



VICTORIA
Heights



BARRATT
HOMES



OUTSTANDING DESIGN

BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open-plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.

AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high-quality homes. We've been awarded 5 stars* by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty[^]. See our website or speak to one of our Sales Advisers for details. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.
















At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.





VICTORIA Heights

CHUDLEIGH ROAD, ALPHINGTON, EXETER, DEVON, EX2 9SQ

-  **ALPHIN & GIDLEY**
1 Bedroom Apartments
-  **KENLEY**
2 Bedroom Home
-  **DENFORD**
2 Bedroom Home
-  **MAIDSTONE**
3 Bedroom Home
-  **ELLERTON**
3 Bedroom Home
-  **MORESBY**
3 Bedroom Home
-  **ENNERDALE**
3 Bedroom Home
-  **NORBURY**
3 Bedroom Home
-  **WOODCOTE**
4 Bedroom Home
-  **KENLEY SPECIAL**
2 Bedroom Home
-  **DENFORD SPECIAL**
2 Bedroom Home
-  **ELLERTON SPECIAL**
3 Bedroom Home
-  **MORESBY SPECIAL**
3 Bedroom Home
-  **SELF-BUILD HOME**
-  **AFFORDABLE HOUSING**
- V** Visitor parking
- S/S** Sub station
- B/C** Bin & cycle store



barratthomes.co.uk

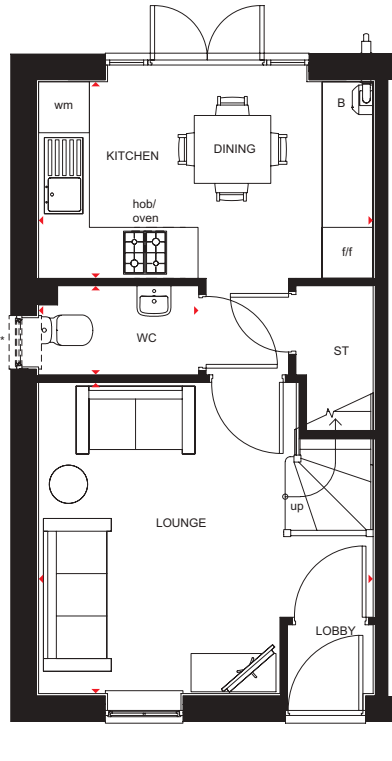


Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Victoria Heights is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. VICTORIA HEIGHTS - 10/23



KENLEY 2 BEDROOM HOME

- This modern home has an open-plan kitchen and dining area with French doors opening onto the garden, providing a great place for relaxing and entertaining
- Also on the ground floor, you'll find a spacious lounge, downstairs cloakroom and storage
- Upstairs is the main double bedroom with built-in storage, a second double bedroom and a bathroom

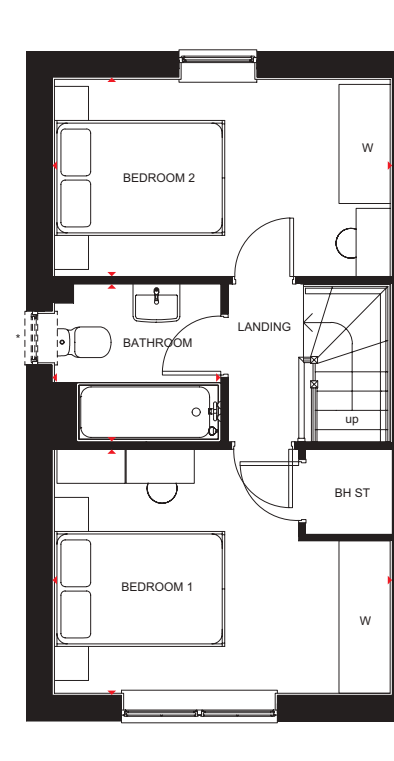


Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'4"
WC	1888 x 1050mm	6'2" x 3'5"

(Approximate dimensions)

* Window only applicable to certain plots, please speak to Sales Adviser for details.



First Floor

Bedroom 1	3943 x 2865mm	12'11" x 9'5"
Bedroom 2	3943 x 2316mm	12'11" x 7'7"
Bathroom	1953 x 1853mm	6'5" x 6'1"

(Approximate dimensions)

* Window only applicable to certain plots, please speak to Sales Adviser for details.

KEY	B	Boiler	W	Wardrobe space	◀▶	Dimension location
	ST	Store	wm	Washing machine space		
	BH ST	Bulkhead store	f/f	Fridge/freezer space		

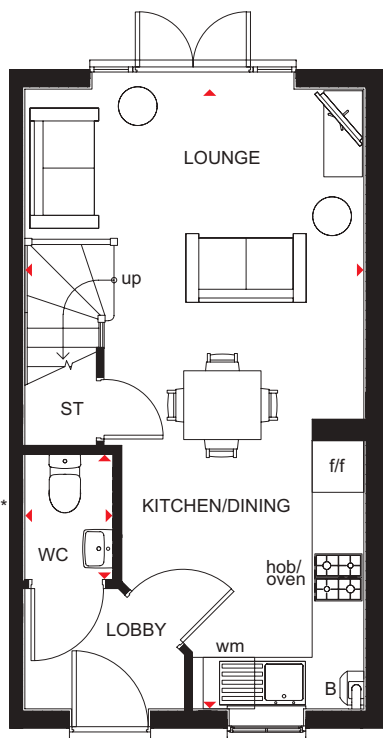
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DENFORD 2 BEDROOM HOME

- Free-flowing living space creates a flexible home, ideal for first-time buyers and downsizers
- French doors lead to the rear garden, giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two double bedrooms and the bathroom

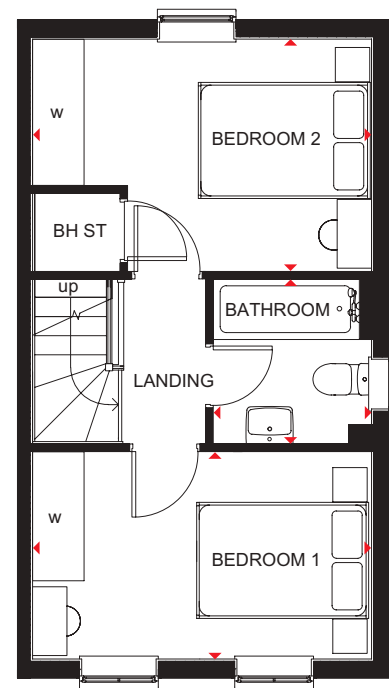


Ground Floor

Kitchen/ Dining/Lounge	3943 x 7210mm	12'11" x 23'8"
WC	1040 x 1490mm	3'5" x 4'11"

(Approximate dimensions)

* Window to WC applicable to certain plots



First Floor

Bedroom 1	3943 x 2412mm	12'11" x 7'11"
Bedroom 2	3943 x 2702mm	12'11" x 8'10"
Bathroom	1840 x 1920mm	6'0" x 6'4"

(Approximate dimensions)

* Window only applicable to certain plots

KEY	B	Boiler	f/f	Fridge/freezer space
	BH ST	Bulkhead store	w	Wardrobe space
	wm	Washing machine space	↔	Dimension location

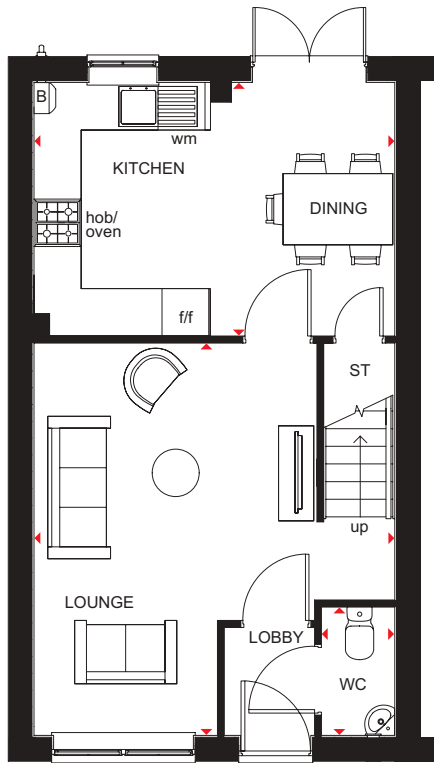
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MAIDSTONE 3 BEDROOM HOME

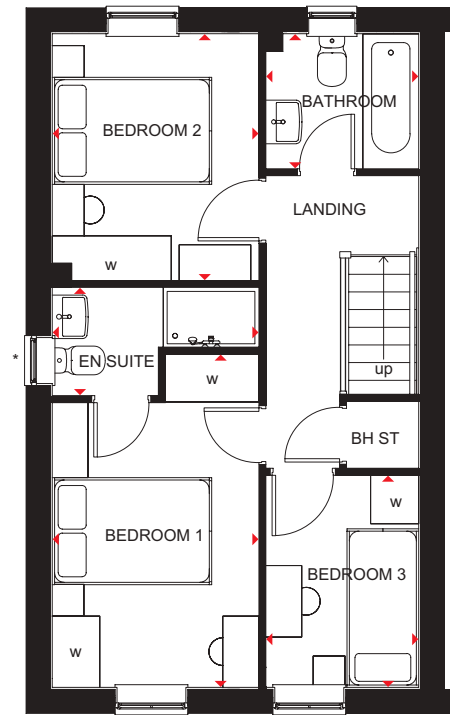
- This three bedroom home has a spacious lounge leading to an open-plan kitchen with dining area and French doors to the garden. There's also a downstairs cloakroom and some handy understairs storage
- Upstairs you'll find an en suite main bedroom, a further double bedroom and a single
- The family bathroom and some further storage complete this home



Ground Floor

Lounge	4955 x 4598mm	16'3" x 15'1"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

[Approximate dimensions]



First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

[Approximate dimensions]

* Window only applicable to certain plots

KEY	B	Boiler	w	Wardrobe space	◀▶	Dimension location
	ST	Store	wm	Washing machine space		
	BH ST	Bulkhead store	f/f	Fridge/freezer space		

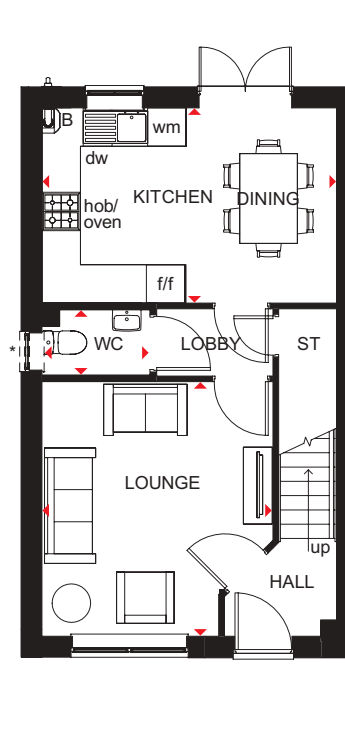
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ELLERTON 3 BEDROOM HOME

- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space and French doors leading to the garden
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom

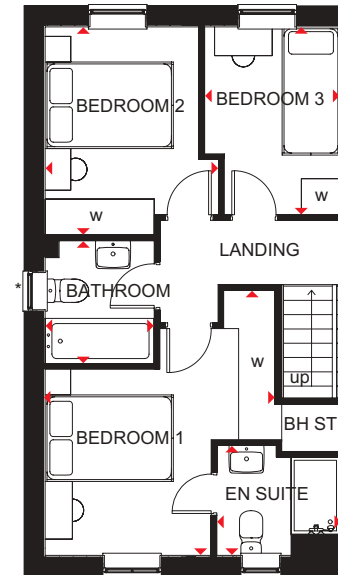


Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" x 3'5"

[Approximate dimensions]

*Window only applicable to certain plots



First Floor

Bedroom 1	3605 x 4138mm	11'10" x 13'7"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

[Approximate dimensions]

*Window only applicable to certain plots

KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◄►	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

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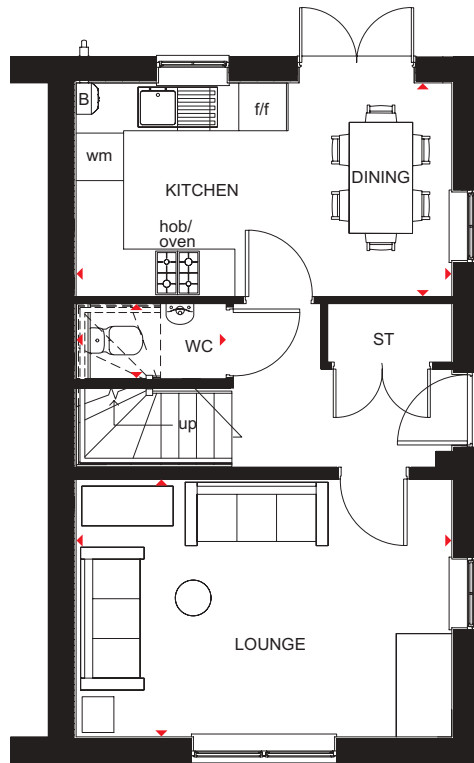
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MORESBY

3 BEDROOM HOME

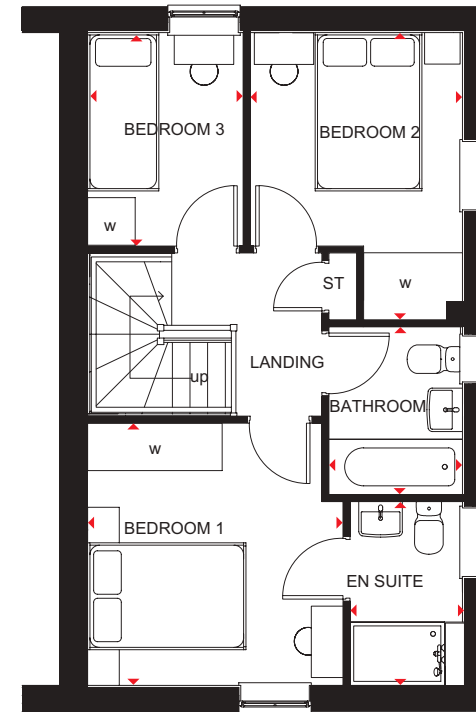
- The Moresby is a spacious three bedroom home with ample storage options
- This home has an open-plan kitchen/dining room with French doors to the garden, a generous lounge and a downstairs WC
- Upstairs you'll find two double bedrooms, a single bedroom and a family bathroom



Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2696mm	15'6" x 8'10"
WC	1891 x 945mm	6'2" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	3229 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2682 x 3628mm	8'10" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	w	Wardrobe	◀▶	Dimension location

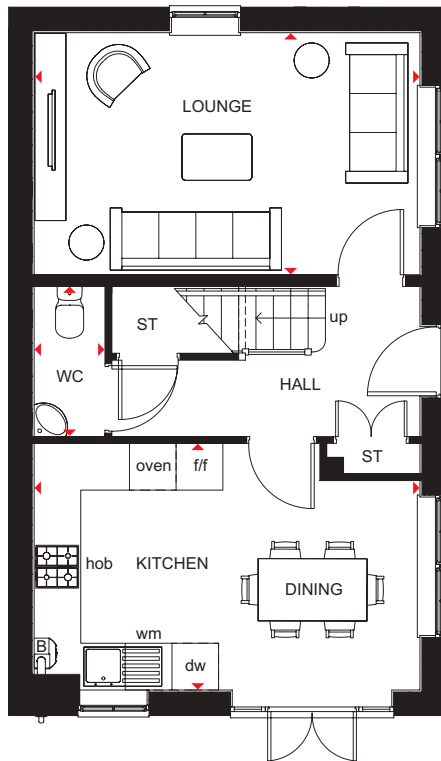
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ENNERDALE 3 BEDROOM HOME

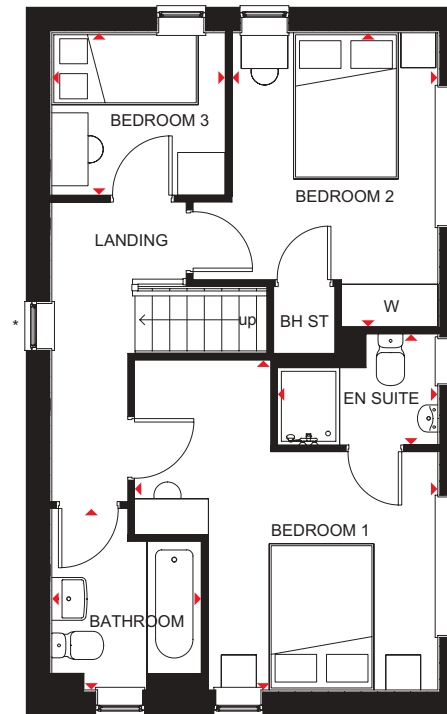
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

(Approximate dimensions)



First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

(Approximate dimensions)

* Window only applicable to certain plots, please speak to Sales Adviser for details.

KEY	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead store	dw Dishwasher space	

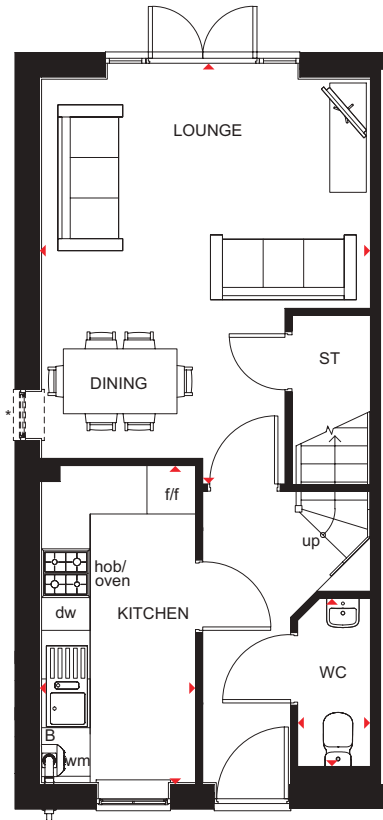
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NORBURY 3 BEDROOM HOME

- This lovely home comes with three double bedrooms
- Downstairs there's an open-plan lounge/dining room with French doors to the garden, a modern kitchen and some handy understairs storage
- Upstairs you'll find two double bedrooms and a family bathroom
- The top floor completes this home with an impressive en suite main bedroom and dressing area

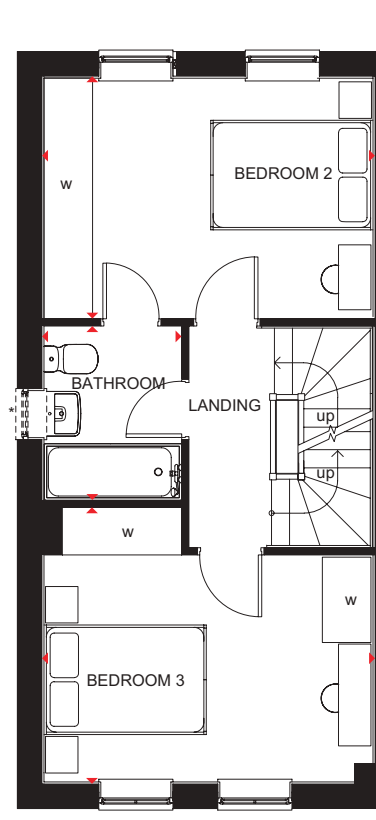


Ground Floor

Lounge/Dining	4056 x 4991mm	13'4" x 16'4"
Kitchen	3910 x 1900mm	12'10" x 6'3"
WC	897 x 2272mm	2'11" x 7'5"

(Approximate dimensions)

* Window only applicable to certain plots, please speak to Sales Adviser for details.

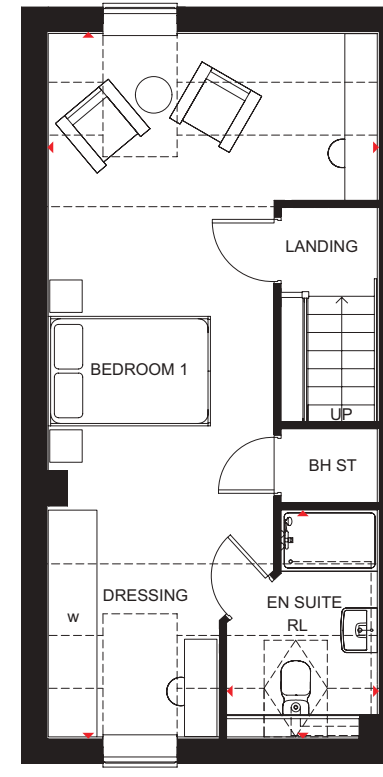


First Floor

Bedroom 2	2965 x 4056mm	9'9" x 13'4"
Bedroom 3	3386 x 4056mm	11'1" x 13'4"
Bathroom	2146 x 1698mm	7'0" x 5'7"

(Approximate dimensions)

* Window only applicable to certain plots, please speak to Sales Adviser for details.



Second Floor

Bedroom 1/ Dressing Area	4056 x 8673mm*	13'4" x 28'5"*
En Suite	1858 x 2799mm*	6'1" x 9'2"*

(Approximate dimensions)

* Dimensions include areas of reduced ceiling heights, please speak to Sales Adviser for details.

KEY	B Boiler	W Wardrobe space	dw Dishwasher space
	ST Store	wm Washing machine space	RL Roof light
	BH ST Bulkhead store	f/f Fridge/freezer space	◀▶ Dimension location

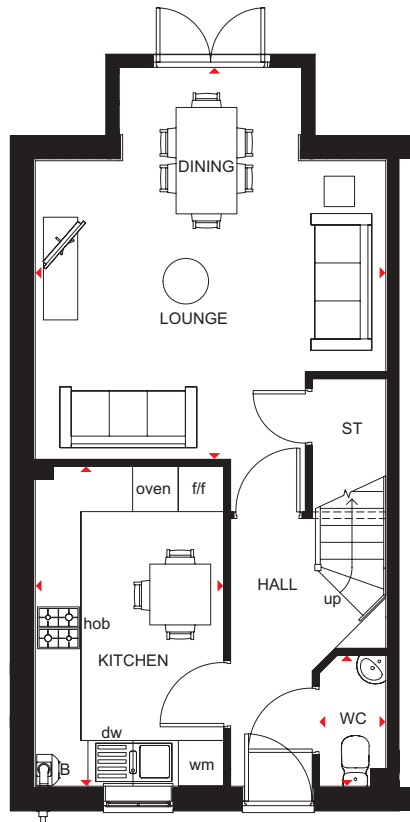
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WOODCOTE 4 BEDROOM HOME

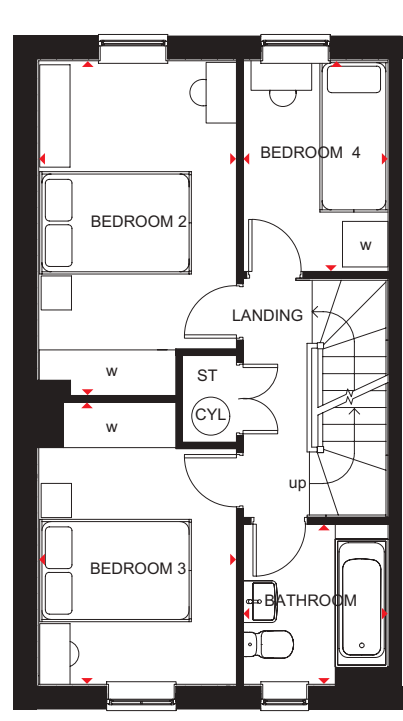
- A versatile four bedroom family home set over 2.5 storeys. On the ground floor you'll find the kitchen with space for a breakfast table, an open-plan lounge and dining area with French doors to the garden, along with plenty of storage
- The first floor has two double bedrooms, a single and a family bathroom
- The top floor completes this home with an impressive en suite main bedroom and dressing area



Ground Floor

Lounge/Dining	5845 x 4608mm	19'2" x 15'1"
Kitchen	4211 x 2481mm	13'10" x 8'2"
WC	1726 x 878mm	5'8" x 2'11"

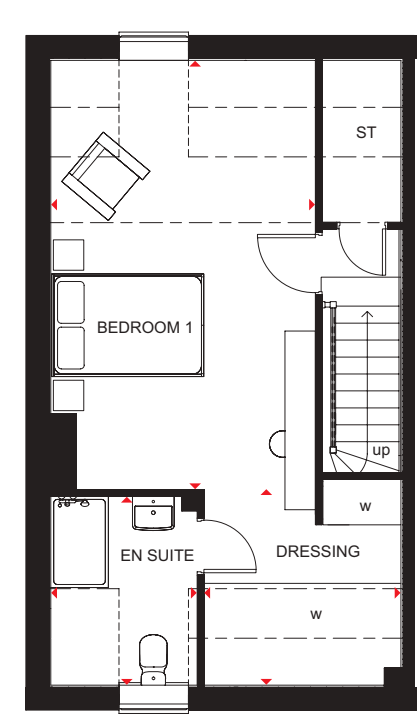
[Approximate dimensions]



First Floor

Bedroom 2	4414 x 2608mm	14'6" x 8'7"
Bedroom 3	3722 x 2608mm	12'3" x 8'7"
Bedroom 4	2779 x 1912mm	9'1" x 6'3"
Bathroom	2112 x 1912mm	6'11" x 6'3"

[Approximate dimensions]



Second Floor

Bedroom 1	5650 x 3482mm*	18'6" x 11'5"*
En Suite	1926 x 2486mm*	6'4" x 8'2"*
Dressing Area	2594 x 2574mm*	8'6" x 8'5"*

[Approximate dimensions]

* Dimensions include areas of reduced ceiling heights, please speak to Sales Adviser for details.

KEY	B	Boiler	w	Wardrobe space	dw	Dishwasher space
	ST	Store	wm	Washing machine space	◄►	Dimension location
	CYL	Cylinder	ff	Fridge/freezer space		

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CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt, we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments that we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.

5 Great Reasons to Buy Barratt



1 5 Stars for customer satisfaction

We're pleased to be able to say that our homeowners are really happy in their new Barratt homes. In fact, over 90% of them would recommend us to a friend*. It's why we've received 5 stars from the Home Builders Federation every year since 2010. That's more than any other major national housebuilder.**

2 Building homes for over 6 decades

We've been established for over 6 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3 Award winners, time and time again

Our steadfast commitment to quality has ensured that for more than 10 years our site managers have picked up more awards than any other housebuilder. Winning NHBC Pride in the Job awards for their workmanship demonstrates our dedication and commitment to building homes of the very highest standard.

4 Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5 Our energy-efficient homes could save you money

Every home we build is sustainable and energy-efficient – minimising their impact on the environment, while reducing your energy costs too. Our homes could save you money by being up to 65% more energy-efficient than a same-sized older home – even after it's been modernised. As a result, you could save a staggering £1,410*** per year on your energy bill.



Find out more, talk to one of our Sales Advisers today.

*Based on HBF star rating scheme from 2010 to 2020 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/#tab-downloads>) over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes.† See our website or speak to one of our Sales Advisers for details. First 2 years covered by Builder Warranty or similar. Years 3-10 covered by NHBC Insurance or similar Available on virtually all of our developments. Your statutory rights are unaffected. **Refers to the Barratt Developments Plc Group brands. ***Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012. (May 2018).

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.





**Victoria Heights
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