



MILLBROOK
VILLAGE

EXETER • DEVON

An exclusive village community in the heart of Exeter

"...THE LIFESTYLE YOU'VE
ALWAYS DREAMED OF..."



MILLBROOK VILLAGE

A PLACE YOU'LL BE PROUD TO CALL HOME

Nestled in a peaceful setting close to the river in the heart of the historic cathedral city of Exeter, Millbrook Village embodies the perfect blend of luxurious, independent living combined with the comfort and security of an exclusive village community.

With a selection of stylish two- and three-bedroom cottages and one- and two-bedroom apartments centered around a prestigious clubhouse, the development has been thoughtfully designed for the over 55s by Renaissance Villages – multi award-winning specialists in creating high quality, age-exclusive homes.

Gone are the days when 'taking it easy' meant staying in and putting your feet up – although there will be plenty of opportunities to relax in your spacious, elegantly appointed new home. Millbrook, like all of our villages, offers the active, independent, social lifestyle we know is so treasured by each one of our residents, with the reassurance of knowing someone is always there to help should you need it.

With its enviable Westcountry location, luxurious properties and wonderful on-site facilities, Millbrook Village truly is a place you'll be proud to call home.



“...AN EXCLUSIVE VILLAGE COMMUNITY...”

AN UNRIVALLED LOCATION

Devon's capital city, Exeter, has long been viewed by its residents as one of the country's 'best kept secrets' - and the perfect centre from which to explore the Westcountry's endless attractions, from bustling towns and cities to stunning moors, beautiful beaches and chocolate box villages.

However, the city's 'secret' is increasingly being recognised, with its wonderful mix of high street and independent shops, a wide selection of restaurants, theatres and cinemas, a Premiership rugby team, excellent local golf courses and sailing clubs, and plenty of other attractions to explore - all only a few minutes' drive or bus ride from the Village.

Despite evolving with impressive new developments such as the £170 million Princesshay shopping centre, Exeter remains at heart an historic city, with an imposing cathedral dating back to the 1400s, the remains of its original Roman wall still providing an interesting attraction and many original Tudor buildings lining its high street.



"...ONE OF THE COUNTRY'S 'BEST KEPT SECRETS'..."

YOUR NEW LIFESTYLE

Springbok Hall, the luxurious clubhouse, is at the heart of Millbrook Village life, where residents can socialise with friends and family in the restaurant and bar, relax with a good book in the cosy library and coffee lounge, enjoy a game of snooker in the games room or even organise their own clubs and events in the spacious meeting room.

As well as the clubhouse, the Village provides a further selection of leisure and convenience amenities on-site that offer residents the perfect blend of county club style services and friendly village facilities, including:

- Village shop
- Medical centre with visiting doctor and nurse at designated times *(to be advised)*
- Laundry and housekeeping services
- On-site village manager
- Fully managed landscaped gardens

For those looking to stay active, Springbok Hall is also home to an indoor swimming pool and a private gym with the latest fitness equipment.

We believe this exciting phase of your life means more time for the things you love and by choosing Millbrook Village, homeowners can indulge in activities and relaxation in equal measure, knowing that there will always be something to do and someone to help, should you need it.

“...MORE TIME FOR THE THINGS YOU LOVE...”



THE QUALITY YOU DESERVE

Millbrook Village provides a selection of luxurious, highly energy efficient two- and three-bedroom cottages and one- and two-bedroom apartments, all of which are constructed and finished to the very highest of standards set by Renaissance Villages.

Kitchens and bathrooms are fully fitted with elegant, high quality fixtures; rooms are spacious, and layouts are designed with our residents' lifestyles in mind, drawing on years of experience in creating stylish, practical homes.

For those who purchase at an early stage, there are opportunities to select kitchens and tiles that reflect your own taste and personality.

Cottages enjoy their very own glazed garden rooms, whilst apartments benefit from views over the beautifully landscaped communal gardens.

All first floor properties are accessed by a lift and parking is provided near each home, with some apartments offering allocated parking spaces.

"...DESIGNED WITH OUR RESIDENTS' LIFESTYLES IN MIND..."



RENAISSANCE VILLAGES

Renaissance Villages is a multi award-winning property development and management company specialising in high quality, age-exclusive villages for discerning buyers in some of the UK's most desirable locations.

Working in joint venture with our partner Helical Bar plc, we are committed to creating homes and villages of an exceptional standard that enable our residents to maintain active, independent lifestyles.

At Renaissance Villages we are passionate about ensuring that all of our developments are designed and constructed with community and environmental considerations at the forefront. We work closely with national and local experts to maximise the positive impact our villages have on their surroundings, taking care to ensure that materials are recycled wherever possible and wildlife is protected – whether that's preserving beautiful trees or creating new animal habitats. We also consult fully with local communities throughout the planning and development processes and work hard to keep disruption to a minimum.

For more information on Renaissance Villages, visit www.renaissancevillages.co.uk



Renaissance Villages is a member of the Home Builders Federation and the Association of Retirement Community Operators. Millbrook Village is owned by Helical (Exeter) Ltd and will be operated by Millbrook Village Management Ltd.



MILLBROOK VILLAGE DEVELOPMENT LAYOUT

AN EXCLUSIVE VILLAGE COMMUNITY IN THE HEART OF EXETER

KEY TO PLAN

HOUSE TYPES

HOUSE TYPES	PLOTS
THE AUDREY	4, 5, 6 and 7
THE CHARLOTTE	12, 14, 17, 18, 21, 24, 28, 32, 38, 47, 131 and 134
THE ELIZABETH	9, 10, 11, 16, 19, 20, 22, 23, 25, 31, 33, 34, 130, 132, 133 and 135
THE GEORGIANA	13, 15, 26, 27, 35 and 36
THE HENRIETTA	3, 8, 37, 39, 40, 41, 44, 45, 46, 48 and 55

APARTMENT TYPES

BLOCK

ABERCROMBY HOUSE	103 – 129
BULLER HOUSE	56 – 78
FAIRFIELD HOUSE	42, 43, 136, 140
ALEXANDER HOUSE	49 – 54
MILLBROOK HOUSE	79 – 102
SPRINGBOK HALL	29, 30

AMENITIES

KEY

SPRINGBOK HALL CLUBHOUSE
SALES CENTRE
VILLAGE SHOP
MEDICAL CENTRE

This site layout is intended for illustrative purposes only and may be subject to change, for example, in response to market demand or ground conditions. This information is for guidance only and does not form any part of any contract or constitute a warranty. Landscaping is indicative. Please consult one of our sales advisors on site for a landscape plan.





MILLBROOK
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SPECIFICATION

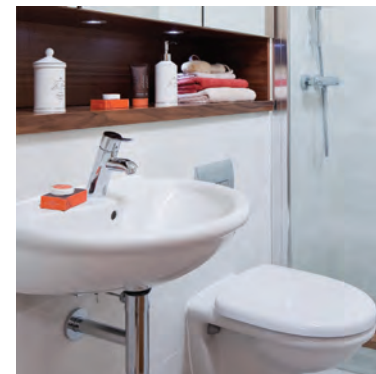
THE QUALITY YOU CAN EXPECT IN YOUR NEW HOME

SPECIFICATION

THE QUALITY YOU CAN EXPECT IN YOUR NEW HOME

Kitchens

- Stylish designer kitchens by Alno AG Group*
- Composite stone or granite worktops with upstand*
- A range of high quality integrated appliances including an electric double oven, electric ceramic hob, extractor hood, fridge/freezer, washer/dryer and dishwasher
- Stainless steel sink
- Ceramic floor tiles*



Bathrooms & shower rooms

- Elegant white sanitaryware from Villeroy & Boch and Kaldewei with complementary fittings by Hansgrohe
- Ceramic wall tiling; full-height to shower rooms and half-height to bathrooms*
- Ceramic floor tiles*
- Mirrored cabinet
- Electric shaver point

Heating & electrics

- Electric air source heat pump system providing underfloor heating and hot water
- Chrome heated towel rails in bathrooms, wetrooms
- Supplementary domestic hot water heating by means of an immersion heater
- Double-glazed windows throughout
- External light and door bell
- Wiring and television points compatible for use with Freeview and Satellite TV including Sky Multi-room
- Ample power, television and telephone points, strategically placed throughout the properties



Finishing touches

- Internal hardwood veneered oak finish doors to apartments and painted panelled doors to cottages, with elegant brushed metal door furniture
- Bedrooms feature built-in wardrobes, where indicated



- Profiled skirting boards and architraves finished in satinwood paint
- Cornices and coving to selected rooms
- Walls finished in emulsion with a choice of up to six colours*
- Smooth, white-painted ceilings
- Fitted carpets where appropriate with a choice of colours from a selected range*



Energy efficiency

- All new homes will be highly energy efficient; the external walls and roof having been designed to high thermal efficiency standards
- The properties benefit from an energy efficient ventilation system
- The residents' clubhouse has the latest high efficiency air source heating and cooling system

Security & peace of mind

- Mains smoke detectors with battery back-up
- Independent call alarm system linked to Manager's office within designated hours. Linked to UK out of hours call centre outside these times
- NHBC 10 year warranty



Maintenance & landscaping

- A Village Manager and experienced management team are responsible for the maintenance of the exterior and interior communal areas and for the external maintenance of all properties
- Grounds are landscaped in accordance with the development's landscaping scheme and will be maintained in accordance with good horticultural practice

Choices & options

- * Personal choices and certain purchaser's extras are available where indicated, subject to construction stage



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A cleverly designed corner
cottage featuring 2 large
en-suite bedrooms

■ THE AUDREY 2 BEDROOM COTTAGE

Plots: 5 and 7. Plots: 4 and 6 handed.

THE AUDREY

104.75m² (1127 ft²)



GROUND FLOOR



FIRST FLOOR



The Audrey is a cleverly designed corner cottage featuring two large en-suite bedrooms on the first floor. The ground floor makes the most of the natural light, with a generously proportioned living and dining area and delightful garden room, both featuring double doors to the patio. As well as the separate kitchen, there is also a fully fitted downstairs wetroom.

LIVING/DINING ROOM

5.43m x 4.92m (17'10" x 16'2")

KITCHEN

3.16m x 2.93m (10'4" x 9'7")

GARDEN ROOM

2.25m x 2.18m (7'5" x 7'2")

BEDROOM 1

3.74m x 2.93m (12'3" x 9'7")

BEDROOM 2

3.82m x 3.22m (12'6" x 10'7")

— Denotes optional doors as set out in customer option schedule. Will incur an extra charge. Please see Sales Advisor for more details. Illustrations are of typical elevations and may vary. All room dimensions are subject to a +/-50mm (2") tolerance.

◀▶ Denotes measurements stated. ☰ Denotes roof window/access hatch. - - - Denotes extent of sloping ceiling (reduced head height). CC – cylinder cupboard. CBD – cupboard (layout may vary).

W – wardrobe. Patio and kitchen layouts are indicative only. Please consult one of our Sales Advisors on site for specific elevations, room dimensions and kitchen layouts.

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A stylish 3-bedroom cottage with spacious living area, dining room and large separate kitchen

■ THE CHARLOTTE 3 BEDROOM COTTAGE

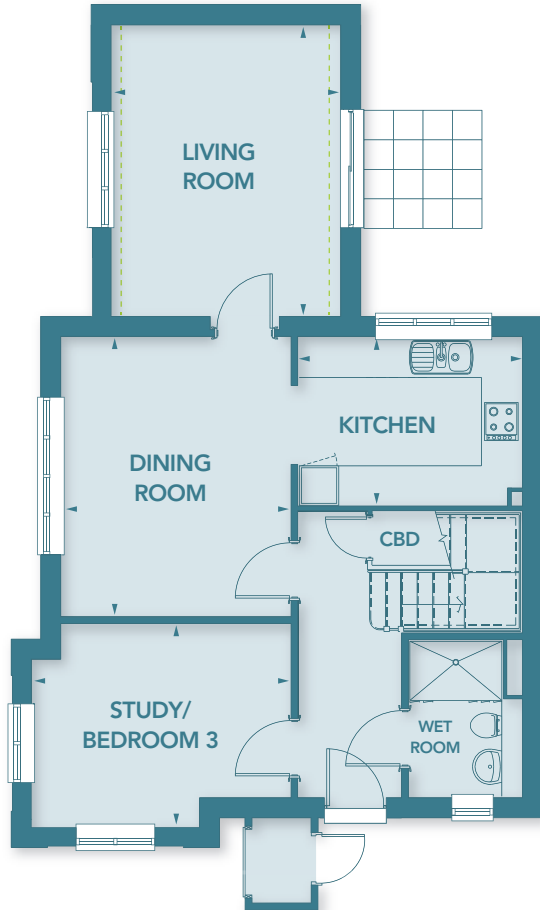
Plots: 12, 14, 18, 24, 47 and 134. Plots: 17, 21, 28, 32, 38 and 131 handed.

THE CHARLOTTE - VERSION 1

143.03 M² (1259 ft²)



GROUND FLOOR



FIRST FLOOR



The ground floor of The Charlotte offers a spacious living room and dining room as well as a large separate kitchen overlooking the patio. The study may also be used as a third bedroom, with the added convenience of a fully fitted wetroom in close proximity. The first floor features two double bedrooms both benefitting from en-suites.

PLOTS 18 AND 134.
PLOTS 17, 28 AND 131 HANDED

LIVING ROOM
4.3m x 3.4m (14'3" x 11'2")

DINING ROOM
4.17m x 3.41m (13'8" x 11'2")

KITCHEN
3.32m x 2.5m (10'11" x 8'2")

STUDY/BEDROOM 3
3.86m x 3.01m (12'8" x 9'10")

BEDROOM 1
4.40m x 4.08m (14'5" x 13'5")

BEDROOM 2
5.15m x 2.84m (16'11" x 9'4")

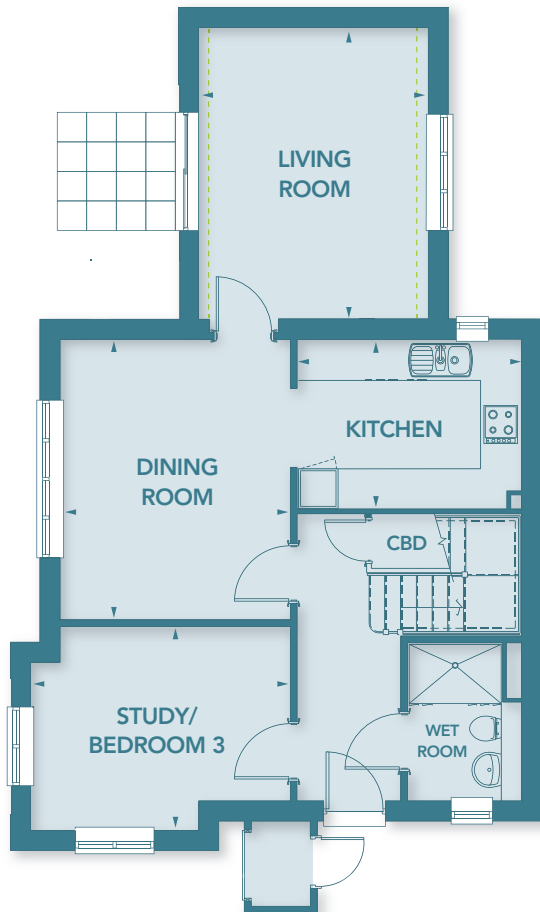
Illustrations are of typical elevations and may vary. All room dimensions are subject to a +/-50mm (2") tolerance. ◀▶ Denotes measurements stated.
☒ Denotes roof window/access hatch. - - - Denotes extent of sloping ceiling (reduced head height). CC – cylinder cupboard. CBD – cupboard (layout may vary).
W – wardrobe. Patio and kitchen layouts are indicative only. Please consult one of our Sales Advisors on site for specific elevations, room dimensions and kitchen layouts.
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THE CHARLOTTE - VERSION 2

143.03 M² (1259 ft²)



GROUND FLOOR



FIRST FLOOR



The ground floor of The Charlotte offers a spacious living room with dining room as well as a large separate kitchen. The study may also be used as a third bedroom, with the added convenience of a fully fitted wetroom in close proximity. The first floor features two double bedrooms both benefitting from en-suites.

PLOTS 14, 24, 47
PLOTS 21, 32 AND 38 HANDED

LIVING ROOM
4.3m x 3.4m (14'3" x 11'2")

DINING ROOM
4.17m x 3.41m (13'8" x 11'2")

KITCHEN
3.32m x 2.5m (10'11" x 8'2")

STUDY/BEDROOM 3
3.86m x 3.01m (12'8" x 9'10")

BEDROOM 1
4.40m x 4.08m (14'5" x 13'5")

BEDROOM 2
5.15m x 2.84m (16'11" x 9'4")

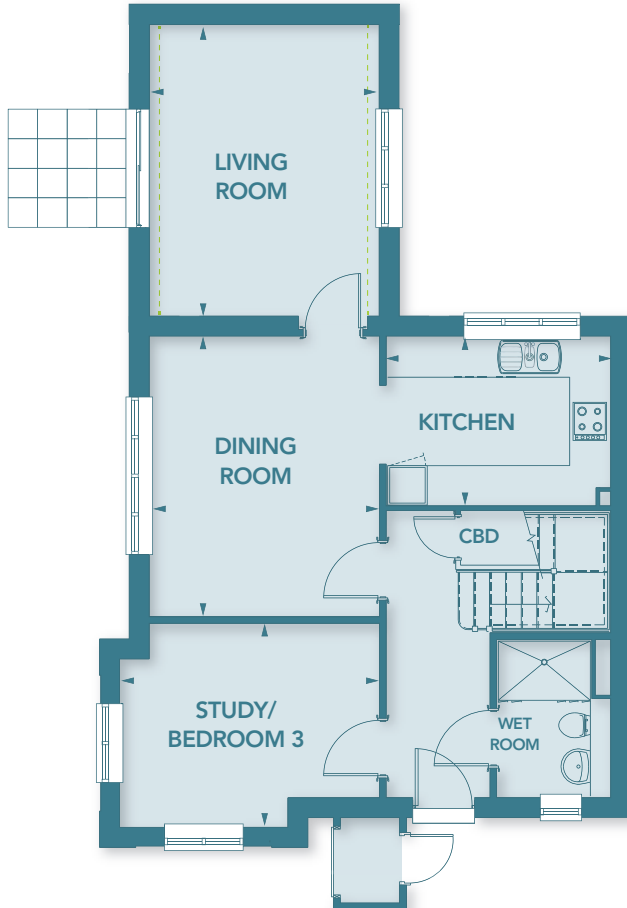
Illustrations are of typical elevations and may vary. All room dimensions are subject to a +/-50mm (2") tolerance. ◀▶ Denotes measurements stated. ☒ Denotes roof window/access hatch. - - - Denotes extent of sloping ceiling (reduced head height). CC – cylinder cupboard. CBD – cupboard (layout may vary). W – wardrobe. Patio and kitchen layouts are indicative only. Please consult one of our Sales Advisors on site for specific elevations, room dimensions and kitchen layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

THE CHARLOTTE - VERSION 3

143.03 M² (1259 ft²)



GROUND FLOOR



FIRST FLOOR



The ground floor of The Charlotte offers a spacious living room and dining room as well as a large separate kitchen. The study may also be used as a third bedroom, with the added convenience of a fully fitted wetroom in close proximity. The first floor features two double bedrooms both benefitting from en-suites.

PLOT 12

LIVING ROOM

4.3m x 3.4m (14'3" x 11'2")

DINING ROOM

4.17m x 3.41m (13'8" x 11'2")

KITCHEN

3.32m x 2.5m (10'11" x 8'2")

STUDY/BEDROOM 3

3.86m x 3.01m (12'8" x 9'10")

BEDROOM 1

4.40m x 4.08m (14'5" x 13'5")

BEDROOM 2

5.15m x 2.84m (16'11" x 9'4")

Illustrations are of typical elevations and may vary. All room dimensions are subject to a +/-50mm (2") tolerance. ◀▶ Denotes measurements stated.

☒ Denotes roof window/access hatch. - - - Denotes extent of sloping ceiling (reduced head height). CC - cylinder cupboard. CBD - cupboard (layout may vary).

W - wardrobe. Patio and kitchen layouts are indicative only. Please consult one of our Sales Advisors on site for specific elevations, room dimensions and kitchen layouts.

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A generously proportioned
3-bedroom cottage with spacious
living room, kitchen/dining room
and glazed garden room

■ THE ELIZABETH 3 BEDROOM COTTAGE

Plots: 9, 10, 11, 16, 22, 25, 31, 132 and 135. Plots: 19, 20, 23, 33, 34, 130 and 133 handed.

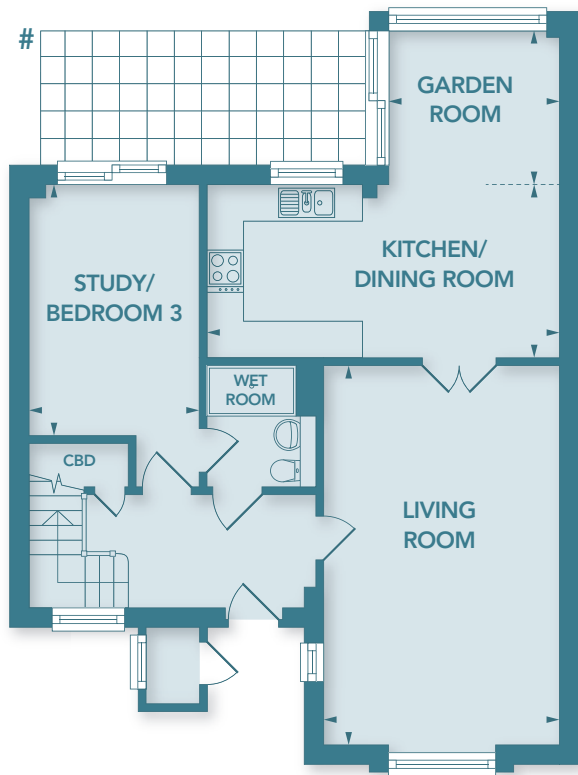
www.millbrookvillage.co.uk

THE ELIZABETH

143.03 M² (1461 ft²)



GROUND FLOOR



FIRST FLOOR



The ground floor offers a generously proportioned reception room together with a separate kitchen that leads through to a glazed summer room with access to the patio. There is also a study or third bedroom with en-suite access to a fully fitted wetroom, providing independent living facilities on the ground floor, should they be required. On the first floor the Elizabeth features two double bedrooms, both with fully fitted en-suites.

LIVING ROOM
6.28m x 3.87m (20'7" x 12'8")

KITCHEN/DINING ROOM
5.81m x 2.85m (19'1" x 9'4")

GARDEN ROOM
2.8m x 2.2m (9'2" x 7'2")

STUDY/BEDROOM 3
4.13m x 2.79m (13'7" x 9'2")

BEDROOM 1
4.99m x 3.83m max (16'5" x 12'7" max)

BEDROOM 2
4.75m x 3.01m (15'7" x 9'10")

Location of patio/terrace and garden room door arrangement varies on plots 130 and 135 only. Elevation shown for typical Henrietta cottage. Roof profile varies. Please see Sales Advisor for more details. All room dimensions are subject to a +/-50mm (2") tolerance. ◀▶ Denotes measurements stated. ☒ Denotes roof window/access hatch. - - - Denotes extent of sloping ceiling (reduced head height). CC – cylinder cupboard. CBD – cupboard. W – wardrobe. Patio and kitchen layouts are indicative only. Please consult one of our Sales Advisors on site for specific elevations, room dimensions and kitchen layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



MILLBROOK
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An exceptionally spacious
3-bedroom cottage which
benefits from extra living space
and a Juliette balcony

THE GEORGIANA 3 BEDROOM COTTAGE

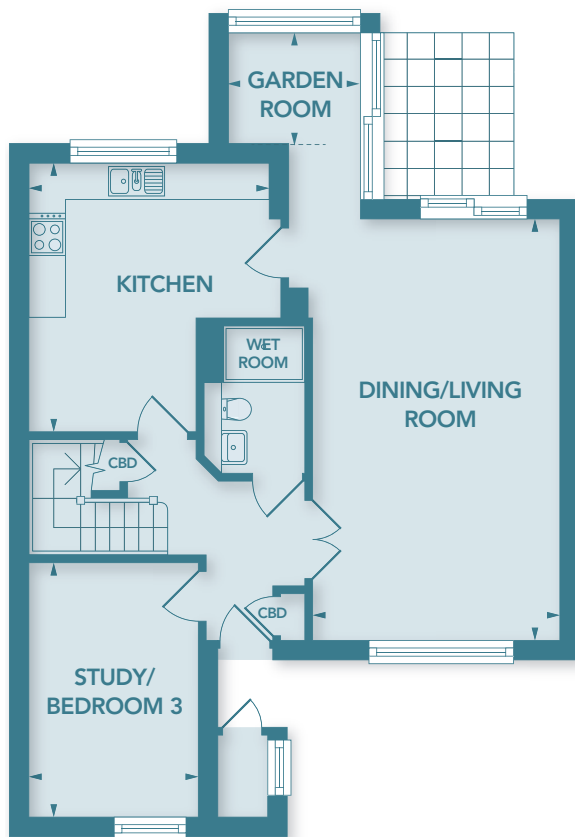
Plots: 36 and 35. Plots: 13, 15, 26 and 27 handed.

THE GEORGIANA

143.5m² (1558 ft²)



GROUND FLOOR



FIRST FLOOR



The Georgiana's ground floor comprises a large main reception room, separate kitchen and delightful glazed garden room. A study, which could also be used as a third bedroom, is conveniently located near the fully fitted wetroom, providing the option of full living facilities on the ground floor, should they be required. The first floor features two double bedrooms, which share a Jack and Jill style en-suite bathroom with shower. The Georgiana also benefits from extra living space in the form of a first floor studio/hobbies room with a Juliette balcony for maximum natural light.

KITCHEN

4.55m max x 3.90m max (14'11" max x 12'9" max)

LIVING/DINING ROOM

6.97m x 4.07m (22'10" x 13'4")

GARDEN ROOM

2.71m max x 2.16m max (8'11" max x 7'1" max)

STUDY/BEDROOM 3

4.14m x 2.74m (13'7" x 9'0")

BEDROOM 1

4.70m max x 3.00m max (15'5" max x 9'10")

BEDROOM 2

4.55m x 3.13m max (14'11" x 10'3" max)

STUDIO

3.90m x 3.73m (12'3" x 12'3")

Illustrations are of typical elevations and may vary. All room dimensions are subject to a +/-50mm (2") tolerance. ◀▶ Denotes measurements stated.

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W – wardrobe. Patio and kitchen layouts are indicative only. Please consult one of our Sales Advisors on site for specific elevations, room dimensions and kitchen layouts.

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A 3-bedroom cottage with
2 generously proportioned
en-suites and glazed garden room

THE HENRIETTA 3 BEDROOM COTTAGE

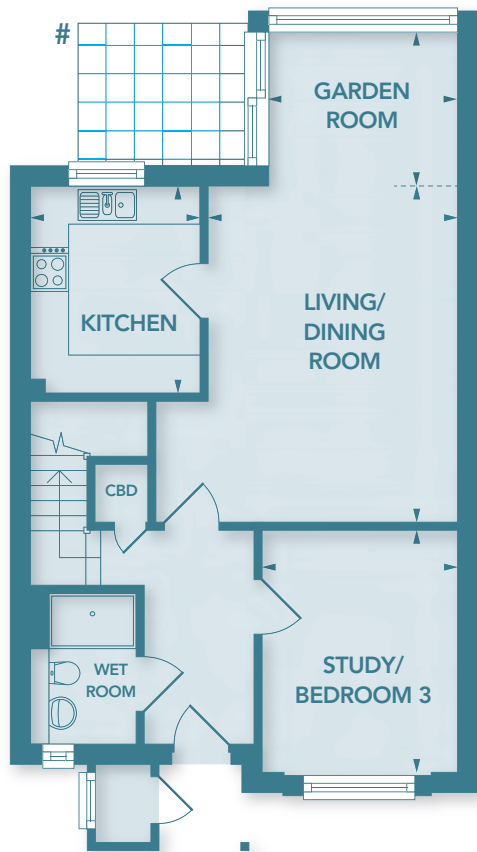
Plots: 37, 40, 41, 46 and 55. Plots: 3, 8, 39, 44, 45 and 48 handed.

THE HENRIETTA

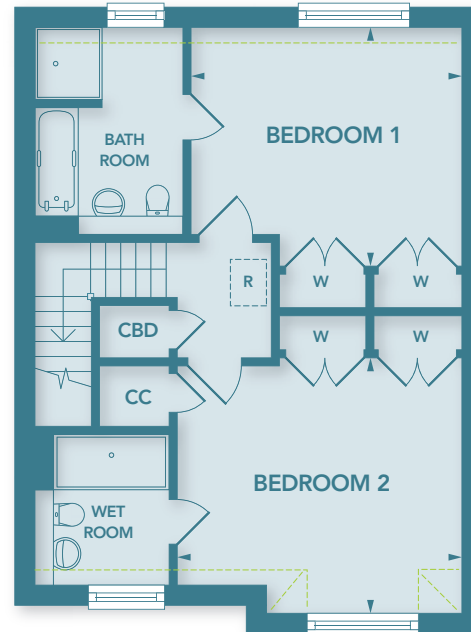
130.13m² (1400 ft²)



GROUND FLOOR



FIRST FLOOR



The first floor of the Henrietta features two double bedrooms with fitted wardrobes and generously proportioned en-suites. Downstairs, the spacious living and dining room area leads on to a glazed garden room, with a separate kitchen also enjoying views over the patio*. The study or third bedroom is conveniently located close to the fully fitted wetroom, providing full living facilities on the ground floor should they be required.

LIVING/DINING ROOM
5.32m x 3.94m (17'6" x 12'11")

KITCHEN
3.28m x 2.68m (10'9" x 8'9")

GARDEN ROOM
2.95m x 2.08m (9'0" x 6'10")

BEDROOM 3/STUDY
3.84m x 3.09m (12'7" x 10'1")

BEDROOM 1
4.29m x 3.78m max (14'1" x 12'5" max)

BEDROOM 2
4.49m x 4.05m max (14'9" x 13'3" max)

Location of patio/terrace and garden room door arrangement varies. Plots 39, 40, 41, 44, 45 and 46 have a raised patio/terrace with handrails. Patio sizes may also vary. *Plot 48 has different window/patio door and patio locations. Elevations shown for typical Henrietta cottage. Roof profile varies. Please see Sales Advisor for more details. All room dimensions are subject to a +/-50mm (2") tolerance. ◀▶ Denotes measurements stated. ☒: Denotes roof window/access hatch. - - - Denotes extent of sloping ceiling (reduced head height). CC – cylinder cupboard. CBD – cupboard (layout may vary). W – wardrobe. Patio and kitchen layouts are indicative only. Please consult one of our Sales Advisors on site for specific elevations, room dimensions and kitchen layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



MILLBROOK
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An outstanding collection of
2-bedroom apartments

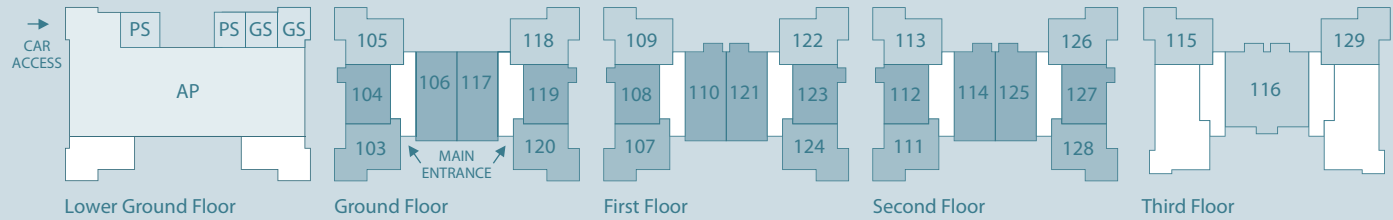
ABERCROMBY HOUSE 2 BEDROOM APARTMENTS

Plots: 103-129.

www.millbrookvillage.co.uk

ABERCROMBY HOUSE

83.03m² (893 ft²)



PLOTS 103, 107, 111
PLOTS 120, 124 & 128 HANDED

A ground floor, first floor or second floor apartment boasting a spacious, kitchen and living/dining room, which opens out onto a dual aspect balcony or patio via two sets of double doors. Both bedrooms include fitted wardrobes, and there is a generous amount of additional storage space in the hallway. The master bedroom comes with a fully fitted en-suite wet room.

LIVING/DINING ROOM
5.58m x 4.52m (18'4" x 14'10")

KITCHEN
3.23m x 2.79m (10'7" x 9'2")

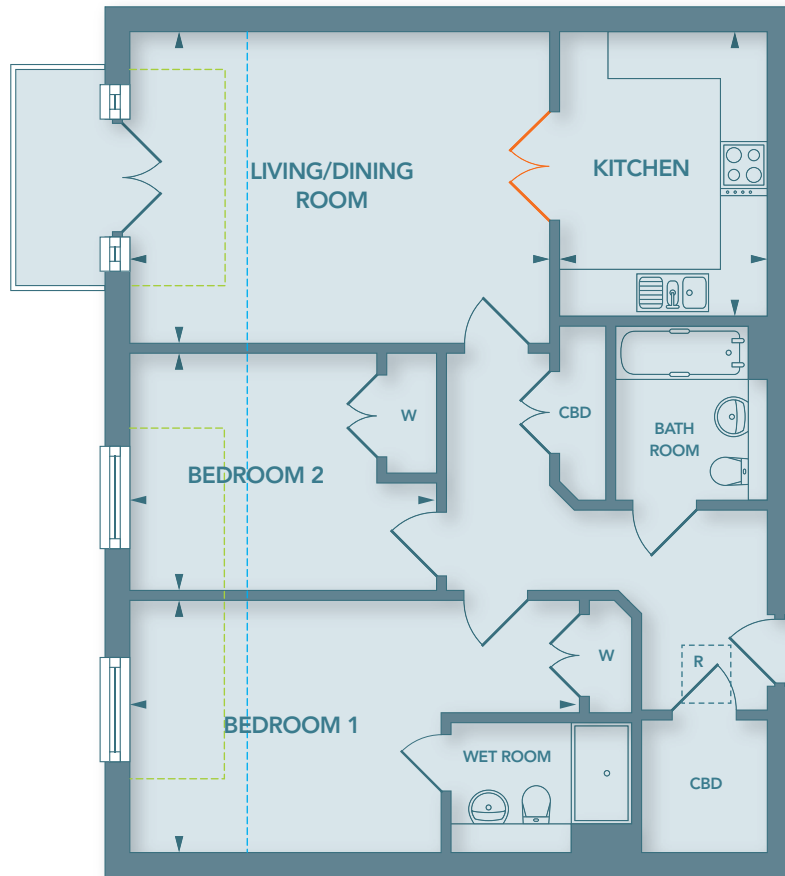
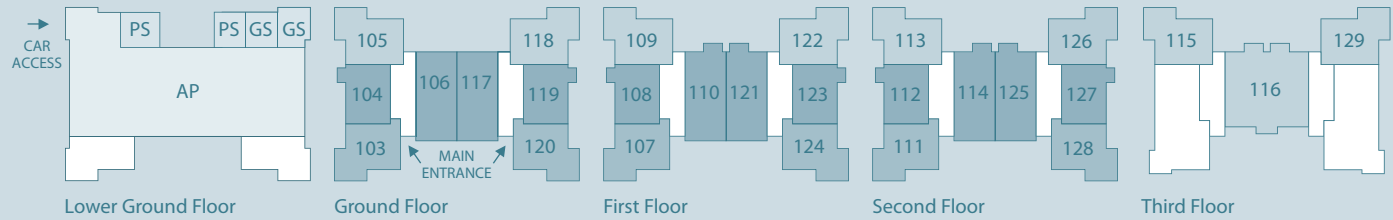
BEDROOM 1
3.84m x 3.03m (12'7" x 9'11")

BEDROOM 2
3.03m x 2.71m (9'11" x 8'10")

Location of patio/terrace and garden room door arrangement varies. Upper floors have a balcony. — Denotes optional doors as set out in customer option schedule. — Denotes mirrored doors. Will incur an extra charge. Please see Sales Advisor for more details. Illustrations are of typical elevations and may vary. All room dimensions are subject to a +/-50mm (2") tolerance. ◀▶ Denotes measurements stated. - - - Denotes extent of sloping ceiling (reduced head height). - - - Denotes dropped head height on plots 111 and 128 only. CC – cylinder cupboard. [CBD] [ST] – cupboard & store arrangement applies to plots 103, 107 and 111 only. W – wardrobe. Patio and kitchen layouts are indicative only. Please consult one of our Sales Advisors on site for specific elevations, room dimensions and kitchen layouts. [] Denotes ceiling hatch on plots 111 and 128 only. This information is for guidance only and does not form any part of any contract or constitute a warranty.

ABERCROMBY HOUSE

83.97m² (904 ft²)



PLOTS 104, 108, 112,
PLOTS 119, 123 & 127 HANDED

A ground floor, first floor or second floor apartment featuring a balcony accessed via double doors from the spacious, kitchen and living/dining room. Both bedrooms include fitted wardrobes, and there is a generous amount of additional storage space in the hallway. The master bedroom comes with a fully fitted en-suite wet room.

LIVING/DINING ROOM
5.2m max x 3.95m (17' max x 12'9")

KITCHEN
3.56m x 2.79m (11'8" x 9'2")

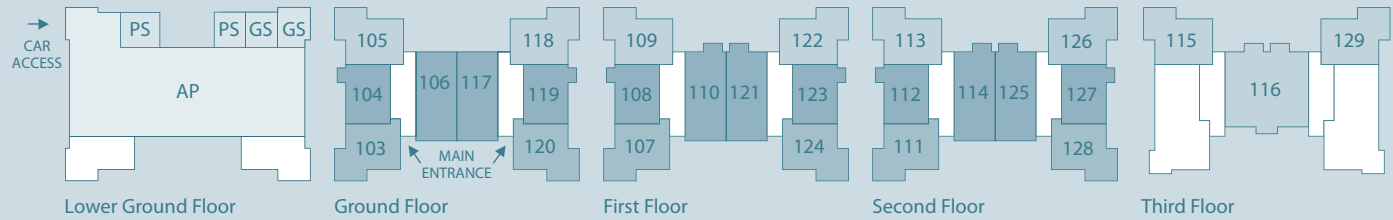
BEDROOM 1
3.93m x 3.19m (12'11" x 10'6")

BEDROOM 2
3.21m x 2.98m (10'3" x 9'9")

Upper floors have a balcony. — Denotes optional doors as set out in customer option schedule. Will incur an extra charge. Please see Sales Advisor for more details. Illustrations are of typical elevations and may vary. All room dimensions are subject to a +/-50mm (2") tolerance. ◀▶ Denotes measurements stated. ☒ Denotes ceiling hatch on plots 112 and 127 only. --- Denotes extent of sloping ceiling (reduced head height). - - - Denotes dropped head height on plots 112 and 127 only. CC – cylinder cupboard. CBD – cupboard (layout may vary). W – wardrobe. Patio and kitchen layouts are indicative only. Please consult one of our Sales Advisors on site for specific elevations, room dimensions and kitchen layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

ABERCROMBY HOUSE

89.05m² (959 ft²)



PLOTS 105, 109, 113, 115*
PLOTS 118, 122, 126 & 129* HANDED

A ground floor, first floor, second floor or third floor generous apartment boasting a dual aspect balcony or patio accessed via two sets of double doors from the spacious, kitchen and living/dining room. Both bedrooms include fitted wardrobes, and there is a generous amount of additional storage space in the hallway. The master bedroom comes with a fully fitted en-suite wet room.

LIVING/DINING ROOM
4.52m x 5.70m (14'10" x 18'9")

KITCHEN
3.59m x 2.79m (11'9" x 9'2")

BEDROOM 1
3.19m x 3.84m (10'6" x 12'7")

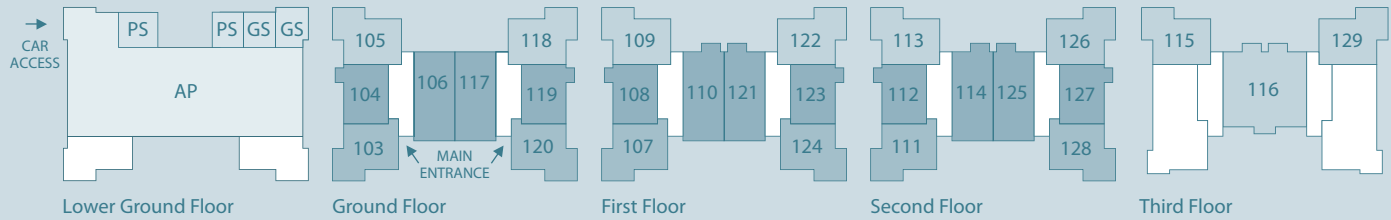
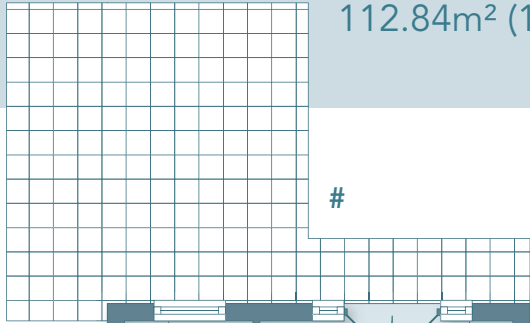
BEDROOM 2
3.22m x 3.03m (10'7" x 9'11")

* These plots have an extra storage room opposite the front door 5.45m x 1.60m

Upper floors have a balcony. — Denotes optional doors as set out in customer option schedule. Will incur an extra charge. — Door arrangement applies to plots 105,109,113 and 115 only. Please see Sales Advisor for more details. Illustrations are of typical elevations and may vary. All room dimensions are subject to a +/-50mm (2") tolerance. ◀▶ Denotes measurements stated. ☒ Denotes ceiling hatch on plots 115 and 129 only. --- Denotes extent of sloping ceiling (reduced head height). - - - Denotes dropped head height on plots 115 and 129 only. CC – cylinder cupboard. CBD – cupboard (layout may vary). W – wardrobe. Patio and kitchen layouts are indicative only. Please consult one of our Sales Advisors on site for specific elevations, room dimensions and kitchen layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

ABERCROMBY HOUSE

112.84m² (1215 ft²)



PLOTS 106, 110, 114, PLOTS 117, 121 & 125 HANDED

A large apartment on the ground floor, first floor or second floor with a patio or balcony accessed via double doors from the spacious, open-plan kitchen and living/dining room. The study also has views across the patio or balcony. Both bedrooms include fitted wardrobes, and there is a generous amount of additional storage space in the hallway. The master bedroom comes with a fully fitted en-suite wet room, and there is a separate study.

LIVING/DINING ROOM

6.46m x 4.67m (21'3" x 15'4")

KITCHEN

4.67m x 1.98m (15'4" x 6'6")

STUDY

3.61m x 2.28m (11'10" x 7'6")

BEDROOM 1

5.53m x 3.39m (18'2" x 11'1")

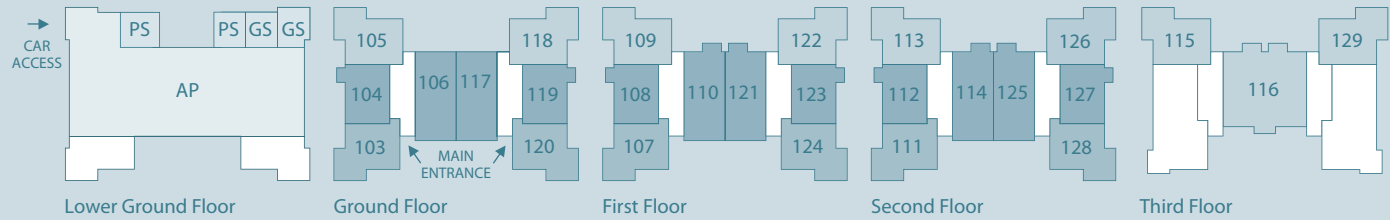
BEDROOM 2

3.93m x 2.89m (12'11" x 9'6")

Location of patio/terrace and garden room door arrangement varies. Upper floors have a balcony. — Denotes optional doors as set out in customer option schedule. Please see Sales Advisor for more details. Will incur an extra charge. — Door location applies to plots 106, 110, and 114 only. ■ denotes optional side lights. — Door location on bedroom 1 applies to plots 110, 114, 121 and 125 only. Box-out locations vary. Illustrations are of typical elevations and may vary. All room dimensions are subject to a +/-50mm (2") tolerance. ◀▶ Denotes measurements stated. - - - Denotes extent of sloping ceiling (reduced head height). CC – cylinder cupboard. CBD – cupboard (layout may vary). W – wardrobe. Patio and kitchen layouts are indicative only. Please consult one of our Sales Advisors on site for specific elevations, room dimensions and kitchen layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

ABERCROMBY HOUSE

182.19m² (1961 ft²)



PLOT 116

The splendid penthouse apartment on the third floor boasts a roof terrace, two balconies and a separate snug with large windows on two sides. The large master bedroom has its own balcony and comes with a fully fitted wet room. The generously proportioned kitchen/dining room features large windows on two sides and a skylight above the dining area to make the most of the natural light.

LIVING ROOM

6.75m x 5.77m (22'2" x 18'11")

KITCHEN/DINING ROOM

7.30m x 5.15m (23'11" x 16'11")

SNUG

5.15m x 3.93m (16'11" x 12'11")

BEDROOM 1

4.14m x 4.01m (13'7" x 13'2")

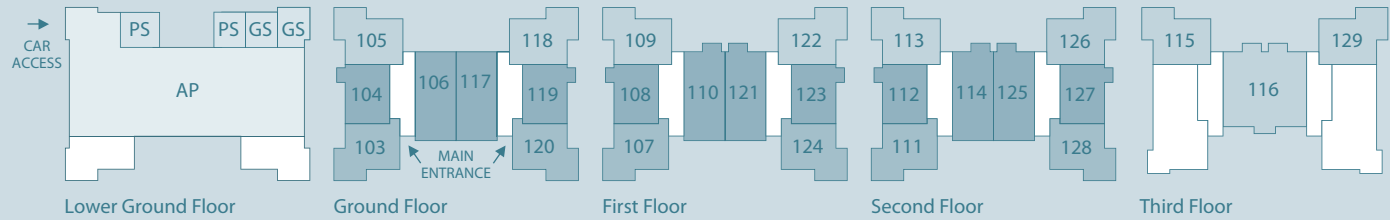
BEDROOM 2

4.15m x 3.45m (13'8" x 11'4")

Illustrations are of typical elevations and may vary. All room dimensions are subject to a +/-50mm (2") tolerance. ◀▶ Denotes measurements stated. RH Denotes roof hatch. RW Denotes roof window. — Denotes mirrored doors. --- Denotes extent of sloping ceiling (reduced head height). CC – cylinder cupboard. CBD – cupboard (layout may vary). W – wardrobe. Patio and kitchen layouts are indicative only. Please consult one of our Sales Advisors on site for specific elevations, room dimensions and kitchen layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

ABERCROMBY HOUSE

Lower Ground Floor



AP - ALLOCATED PARKING
GS - GUEST SUITE
PS - PRIVATE STORE

The lower ground floor provides one undercover, allocated parking space per apartment in Abercromby House only.

There are also a limited number of store rooms available to lease at an additional cost, which offer useful storage for bicycles or golf clubs.

The guest suites are also located here for use by visitors at reasonable rates.

Illustrations are of typical elevations and may vary. L - Denotes linen cupboard. PS - Denotes private store. W - Denotes wardrobe. This information is for guidance only and does not form any part of any contract or constitute a warranty.



MILLBROOK
VILLAGE

EXETER • DEVON



ESSENTIAL INFORMATION

ENERGY EFFICIENCY, SERVICE CHARGES AND FAQs

ESSENTIAL INFORMATION

WHAT YOU NEED TO KNOW ABOUT YOUR NEW HOME

ENERGY EFFICIENCY AND YOUR NEW HOME

All Renaissance Village developments have been designed to provide energy efficient, sustainable, luxurious homes. We strive to meet the highest possible standards, in most cases surpassing the standards required of the home building industry by the Government.

Each home features excellent insulation and double glazing as well as an air source heat pump system that provides underfloor heating and hot water. These features not only reduce environmental impact, but also minimise energy costs and ensure your home is perfectly cosy in the winter and in the summer.

SAP rating

Standard assessment procedure (SAP) is the Government's rating for the energy performance of your home. SAP is expressed on a scale of one to 100 – the higher the number, the better your home performs. We will be able to advise you of the anticipated rating for your chosen home off-plan. An Energy Performance Certificate (EPC) stating your home's official rating will be issued on completion of your purchase. Renaissance Villages homes typically achieve impressive ratings of between 76 and 87.

LEASE INFORMATION

- The lease on all properties is a term of 125 years
- Ground rent will be payable per annum, increasing in line with the retail price index every five years
- On the sale of the property a re-sale fee is payable to the landlord (freeholder)
- During years one to three the re-sale fee will be 5% of the property's selling price; during years four to 10 it will be 10%; and for all subsequent years it will be 15%
- The re-sale fee includes the developers/landlord's appointed agent's selling fees and the landlord's legal costs for the license to assign. You are free to use the agent of your choice, however you will be liable for their costs in addition to the re-sale fee
- The re-sale fee represents the landlord's return on capital invested in the provision of the central amenities and facilities
- On the sale of the property the lease is assignable to any qualifying person

SERVICE CHARGES

Service charges are the budgeted costs of providing the services, as prepared by the management company that will manage the running of each village. At each financial year-end, a copy of a statement of accounts, certified by independent auditors, will be issued to each leaseholder.

Service charges provide funds to cover:

- Salaries for all staff including: village manager, reception and office staff, suitably qualified medical staff, maintenance supervisor, ground staff, domestic supervisor and assistants
- General practitioner consultancy fees – a GP will be retained as a consultant to the village and will hold a short surgery each week
- Prescription delivery services from a local pharmacy
- Weekly bed linen laundry service, plus a domestic assistant to each property for one hour per week
- Cleaning of all communal parts
- Insurance policy to cover buildings insurance on each property, plus all communal buildings, their contents and equipment, together with employer's and public liability insurance
- External maintenance, decoration and repair of all properties in the village
- Internal maintenance, decoration and repair of all communal buildings
- Upkeep and maintenance of all communal grounds, boundary fences etc
- Maintenance, repair and replacement of any plant or equipment
- Weekly refuse collection service
- Service contracts for communal and residential air source heat pumps, lifts, alarms and front gates
- Garden supplies
- External window cleaning of residential and commercial buildings
- Business rates in respect of the village shop, restaurant and office
- All gas, electric, water and sewerage charges in respect of communal areas and facilities
- Operation of village management offices and costs of recruiting staff
- Provision and maintenance of an emergency call-out system to each residential property, both on-site (in designated hours) and off-site (at all other times)

What's not covered?

Residents' individual water, electricity and telephone, rates and charges, contents insurance, council tax, TV licence and satellite/cable subscription services

FREQUENTLY ASKED QUESTIONS

WE ANSWER SOME COMMON QUERIES

WHO CAN BUY A RENAISSANCE VILLAGES HOME?

All of our villages are age-exclusive and we welcome any residents who meet the qualifying age criteria. These criteria vary between a minimum age of 55 and 60 depending on the development. Please contact your local sales team or refer to the individual village brochures and websites for more information.

What facilities and social activities are available?

All our villages feature a wide range of facilities for exclusive use by residents and their guests including a leisure pool, fitness centre, library and coffee lounge, games room, residents' meeting/club room, restaurant and bar, guest suite, medical centre, village shop and post box. In our experience, a wide range of clubs, societies and events are organised by residents such as rambling, art, table tennis, croquet, theatre trips, music, line dancing, photography, bridge, coffee mornings, talks, parties and shows – the list is almost endless.

Can visitors stay?

Yes, visitors may stay in private homes for up to 28 days or, if preferred, in the guest suites provided in each village. Guest suites are available to book via the Village Manager at reasonable rates.

Are pets allowed?

Yes, we understand how important pets are to families and we welcome well-trained pets in all our villages as long as they are kept under control and in accordance with the lease.

Is there any medical cover?

One suitably qualified member of staff will be on duty at selected times during weekdays. They will be able to deal with medical emergencies, minor ailments, and give general medical advice on health matters. They will organise 'well person' clinics, and annual flu jabs with the GP consultant to the village.

Is there an emergency alarm call system?

Each home has an unobtrusive system installed enabling residents to make contact with on-site staff in the event of a medical or property emergency at any time during designated hours. Outside of these hours, the system is connected to a professionally managed UK-based off-site emergency call centre.

Is there parking provided in the villages?

There is on-site parking available in all our villages, however some properties come with allocated spaces and some do not. Please check with your local sales team for details of parking in your chosen village.

Will I need to pay a service charge or ground rent?

Yes, Renaissance Village properties are sold on a leasehold basis with a term of 125 years and there will be an annual ground rent and service charge. The charge covers expenses relating to the comprehensive communal facilities and services. For further information see the 'Essential Information' section in this leaflet or contact your local sales team.

Is the service charge fixed?

The annual charge is capped for the first two years from the commencement of the full provision of services in each village. Increases in service charges will only reflect any higher costs of providing and maintaining the facilities and services, plus any future Government legislation. The management companies are acutely aware of the need to keep costs under control and will ensure any increases are kept to a minimum.

Who is responsible for redecoration of my property?

External redecoration is the responsibility of the village's management company within a planned and budgeted cycle. Internal redecoration is the responsibility of the leaseholder.

Can I make alterations to my property?

Structural changes may only be made with the freeholder's permission and in the first instance we recommend discussing any proposed changes with the village manager.

Who manages the villages?

Renaissance Villages provides daily on-site management to the villages through individually set up management companies in each location, all of which are overseen by our head office team. Management companies include a village manager, maintenance supervisor and all other staff required to provide the services and maintain the facilities.

Do I have to pay anything when I leave?

On the sale of the property a re-sale fee is payable to the freeholder (developer/landlord), which represents their return on capital invested in the provision of the central amenities. This fee includes the freeholder's appointed agent's selling agents' fees and the legal costs for the license to assign the lease. You are free to use the agent of your choice, however you will be liable for their costs in addition to the re-sale fee. During years one to three the re-sale fee will be 5% of the property's selling price; during years four to 10 it will be 10%, and for all subsequent years it will be 15%.

How do I reserve a property?

Contact your local sales team. They will take you through the simple purchase process and will also be able to offer advice and practical help with selling your existing property, downsizing and de-cluttering.

Are appliances included in the purchase price?

Please refer to the specification information sheet for details of what will be included in your new home.

HOW TO FIND US

Exeter is well connected to the rest of the UK by road, rail and air. The M5 motorway provides easy routes to destinations to the north and east, whilst the rest of the Westcountry is also easily accessible by car, train and bus. Exeter St David's station provides excellent connections to many major UK cities, including regular trains arriving in London within 2 ½ hours. Exeter International Airport offers flights to a broad selection of domestic and international destinations.

Directions from the M5

Exit at J30 then follow the A379 into Exeter, joining Rydon Lane and continuing on the same road until you reach Countess Wear roundabout where you take the 3rd exit onto Topsham Road, signposted city centre. Millbrook Village is clearly signposted on your left, just under a mile along Topsham Road.

Millbrook Village

Millbrook Lane
Topsham Road
Exeter, Devon
EX2 6EP

www.millbrookvillage.co.uk



For sales enquiries, please contact our team on: 01392 275335 or sales@millbrookvillage.co.uk



INSPIRATIONAL LIVING