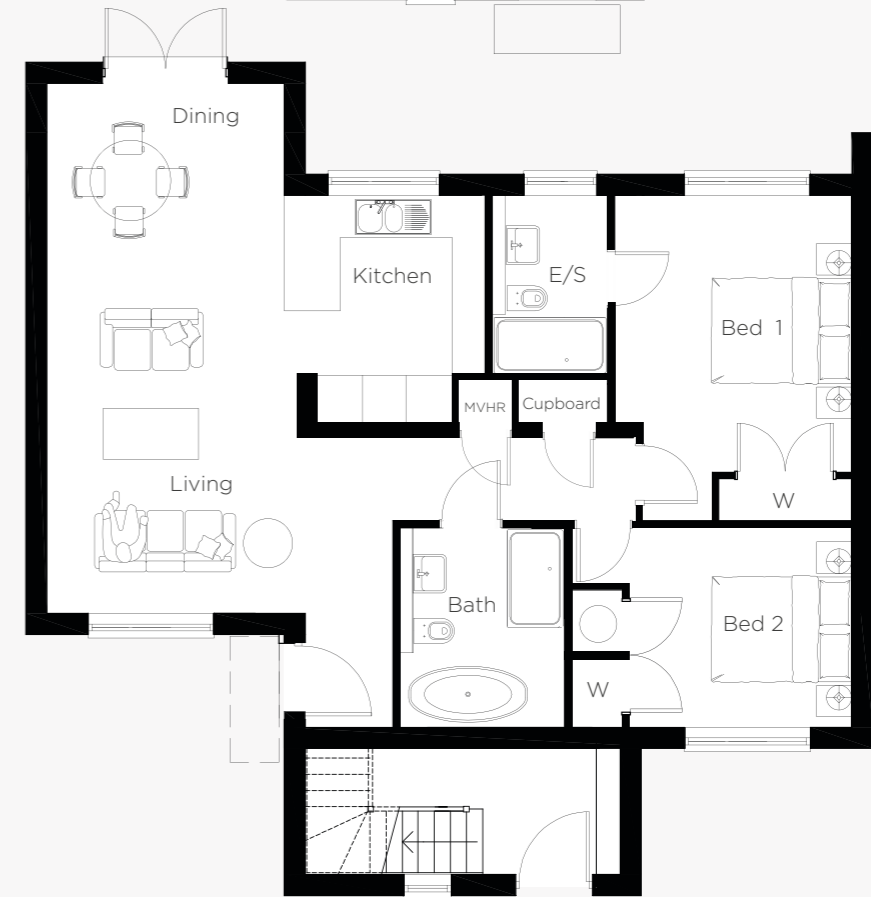
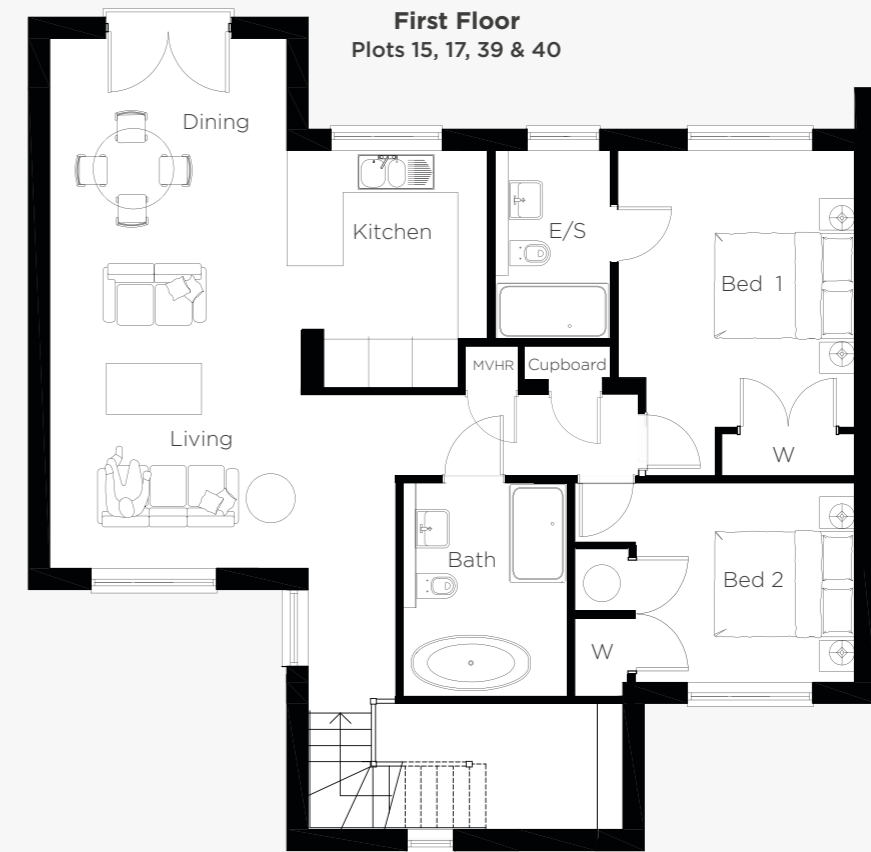


GROUND FLOOR (Plots 14 & 16)

Lobby		
Open Plan Living	7.55m x 3.62m	24'9" x 11'10"
	extending to 5.13m	extending to 16'10"
Kitchen	3.29m x 2.86m	10'9" x 9'5"
Hallway leading to		
Bedroom 1	4.61m x 3.13m inc W/R	15'1" x 10'3" inc W/R
En-Suite	2.57m x 1.60m	8'5" x 5'5"
Bedroom 2	3.84m x 2.91m inc W/R	12'7" x 9'7" inc W/R
Bathroom	2.91m x 2.25m	9'7" x 7'5"

FIRST FLOOR (Plots 15 & 17)

Entrance Lobby	4.33m x 1.70m	14'3" x 5'7"
	with stairs to first floor	with stairs to first floor
Open Plan Living	7.55m x 3.62m	24'9" x 11'10"
	extending to 5.13m	extending to 16'10"
Kitchen	3.29m x 2.86m	10'9" x 9'5"
Hallway leading to		
Bedroom 1	4.61m x 3.13m inc W/R	15'1" x 10'3" inc W/R
En-Suite	2.57m x 1.60m	8'5" x 5'3"
Bedroom 2	3.84m x 2.91m inc W/R	12'7" x 9'7" inc W/R
Bathroom	2.91m x 2.25m	9'7" x 7'5"



Ground Floor
Plots 14, 16 & 40

WINDSOR

PLOTS [18](#) [21](#) [36](#)

The Windsor is a state-of-the-art three bedroom duplex apartment and creates stylish living at its very best.

The principal accommodation is split over two floors with its own private entrance on the ground floor. Individually designed by our in house architectural team this innovative home features panoramic Clerestory windows creating the illusion of a floating roof.

Modern living is no longer about the number of rooms but how you use the space, which is why the open layout flows seamlessly creating a light and airy feel. The bi-fold doors open onto a stunning roof terrace perfect for entertaining and al-fresco dining and a luxury kitchen fitted with the best German designer units and appliances all makes for the perfect house for grown-up entertainment.

There are three bedrooms with two luxury bathrooms, including the master en-suite with a walk-in shower. The walls are draped with large format tiles and with Vitra wall hung toilets and Grohe fittings the Windsor exudes quality.

But that's not all... with Zero Carbon energy credentials, triple glazing, underfloor heating, mechanical ventilation and heat recovery systems makes this a home built for the future.

AT A GLANCE

- 3 Bedrooms
- En-suite to Master Bedroom
- Mechanical ventilation and Heat Recovery System
- 2 allocated parking spaces
- Solar Panels



WINDSOR

PLOTS 18 21 36



GROUND FLOOR (3 Bed Duplex)

Entrance Lobby

FIRST FLOOR

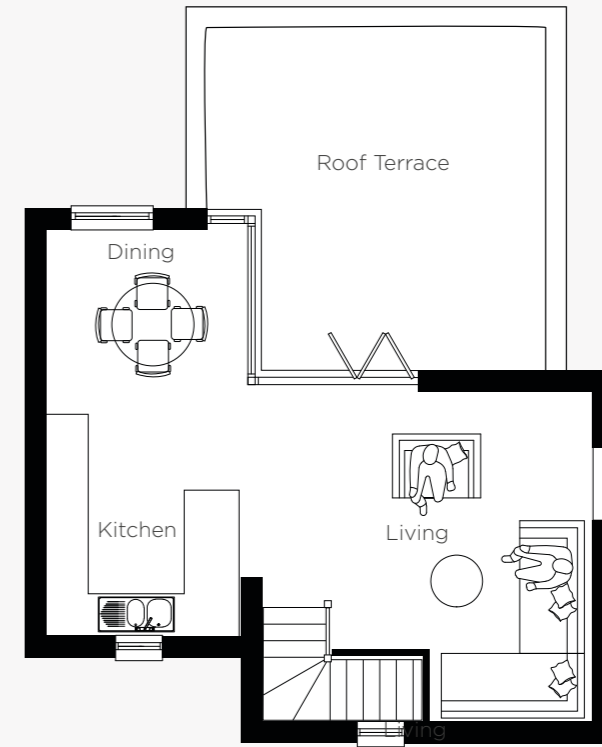
Hallway

Bedroom 1	4.85m x 3.44m*	15'11" x 11'3"*
En-Suite	2.19m x 1.60m	7'2" x 5'3"
Bedroom 2	3.85m x 2.88m*	12'7" x 9'5"*
Bedroom 3	2.90m x 2.65m	9'6" x 8'8"
Bathroom	2.77m x 1.87m	9'1" x 6'2"

SECOND FLOOR

Living Room	5.09m x 4.74m	16'8" x 15'7"
Dining / Kitchen	5.84m x 2.90m	19'2" x 9'6"
Roof Terrace	4.96m x 4.90m	16'3" x 16'1"

* inc W/R



Second Floor



Ground Floor

First Floor

Please Note: Plot 21 is handed

KITLEY

PLOT 22

We like to create homes as unique as you are and the Kitley is one of a kind.

This three bedroom home has a striking natural clay brick façade and corner windows on both floors giving it the real 'wow' factor.

A sleek designer kitchen with the latest Siemens appliances flows into the open plan living/dining space with patio doors opening out onto the patio and landscaped rear garden. Underfloor heating to the ground floor underneath large format tiling turns a modern house into a home with a cosy feel!

Three bedrooms and a stunning family bathroom with a freestanding bath and separate shower enclosure with luxury tiles, Vitra sanitary ware and Grohe fittings brings a sense of boutique hotel luxury to everyday life.

Throw in parking for two cars, triple glazing, Photovoltaic Solar Panels and Mechanical Ventilation and heat recovery system and you have a home that ticks all the right boxes.

AT A GLANCE

- 3 Bedrooms
- Mechanical ventilation and Heat Recovery System
- 2 allocated parking spaces
- Solar Panels



KITLEY

PLOT 22



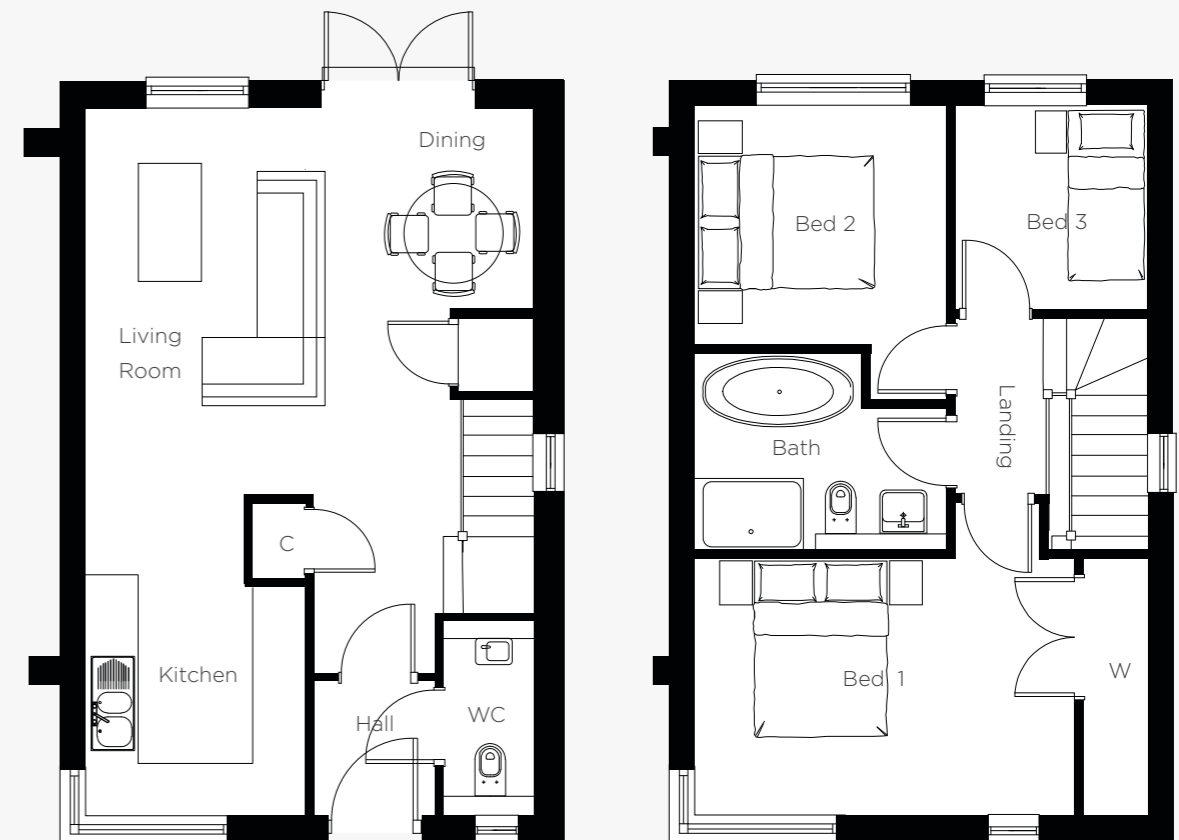
GROUND FLOOR

Hall		
Cloaks/WC	2.23m x 1.08m	7'4" x 3'7"
Living Room	5.20m x 4.47m	17'1" x 14'8"
Kitchen	3.69m x 2.53m	12'1" x 8'4"

FIRST FLOOR

Landing		
Bedroom 1	4.35m x 2.95m*	14'3" x 9'8"*
Bedroom 2	2.87m x 2.76m	9'5" x 9'1"
Bedroom 3	2.32m x 2.22m	7'7" x 7'4"
Bathroom	2.86m x 2.27m	9'5" x 7'5"

* + built in wardrobe



ABBOTSBURY

PLOTS **49**

The Abbotsbury has everything you want and need from a luxury four bedroom home and mixes crisp white render with a brick façade to ooze kerb appeal.

From the generous contemporary kitchen fitted with the best German designer units and appliances with stacks of space for lunch with a friend, to the living space which just flows from one end of the house to the other, this is a home for grown up entertainment!

The spectacular galleried landing and entrance hallway are bathed in light and creates a lasting impression as soon as you walk into your home. Add in four bedrooms and two luxurious bathrooms draped with the latest large format tiles and you will soon see this home as an unbeatable combination of style and quality with the very best eco-credentials included as standard!

Concerned about future electricity prices? Don't be! These homes generate their own. What is more each home is packed with insulation and triple glazing making them some of the most cutting edge energy efficient homes in the UK.

Throw in a double garage and landscaped garden and you have yourself a dream home.

AT A GLANCE

- 4 Bedrooms
- En-suite to Master Bedroom
- Mechanical ventilation and Heat Recovery System
- Double Garage
- Solar Panels



ABBOTSBURY

PLOTS 49



GROUND FLOOR

Hall		
Cloaks/WC	1.73m x 1.25m	5'8" x 4'1"
Living Room	5.32m x 4.06m	17'5" x 13'4"
Dining Room	4.39m x 4.28m	14'5" x 14'0"
Kitchen/Breakfast	5.25m x 4.44m	17'3" x 14'7"
	L shape	L shape
Utility	2.09m x 1.69m	6'10" x 5'7"
	plus cupboard	plus cupboard

FIRST FLOOR

Landing with Airing Cupboard		
Bedroom 1	4.52m x 3.76m	14'10" x 12'4"
En-Suite	2.63m x 1.76m	8'7" x 5'9"
Bedroom 2	4.06m x 3.11m	13'4" x 10'2"
Bedroom 3	3.29m x 2.85m	10'9" x 9'4"
	plus wardrobe	plus wardrobe
Bedroom 4	3.53m x 2.41m	11'7" x 7'11"
	plus wardrobe	plus wardrobe
Bathroom	3.10m x 2.36m	10'2" x 7'9"



BRODSWORTH

PLOTS [47](#) [48](#)

Space and style without compromise is key to this four bedroom contemporary home. Forget tiny box rooms as the Brodsworth has four large airy doubles bathed in light from the large picture windows while the generous master's luxury en-suite rivals most family bathrooms – think boutique hotel and you're there.

Downstairs practical living looks anything but. A warm relaxing living area with underfloor heating flows into a dining space with bi-fold doors to the rear patio and on to a sociable sleek kitchen with state of the art Siemens appliances and generous utility.

Whether you like nothing better than whipping up a gourmet feast for 10 or just a brew for you, this beautiful kitchen is the heart of this thoroughly modern home. A double garage and top notch eco-credentials such as mechanical ventilation and heat recovery systems and solar panels complete the picture.

Please Note: Colours of the natural clay brick façade vary from plot to plot.

AT A GLANCE

- 4 Bedrooms
- En-suite to Master Bedroom
- Mechanical ventilation and Heat Recovery System
- Double Garage
- Solar Panels



BRODSWORTH

PLOTS 47 48



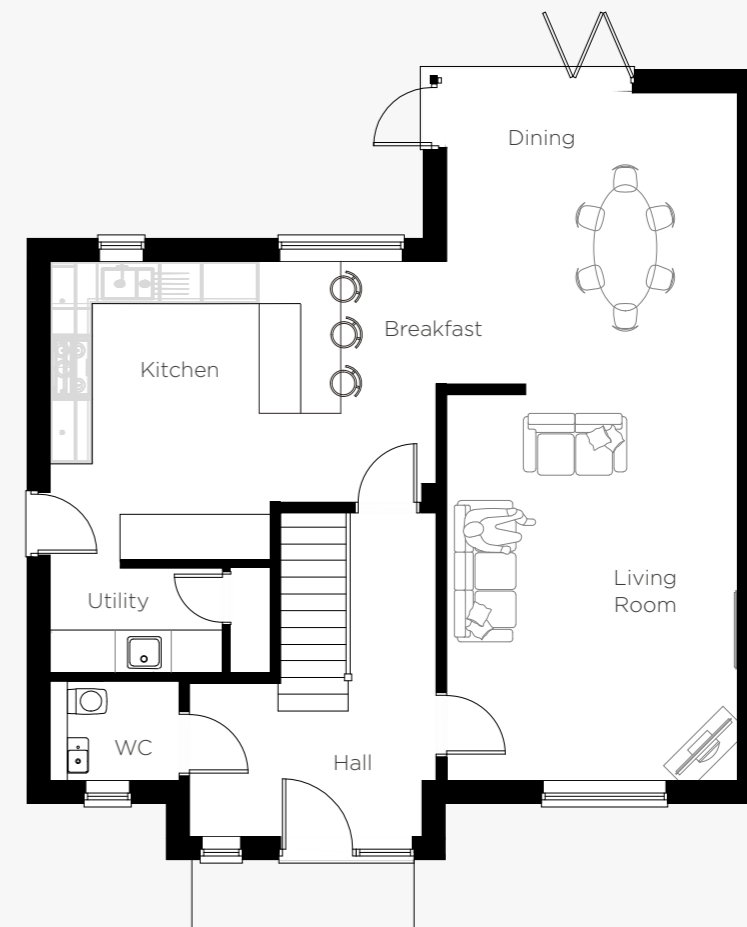
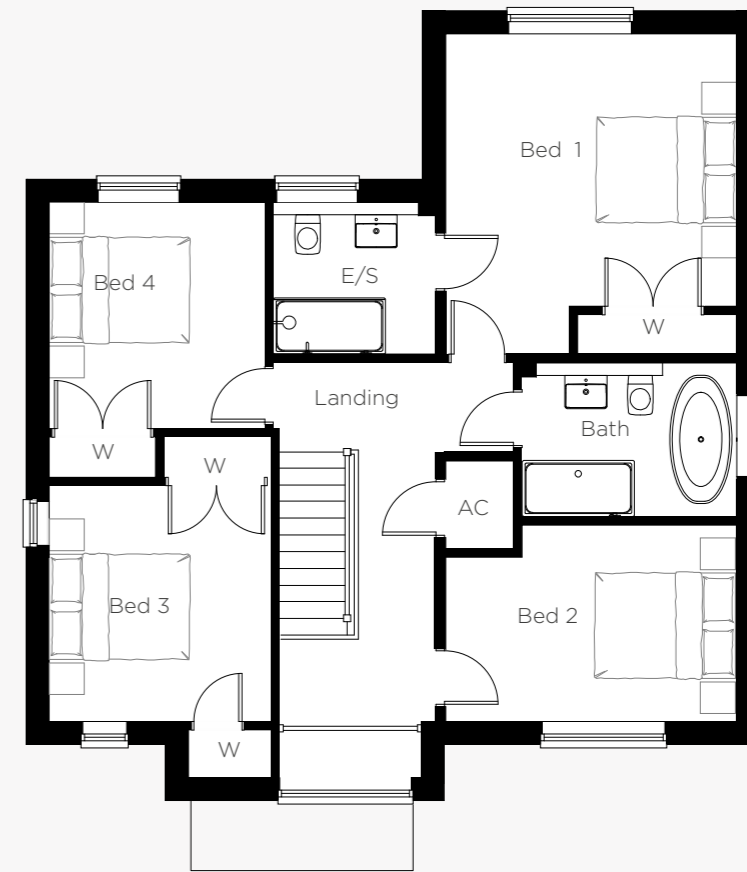
GROUND FLOOR

Hall with cloaks area:		
WC	1.84m x 1.39m	6'0" x 4'7"
Living Room	5.50m x 4.15m	18'1" x 13'7"
Dining Room	4.30m x 4.15m	14'1" x 13'7"
Kitchen/Breakfast	5.46m x 4.16m	17'11" x 13'8"
	(inc units)	(inc units)
Utility	2.46m x 1.59m	8'1" x 5'2"
	plus cupboard	plus cupboard

FIRST FLOOR

Landing with airing cupboard		
Bedroom 1	4.55m x 4.15m	14'11" x 13'7"
	inc wardrobe	inc wardrobe
En-suite	2.34m x 2.17m	7'8" x 7'1"
Bedroom 2	3.33m x 3.17m	10'11" x 10'5"
	inc wardrobe	inc wardrobe
Bedroom 3	3.24m x 3.07m	10'8" x 10'1"
	plus wardrobe	plus wardrobe
Bedroom 4	4.15m x 2.79m	13'9" x 9'2"
Bathroom	3.06m x 2.18m	10'0" x 7'2"

THE CHASSE | TOPSHAM





THE CHASSE
TOPSHAM | EXETER

DIRECTIONS

From M5 southbound, exit the motorway at junction 30.

At the roundabout under the motorway take the third exit onto the A379 dual carriageway following signs for Exeter.

Proceed on the dual carriageway for approximately one mile through two sets of traffic lights then exit left following signs for the City Centre.

On joining the next dual carriageway stay in the left hand lane and continue to Countess Wear roundabout.

At Countess Wear roundabout take the first exit onto Topsham Road. Continue onto Exeter Road passing Retreat Drive on the right hand side and after approximately 150 metres The Chasse Sales & Marketing Suite will be located on your right.

Local Information

BRISTOL 76 miles
PLYMOUTH 46 miles
TAUNTON 32 miles

Trains

TO LONDON 2hr 15mins
PADDINGTON approx

EXETER CITY CENTRE 4 miles
TOPSHAM CENTRE 800 metres

Airports

EXETER 6 miles
BRISTOL 66 miles
BOURNEMOUTH 85 miles
HEATHROW 181 miles





THE CHASSE
TOPSHAM | EXETER

HERITAGE

Heritage Homes is more than a name. It is the definition of our commitment to building exceptional properties that will stand the test of time.

Heritage is also what we draw on as we plan and create our new developments, inspired by the design and craftsmanship of all that's best in great British housebuilding.

Heritage is also what we build for the future. That is why proven building techniques and a meticulous attention to detail are the hallmarks of every Heritage Home.

Coupled with the latest high levels of eco-friendly insulation and low carbon technology a Heritage Future home will be the envy of both your friends and family.

Whether it's a large contemporary detached house, a character cottage or a stylish apartment, all our homes are finished to the same exacting standards of workmanship and feature premium fixtures and fittings.

The unmistakable level of quality and style applied to all our homes has earned us an enviable reputation. Our emphasis has always been customer satisfaction and making homes that exceed expectation.

Right from the start a Heritage Home is considered and designed from the point of view of the people who will live in it.



To see why we are award winning watch our latest video.

Get a closer look at our stunning developments in Exeter by watching a video of a guided tour of Holland Park.

Visit our website today
www.heritagehomes.co.uk/video





AWARD WINNING HOMES



Michelmores
Property Awards
WINNER 2015

Holland Park
Residential Project of the Year
40 units and under



Holland Park
Development of the Year
11-50 units



Holland Park
Development of the Year
11-50 units

“To win this award for the same development in two consecutive years is unheard of and we couldn’t be prouder. Out of the five awards, over the past twelve months that Holland Park has been shortlisted for we have won all of them!

Holland Park is fast becoming nationally recognised for its design and Zero Carbon credentials, which are second to none in our 11-50 unit category. We would like to thank our team who are dedicated, professional and highly skilled enabling them to create homes that truly deserve this level of recognition.”

Andy Martinovic, Operations Director

DISCLAIMER

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the Selling Agents has any authority to make or give any representation to warranty, whether in relation to any property or these particulars, nor to enter into any contract relating to the property on behalf of Heritage Homes. Computer Generated Images (CGI's) are intended only for illustrative purposes and are subject to interpretation. Actual finishes, details and any landscaping will vary from plot to plot. Please refer to the working plans on site.

Floor plans and Site plans are for identification purposes only and are not to scale. They do not form part of any contract for the sale of any property. All dimensions shown are approximate structural dimensions and are scaled from plans prior to construction. No allowance has been made for the thickness of plasterboard or skirtings. Dimensions may vary during the course of construction and purchasers should verify dimensions on site. They should not be relied upon to determine space for furniture, appliances or for fitting carpets. Kitchen and bathroom layouts may be subject to reorientation and are given as a guide. Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact our Sales Office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. No responsibility can be accepted for any expenses incurred by any intending purchasers in inspecting properties that have been sold or withdrawn.



Every Heritage home is covered by an LABC 10-year warranty.

HERITAGE

FUTURE COLLECTION

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