



CLYST VIEW

HOLLOW LANE | PINHOE | EXETER

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Hollow Lane probably derives its name from a medieval sunken lane in what formally would have been open countryside outside the city gates, but now forming part of Exeter City in the favoured community of Pinhoe.

Clyst View is on an elevated position allowing for panoramic views to the South and West across the Clyst Valley and Southern Exeter.



The historic city of Exeter serves as the gateway to the true South West of England. The community is also home to Exeter University part of the esteemed Russell Group of academia. The City is now a successful regional retailing and “foodie” centre and is on a firm course to becoming one of the most vibrant cities in the UK.

In short Exeter offers a unique blend of history and modern innovation set within an area where the South Devon coastline and its beaches and Dartmoor National Park are accessible within half an hour’s drive.

MODERN | CONTEMPORARY | EXCELLENCE

Clyst View is an exclusive development comprising three, 5-bedroom and one, 4-bedroom special bespoke homes, offering a very modern external concept combined with equally modern eco credentials and an internal specification that is second to none.





GADD properties headed by Andrew Gadd, specialises in low number but high-quality development locations where no two projects are the same.

All homes will have a 10 Year NHBC Warranty and where possible, the nature of the build is designed to allow an extensive choice of internal fitments and decoration.

The homes at Clyst View will also feature modern fully controllable heating by way of gas fired underfloor heating, 4KVA photo voltaic solar roof panels to augment the mains electricity. Quality aluminium powder coated doubled glazed bi-fold doors and windows and higher than standard insulation.

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THE QUARTZ | PLOT 1



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Living/Kitchen/Diner	10.8m x 7.00m reducing to 5.00m	35'5" x 22'1" reducing to 16'4"
Snug	4.10m x 3.80m	13'5" x 12'5"
Utility	3.40m x 2.60m	11'1" x 8'6"
Master bedroom	4.50 x 3.00m incl wardrobe recess	14'9" x 9'10" incl wardrobe recess
Bedroom Two	4.00m x 3.00m	13'1" x 9'10"
Bedroom Three	4.00m x 2.80m	13'1" x 9'2"
Bedroom Four	3.70m x 3.00m exclude wardrobe recess	12'1" x 9'10" exclude wardrobe recess
Bedroom Five	3.90m x 2.90m inc wardrobe recess	12'9" x 9'6" inc wardrobe recess

The floor plans are for identification and illustrative purposes only and are not to scale. All prospective buyers should note that the floor plans are solely intended for their guidance and assistance and nothing contained in them should be a statement of fact or representation or warranty.

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THE SAPPHIRE | PLOT 2



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THE RUBY | PLOT 3



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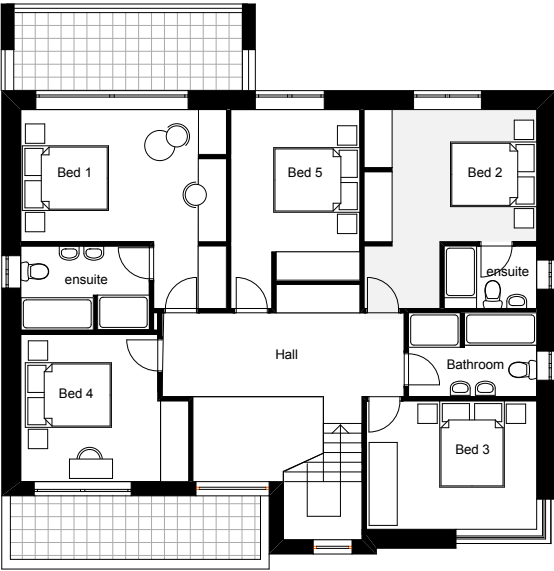
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Living/Kitchen/Diner	10.8m x 7.00m reducing to 5.00m	35'5" x 22'1" reducing to 16'4"
Snug	4.10m x 3.80m	13'5" x 12'5"
Utility	3.40m x 2.60m	11'1" x 8'6"
Master bedroom	4.50 x 3.00m incl wardrobe recess	14'9" x 9'10" incl wardrobe recess
Bedroom Two	4.00m x 3.00m	13'1" x 9'10"
Bedroom Three	4.00m x 2.80m	13'1" x 9'2"
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THE EMERALD | PLOT 4



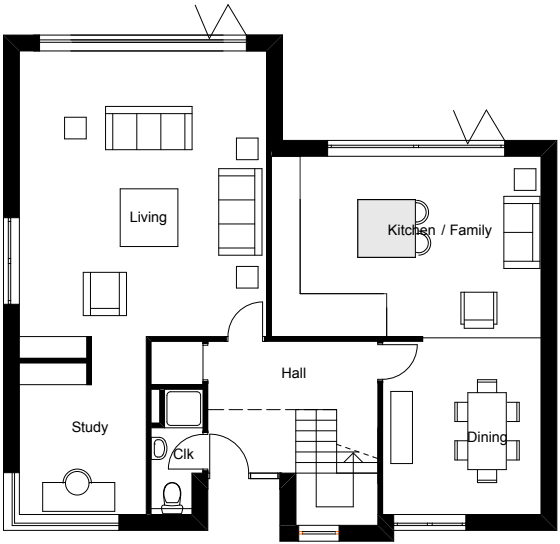
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Living	5.70m x 4.90m	18'8" x 16'0"
Kitchen/Family Room	5.40m x 3.50m	17'8" x 11'5"
Dining Area	3.40m x 3.20m	11'1" x 10'6"
Study/Snug	3.00m x 2.40m	9'10" x 7'10"
Master Bedroom	4.10m x 3.40m	13'5" x 11'1"
Bedroom Two	3.60m x 3.60m	11'9" x 11'9"
Bedroom Three	3.50m x 3.20m	11'5" x 10'6"
Bedroom Four	3.50m x 3.20m	11'5" x 10'6"

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KITCHEN

- Choice of luxury kitchen units from a chosen range. The design can be altered depending on build stage
- Choice of stone worktops from a chosen range
- Double eye level oven where suitable
- Electric Induction hob
- Integrated appliances including dishwasher and fridge freezer
- Separate utility room incorporating plumbing for washing machine, space for tumble dryer and sink unit (plots 1, 2 & 3 only)

BATHROOMS

- White sanitary ware throughout
- Half height or full height tiling from a preselected range of tiles
- Wet room type showers
- Thermostatic shower valves with rain shower head and hand held shower
- Heated towel rails in addition to under floor heating
- Ceramic floor tiles

INTERNAL

- Security alarm
- Smoke detectors mains wired
- Feature staircase with glass balustrade
- Contemporary veneered internal doors
- Down lighter or track lighting to kitchens and bathrooms
- Video entry system for gates
- Comprehensive wiring and lighting installation with some sockets incorporating USB chargers
- BT points to kitchen, living room, study and master bedroom
- Fitted built in wardrobes to 2 bedrooms and sliding veneered door wardrobes to remainder
- White gloss to all woodwork and a choice of 2 emulsion paint colours
- Central ventilation system to all bathrooms and kitchen
- Underfloor heating system
- Electricity supply augmented by 4 KVA photo voltaic solar roof panels.

Images shown are taken from the manufacturer's brochure.

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- Double garage with electric remote controlled doors, power and lighting
- Walls constructed of facing bricks, through coloured render and cladding panels
- Aluminium powder coated windows and folding / sliding doors
- External lighting to house and garage
- Landscaped gardens
- Block paved driveways with tarmac (or block paving) entrance road
- Railings / walls to front garden areas for security.
- Gated entrance with video entry system and remote controlled gates
- Composite decking to first floor terraces

HEATING

- Underfloor heating throughout
- Gas fired boiler
- Thermostatically controlled heating zones

FLOORING

- Ceramic floor tiles to all bathrooms and kitchen from a range of preselected tiles
- Carpets to remainder of house from a range of preselected carpets

Mains services for water, gas, electric and drainage



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The developer reserves the right to change the specification where necessary.

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From Junction 29, take the slip road keeping right, signposted for Exeter. At the traffic light junction, follow the road signposted for Exeter City Centre and continue on this road (Honiton Road) over the roundabout until the 2nd roundabout. At this junction turn left and continue up hill to the next traffic lights. At this junction turn right on to Hill Barton Road. Continue on this road over the next roundabout sign posted for Killerton House and continue on the road for a third of a mile and take the right hand turn into Hollow Lane. Clyst View can be seen on the right, along the lane after Woodland Road.

City Centre: 2.7 miles,
Exeter St Davids Station: 3.4 miles,
Exeter Airport: 3.2 miles,
M5 Motorway: 1.8 miles,
(approximately)

SAT NAV - EX1 3PL



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