

BERRY  ACRES



## 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 repeatedly been awarded 5 stars<sup>^</sup> 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<sup>^^</sup> as standard. 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.





Area designated for future employment land

Rainwater pond

Sales Arena

Potential road link

Existing homes

Foylgrove Way

Owl barn

Equipped Play Area

Area to be managed for ecology and biodiversity



- Denford 2 bedroom home
- Kenley 2 bedroom home
- Ellerton 3 bedroom home
- Maidstone 3 bedroom home
- Moresby 3 bedroom home
- Palmerston 3 bedroom home
- Alderney 4 bedroom home
- Chester 4 bedroom home
- Radleigh 4 bedroom home

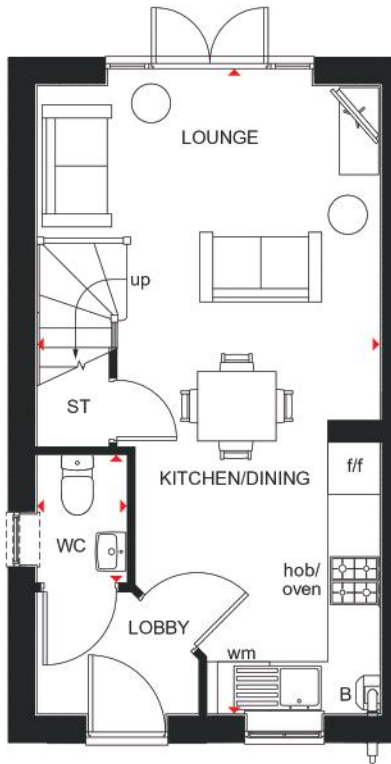
● Affordable Housing



## DENFORD

### 2 BEDROOM HOME

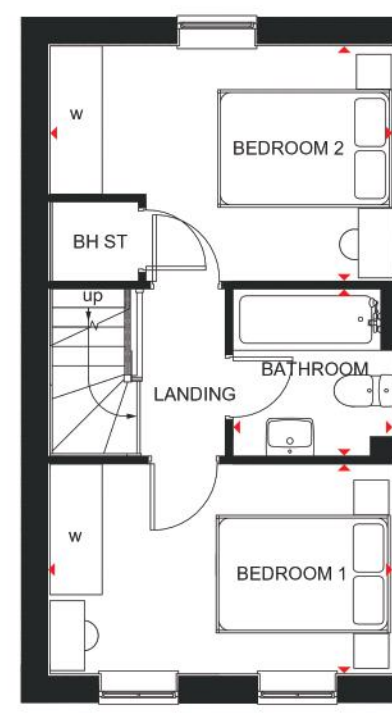
- The Denford is an open plan home, ideal for first time buyers and downsizers.
- French doors lead to the rear garden giving the open plan lounge, dining area and fitted kitchen a bright and airy feeling.
- Upstairs are two double bedrooms and the family bathroom.



### Ground Floor

Lounge/ Kitchen Dining	3943 x 7210mm	12'11" x 23'8"
WC	1023 x 1456mm	3'4" x 4'9"

(Approximate dimensions)



### 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)

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

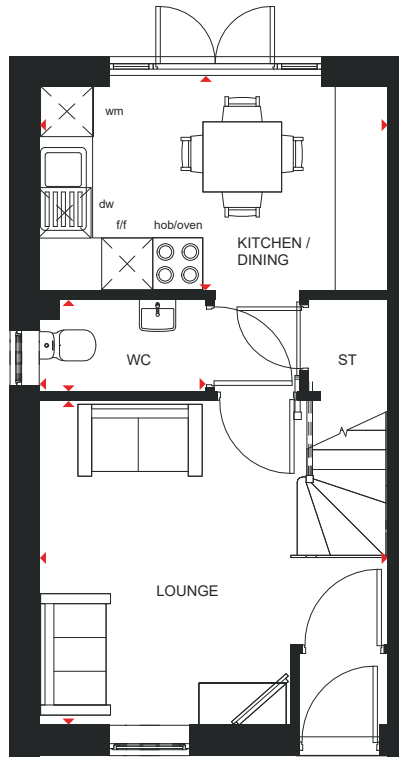
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## KENLEY 2 BEDROOM HOME

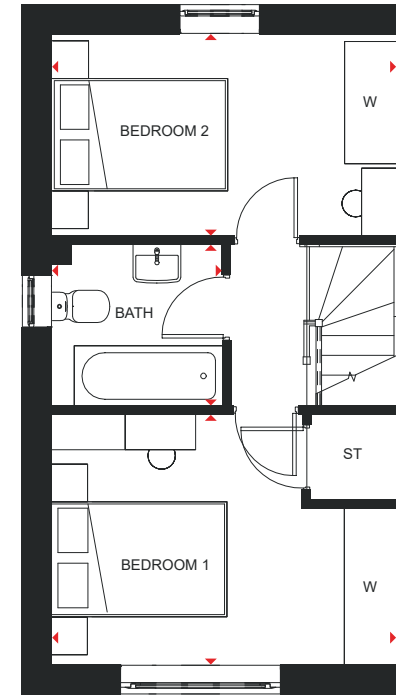
- This modern home has an open-plan kitchen and dining area with French doors opening onto the garden, providing a great space for relaxing and entertaining
- Also on the ground floor, you'll find a comfortable lounge, downstairs cloakroom and storage
- Upstairs is the main bedroom with built-in storage,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



### Ground Floor

Lounge	3942 x 3668mm	12'-11" x 12'
Kitchen/Dining	3942 x 2315mm	12'-11" x 7'-7"
WC	1887 x 1050mm	6'-2" x 3'-5"

(Approximate dimensions)



### First Floor

Bedroom 1	3942 x 2865mm	12'-11" x 9'-5"
Bedroom 2	3942 x 2315mm	12'-11" x 7'-7"
Bathroom	1953 x 1853mm	6'-5" x 6'-1"

(Approximate dimensions)

<b>KEY</b>	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space
	wm	Washing machine space	dw	Dishwasher space	◀▶	Dimension location

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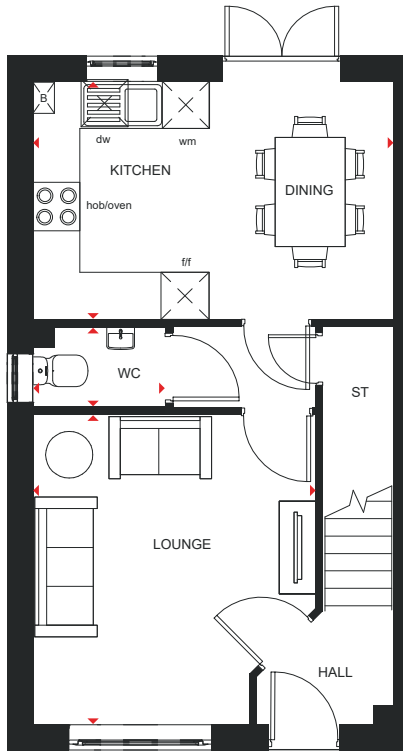
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## ELLERTON 3 BEDROOM HOME

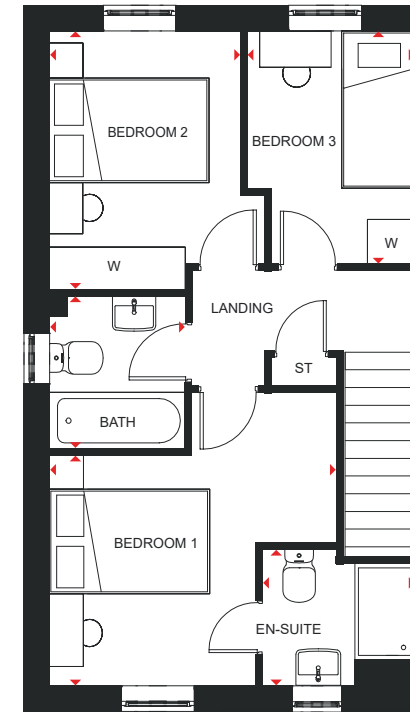
- This three bedroom semi detached home has a spacious open plan kitchen with a dining area and French doors to the garden.
- There's also a light and airy lounge, a downstairs toilet and some handy understairs storage.
- Upstairs you will find a main bedroom with an en suite, a further double bedroom, a single bedroom and a family bathroom.



### Ground Floor

Lounge	3970 x 3604mm	13'-0" x 11'-8"
Kitchen/Dining	4957 x 3047mm	16'-2" x 9'-9"
WC	1685 x 1016mm	5'-5" x 3'-3"

[Approximate dimensions]



### First Floor

Bedroom 1	2902 x 3604mm	9'-5" x 11'-8"
Ensuite	1917 x 1525mm	6'-2" x 5'-0"
Bedroom 2	3209 x 2400mm	10'-5" x 7'-8"
Bedroom 3	2931 x 2109mm	9'-6" x 6'-9"
Bathroom	1917 x 1702mm	6'-2" x 5'-6"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	dw	Dishwasher space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space		

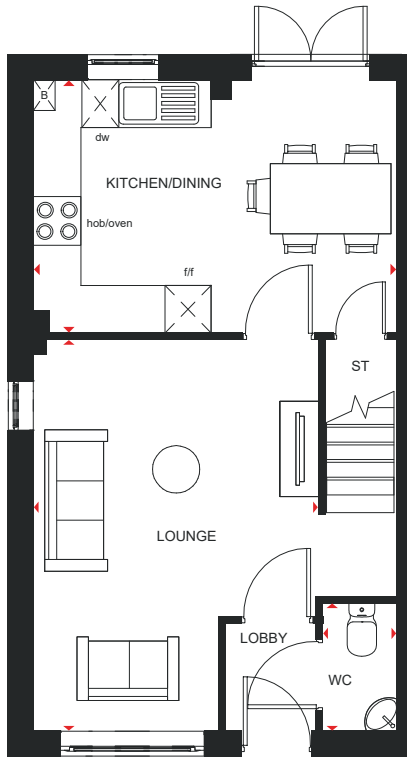
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## MAIDSTONE 3 BEDROOM HOME

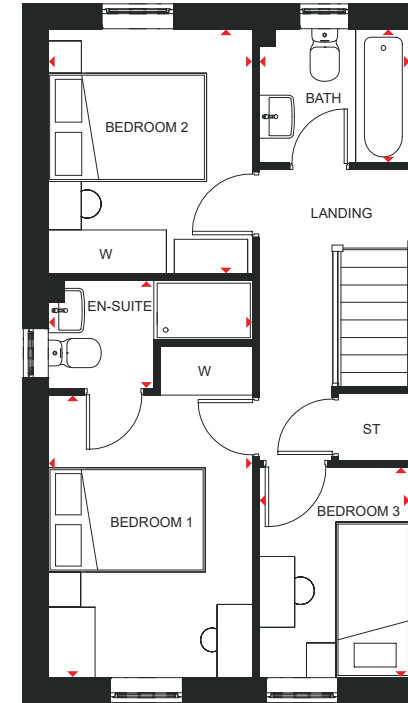
- This three bedroom home has a spacious lounge leading to an open-plan kitchen with dining area and French doors to the garden
- There's also a downstairs cloakroom and handy understairs storage
- Upstairs you'll find an en suite main bedroom, a further double bedroom, a single bedroom and a family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



### Ground Floor

Lounge	3604 x 4979mm	11'-10" x 16'-4"
Kitchen/Dining	4598 x 3203mm	15'-1" x 10'-6"
WC	1620 x 931mm	5'-4" x 3'-1"

[Approximate dimensions]



### First Floor

Bedroom 1	4203 x 2594mm	13'-9" x 8'-6"
Ensuite	2594 x 1365mm	8'-6" x 4'-6"
Bedroom 2	3112 x 2594mm	10'-3" x 8'-6"
Bathroom	1917 x 1702mm	6'-3" x 5'-7"
Bedroom 3	1917 x 2675mm	6'-3" x 8'-9"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location

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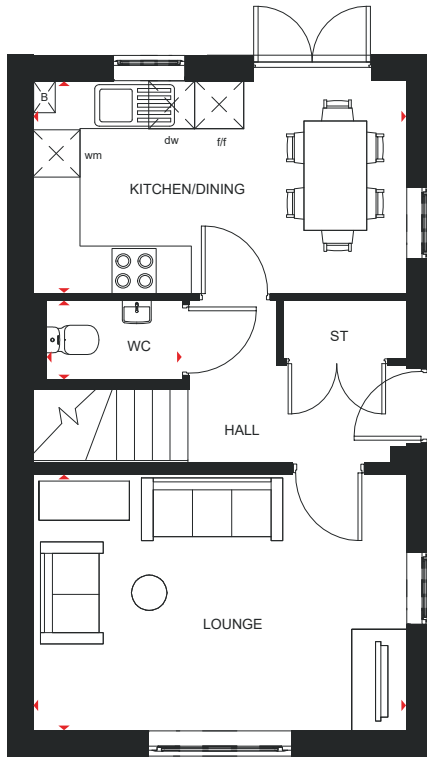
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## MORESBY

### 3 BEDROOM HOME

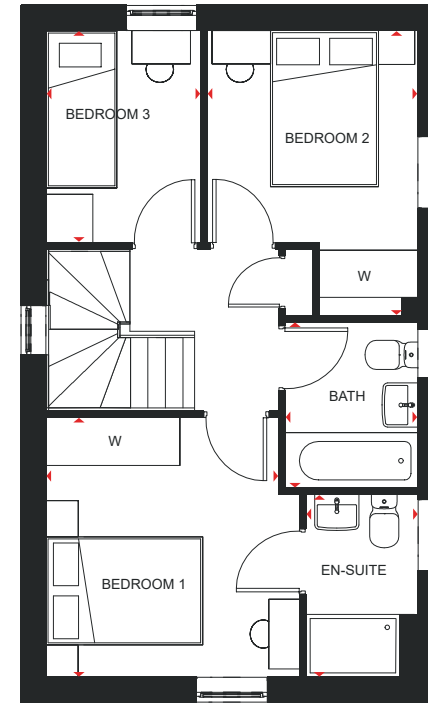
- The Moresby is a spacious three bedroom home with ample storage
- This home has an open plan kitchen with French doors to the garden, a spacious lounge and a downstairs cloakroom
- Upstairs you'll find an en suite main bedroom, a double bedroom, a single bedroom and a family bathroom



### Ground Floor

Lounge	4735 x 3250mm	15'-6" x 10'-8"
Kitchen/Dining	4735 x 2693mm	15'-6" x 8'-10"
WC	945 x 1891mm	3'-1" x 6'-2"

[Approximate dimensions]



### First Floor

Bedroom 1	3226 x 3312mm	10'-7" x 10'-10"
Ensuite	2321 x 1420mm	7'-7" x 4'-8"
Bathroom	2120 x 1688mm	10'-3" x 8'-6"
Bedroom 2	2682 x 3627mm	8'-9" x 11'-10"
Bedroom 3	1965 x 2695mm	6'-5" x 8'-10"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	dw	Dishwasher space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space		

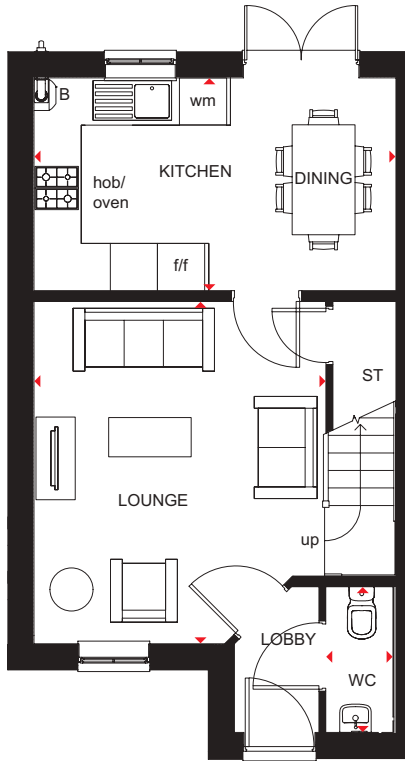
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## PALMERSTON 3 BEDROOM HOME

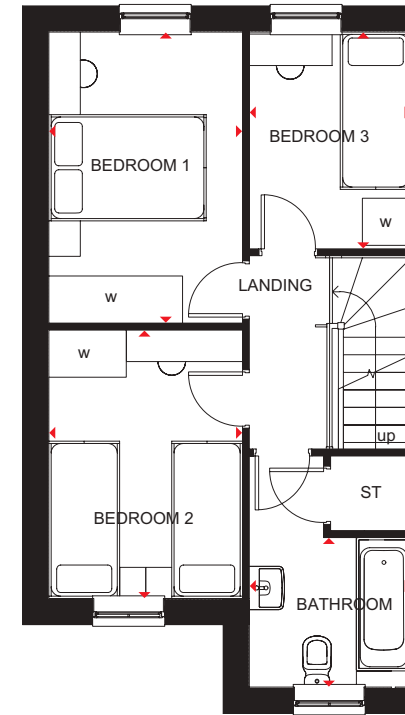
- The Palmerston is an attractive three bedroom home
- Entertain friends and family in an open-plan kitchen/dining room with French doors to the garden; there is also a comfortable lounge and a useful downstairs cloakroom
- Upstairs, you will find two double bedrooms and a single bedroom, and a modern family bathroom completes this home



### Ground Floor

Lounge	3685 x 4416mm	12'1" x 14'6"
Kitchen/Dining	4590 x 2706mm	15'1" x 8'11"
WC	1956 x 855mm	6'5" x 2'10"

[Approximate dimensions]



### First Floor

Bedroom 1	3700 x 2461mm	12'2" x 8'1"
Bedroom 2	3422 x 2461mm	11'3" x 8'1"
Bathroom	2040 x 2192mm	6'8" x 7'2"
Bedroom 3	2040 x 2706mm	6'8" x 8'11"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	w	Wardrobe space
	wm	Washing machine space	◄►	Dimension location

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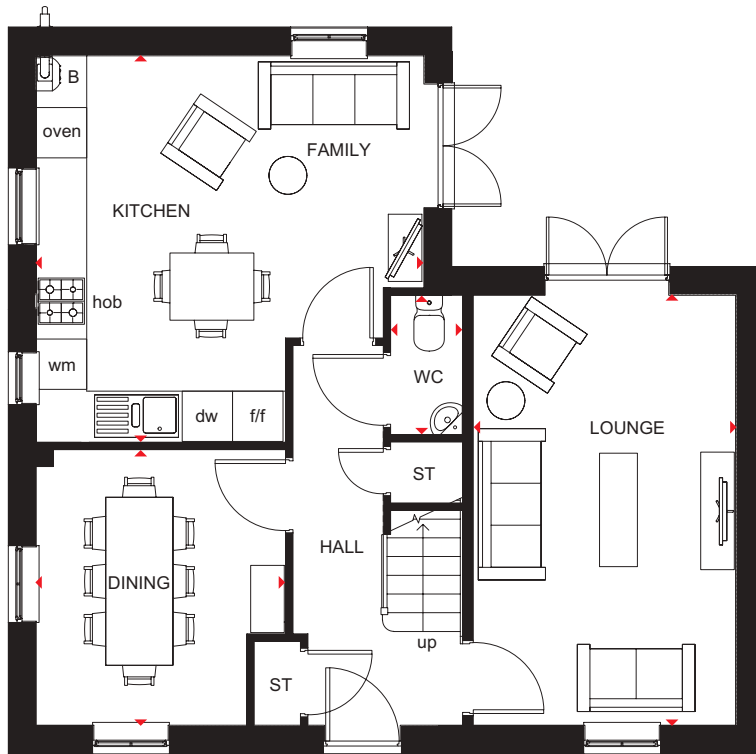




## ALDERNEY

### 4 BEDROOM HOME

- The Alderney is a beautifully presented four bedroom detached home
- The property comprises a spacious lounge with French doors to the rear garden, separate dining room and an open-plan kitchen with breakfast area
- The first floor presents three double bedrooms, with an en suite to the main, a single bedroom or home office and the family bathroom



### Ground Floor

Lounge	3109 x 5148mm	10'2" x 16'11"
Kitchen/ Family Room	4623 x 4603mm	15'2" x 15'1"
Dining Room	2972 x 3307mm	9'9" x 10'10"
WC	852 x 1675mm	2'10" x 5'6"

[Approximate dimensions]

### First Floor

Bedroom 1	4623 x 3103mm	15'2" x 10'2"
En Suite	1199 x 2075mm	3'11" x 6'10"
Bedroom 2	4523 x 3152mm	14'8" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4/ Home Office	2162 x 2275mm	7'1" x 7'6"
Bathroom	1702 x 2075mm	5'7" x 6'10"

[Approximate dimensions]

<b>KEY</b>	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	

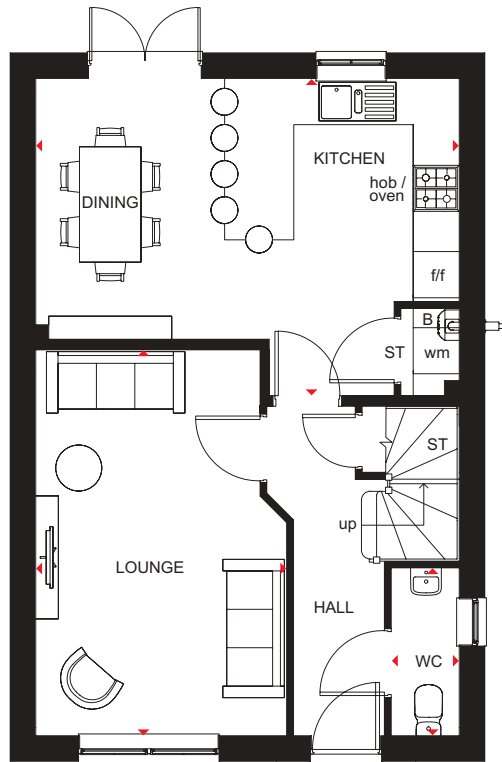
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## CHESTER

### 4 BEDROOM HOME

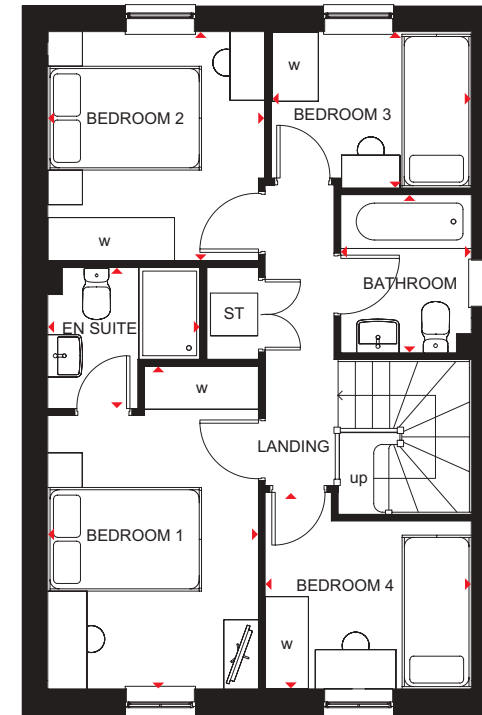
- This family home offers a large kitchen with dining area and French doors to the garden, a great hub for both the family and entertaining
- There is also a spacious lounge, perfect for relaxing in
- Upstairs you'll find an en suite main bedroom, a further double bedroom and two single bedrooms – providing flexible space to work from home – and a family bathroom



### Ground Floor

Lounge	5026 x 3272mm	16'6" x 10'9"
Kitchen/ Dining Room	5523 x 3385mm	18'1" x 11'1"
WC	2163 x 886mm	7'1" x 2'11"

[Approximate dimensions]



### First Floor

Bedroom 1	4205 x 2749mm	13'10" x 9'0"
En Suite	1994 x 1828mm	6'7" x 6'0"
Bedroom 2	2985 x 2826mm	9'10" x 9'3"
Bedroom 3	2596 x 2059mm	8'6" x 6'9"
Bathroom	2048 x 1698mm	6'9" x 5'7"
Bedroom 4	2686 x 2357mm	8'10" x 7'9"

[Approximate dimensions]

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

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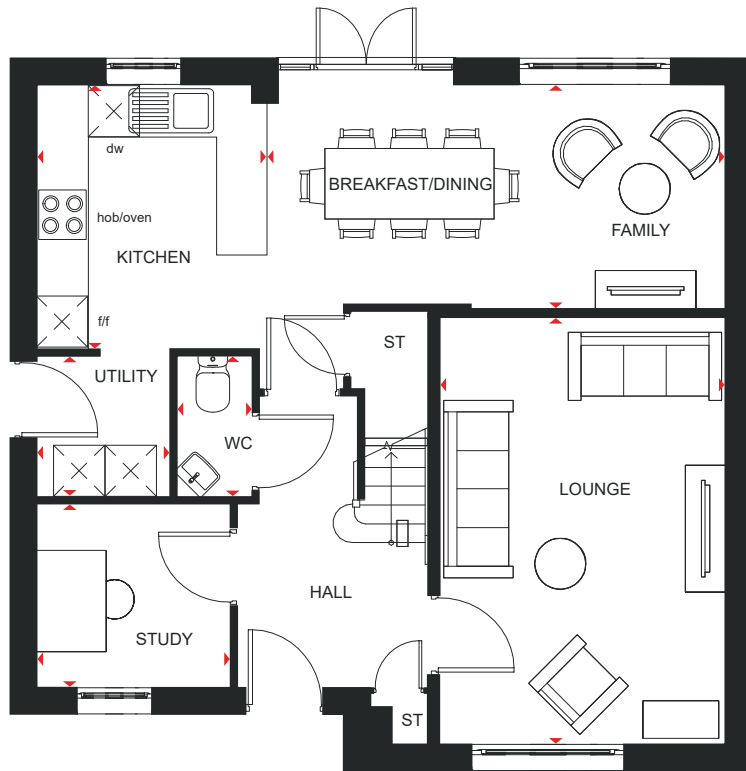
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## RADLEIGH

### 4 BEDROOM HOME

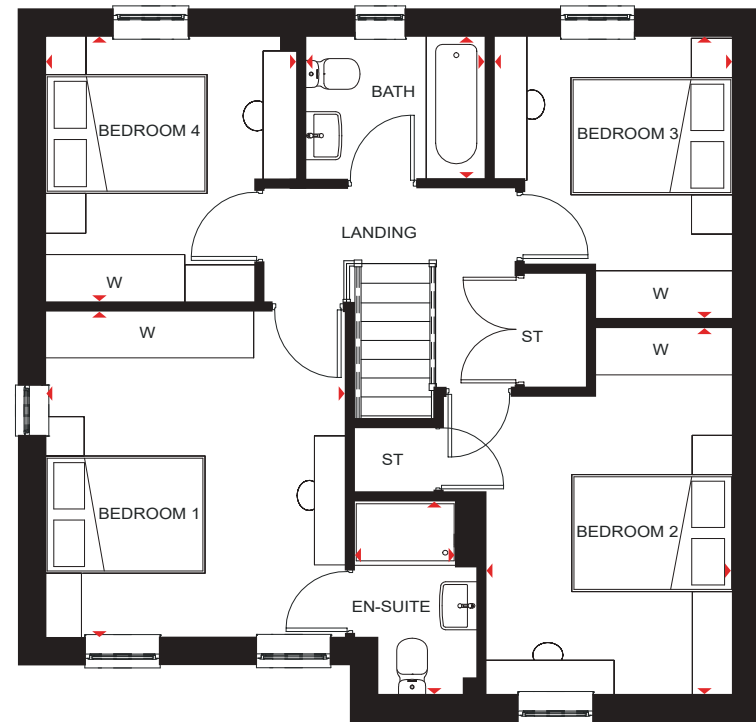
- A bright and airy family home. The large kitchen has dining and family areas with French doors leading to the garden.
- There is also a separate utility room, a spacious lounge, separate study and a downstairs cloakroom complete the ground floor.
- Upstairs are four double bedrooms, main bedroom with en suite shower room, and a family bathroom.



### Ground Floor

Lounge	3360 x 5046mm	11' x 16'-7"
Breakfast/Dining/Family	5260 x 2638mm	17'-3" x 8'-8"
Kitchen	2855 x 3108mm	9'-4" x 10'-2"
Utility	1592 x 1655mm	5'-3" x 5'-5"
WC	1655 x 850mm	5'-5" x 2'-9"
Study	2157 x 2273mm	7'-1" x 7'-5"

[Approximate dimensions]



### First Floor

Bedroom 1	3556 x 3857mm	11'-8" x 12'-8"
Ensuite	2286 x 1465mm	7'-6" x 4'-10"
Bedroom 2	3422 x 2824mm	11'-3" x 9'-3"
Bedroom 3	3349 x 2706mm	11' x 8'-11"
Bathroom	2137 x 1698mm	7' x 5'-7"
Bedroom 4	3151 x 2973mm	10'-4" x 9'-9"

[Approximate dimensions]

<b>KEY</b>	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	f/f	Fridge/freezer space	w	Wardrobe 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.



\*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. \*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. \*\*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).

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



# 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.





**Yalberton Road,  
Paignton,  
Torbay  
TQ4 7PE**

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