



EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



DAVID WILSON HOMES

WHERE QUALITY LIVES

GREAT REASONS TO LIVE AT EMBDEN GRANGE



Embden Grange is a development of 2, 3, 4 & 5 bedroom homes in Tavistock. Enjoy being close to the beautiful Devon countryside while being within walking distance of Tavistock town centre.

Tavistock is a market town with a range of independent shops, boutiques and supermarkets. The award-winning Pannier Market is the perfect place to buy locally sourced and delicious produce, arts & crafts, books, bags and more. Whether you want to experience the wonderful architecture, the unique shops, delicious food or the breathtaking Dartmoor countryside, Tavistock will not disappoint.



The annual Goosey Fair is known across the West Country. Market traders come from all over the country to sell their merchandise and provide entertainment.

The A386 connects you to the city of Plymouth, while the A30 runs from Penzance to Exeter. Tavistock is the perfect place to call home.





THE WILFORD

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Wilford is a modern two bedroom home with a stylish fitted kitchen. The spacious open plan lounge with dining area and French doors to the garden makes this home a bright and pleasant place to

live. There's also a cloakroom and some handy understairs storage. Upstairs you will find two double bedrooms and a family bathroom.



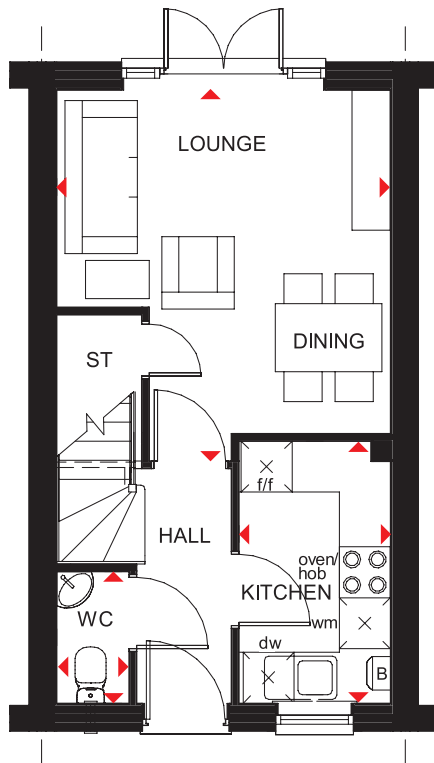
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE WILFORD

TWO BEDROOM HOME

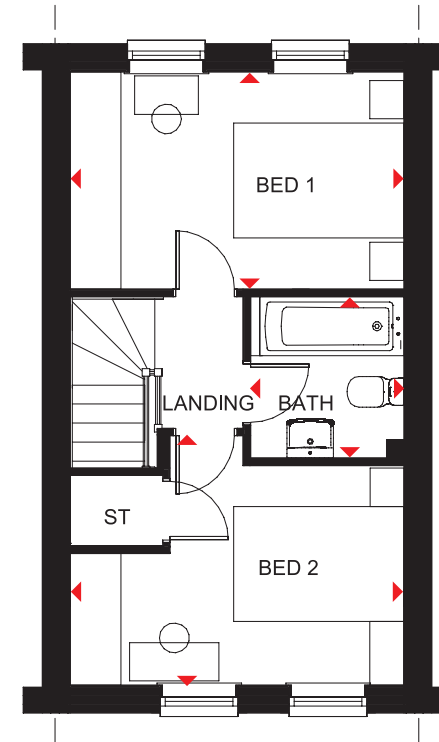
Key

B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◄►	Dimension location



Ground Floor

Kitchen	3081 x 1780 mm	10'1" x 5'10"
Lounge/Dining	4065 x 3923 mm	13'4" x 12'10"
WC	1550 x 850 mm	5'1" x 2'9"



First Floor

Bedroom 1	3923 x 2556 mm	12'10" x 8'4"
Bedroom 2	3923 x 2550 mm	12'10" x 8'4"
Bathroom	1897 x 1800 mm	6'2" x 5'10"

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THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

This three bedroom home includes an open plan kitchen with dining area and French doors to the garden. A spacious lounge and cloakroom

complete the ground floor. Upstairs you will find an en suite main bedroom, a further double bedroom, single bedroom and family bathroom.



DAVID WILSON HOMES

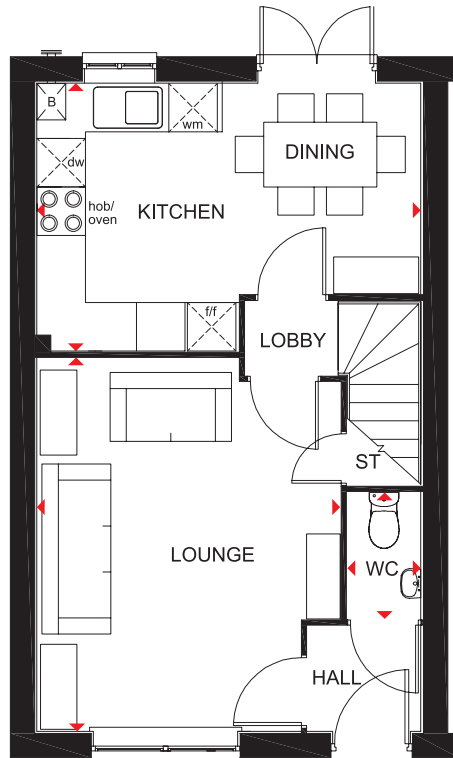
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM HOME

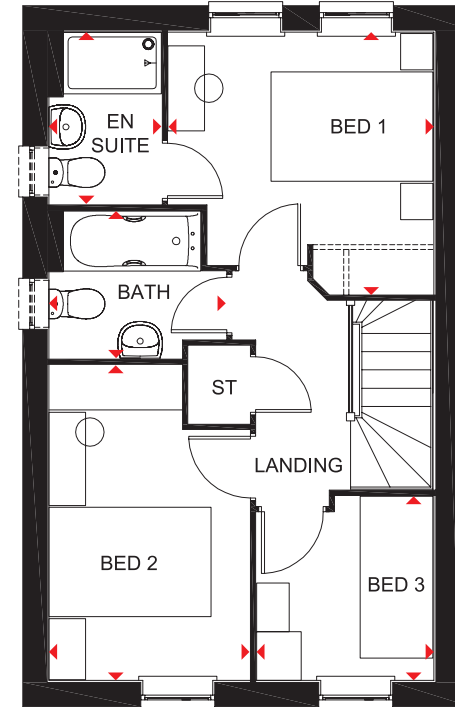
Key

ST	Store	wm	Washing machine space
B	Boiler	dw	Dishwasher space
f/f	Fridge/freezer space	◄▶	Dimension location



Ground Floor

Lounge	4617 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4740 x 3323 mm	15'6" x 10'10"
Cloakroom	1587 x 917 mm	5'2" x 3'0"



First Floor

Bedroom 1	3279 x 3247 mm	10'9" x 10'7"
En suite	2132 x 1398 mm	6'11" x 4'7"
Bedroom 2	3904 x 2468 mm	12'9" x 8'1"
Bedroom 3	2299 x 2191 mm	7'6" x 7'2"
Bathroom	2194 x 1841 mm	7'2" x 6'0"

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THE GREENWOOD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



You can enjoy comfortable, spacious living in this three bedroom home set over three floors. On the ground floor you will find an open plan kitchen with glazed bay and French doors leading to your garden

together with a handy study. Upstairs you will find the lounge, an en suite main bedroom, two further double bedrooms and a family bathroom.



DAVID WILSON HOMES

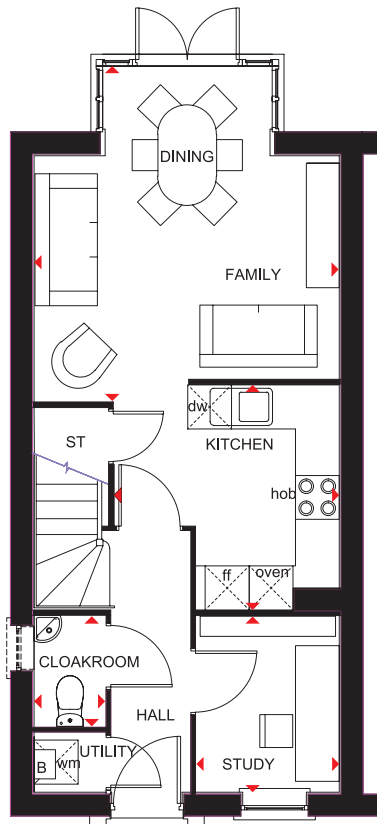
WHERE QUALITY LIVES

THE GREENWOOD

THREE BEDROOM HOME

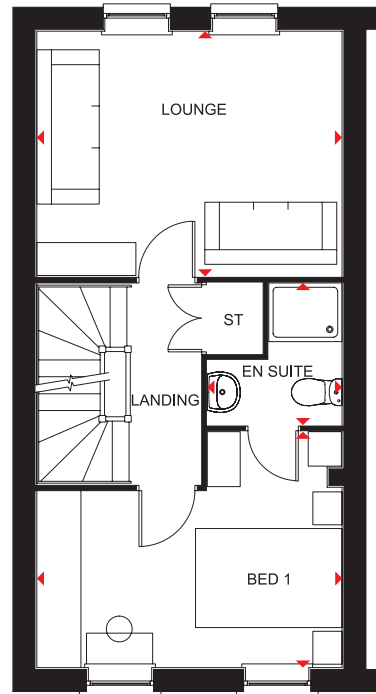
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ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	↔	Dimension location



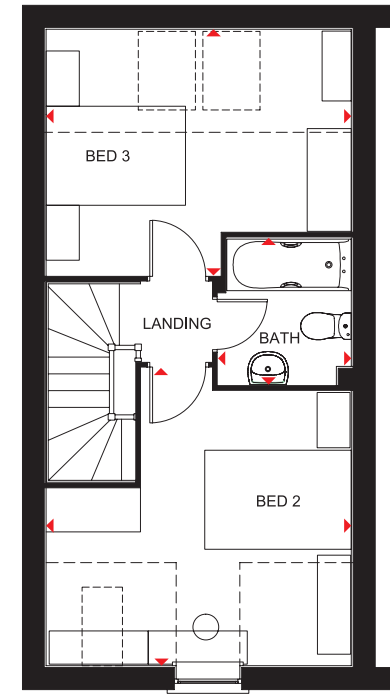
Ground Floor

Family/Dining	4160 x 4569 mm	13'7" x 14'11"
Kitchen	3070 x 3070 mm	10' 7" x 10' 7"
Study	1962 x 2409 mm	6'5" x 7'10"
Cloakroom	980 x 1526 mm	3'2" x 5'0"



First Floor

Bedroom 1	4160 x 3230 mm	13'7" x 10'7"
En Suite	1851 x 1946 mm	6'0" x 6'4"
Lounge	4160 x 3331 mm	13'7" x 10'11"



Second Floor

Bedroom 2	4160 x 3723 mm	13'7" x 12'2"
Bedroom 3	4160 x 3369 mm	13'7" x 11'0"
Bathroom	1829 x 2013 mm	6'0" x 6'7"

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THE HATTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Hatton is a spacious, detached three bedroom home. Downstairs has an open plan kitchen with dining area and French Doors leading to the garden, a spacious lounge and a cloakroom. Completing

this home upstairs is the en suite main bedroom, a further double bedroom, a single bedroom and family bathroom.



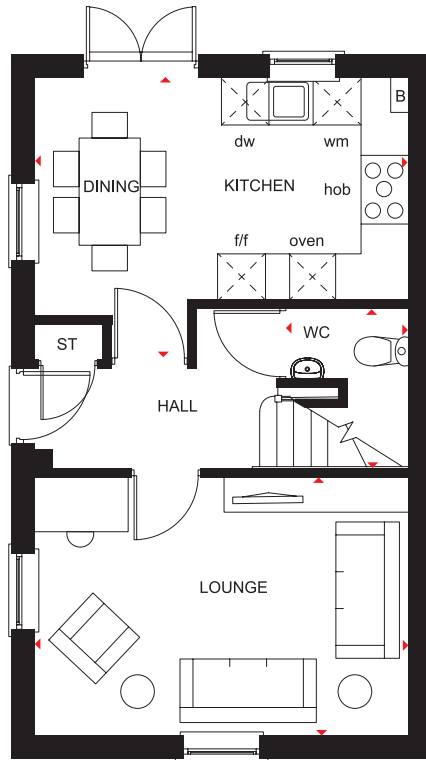
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HATTON

THREE BEDROOM HOME

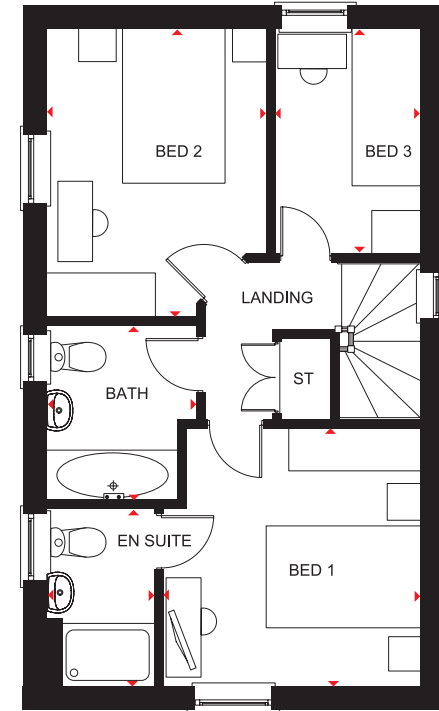
Key

f/f	Fridge/freezer space	B	Boiler
wm	Washing machine space	ST	Store
dw	Dishwasher space	◀▶	Dimension location



Ground Floor

Lounge	4851 x 3344 mm	15'11" x 11'11"
Kitchen/Dining	4851 x 3298 mm	15'11" x 10'9"
Cloakroom	2036 x 1617 mm	6'8" x 5'3"



First Floor

Bedroom 1	3406 x 3362 mm	11'2" x 11'0"
En suite	2313 x 1395 mm	7'7" x 4'6"
Bedroom 2	3772 x 2887 mm	12'4" x 9'5"
Bedroom 3	2942 x 1901 mm	9'7" x 6'2"
Bathroom	2325 x 1951 mm	7'7" x 6'4"

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THE CORNELL

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This modern four bedroom home makes great use of space and light. On the ground floor you will find a large open plan kitchen with French doors to the garden and separate utility. The dual aspect

lounge with feature bay window is a perfect place to relax. Upstairs is the en suite main bedroom, two further double bedrooms, a single bedroom and a family bathroom.



DAVID WILSON HOMES

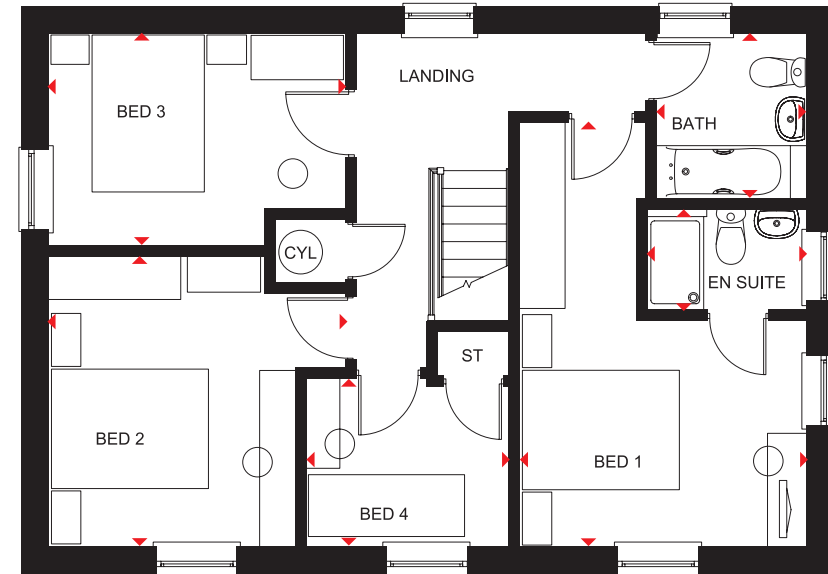
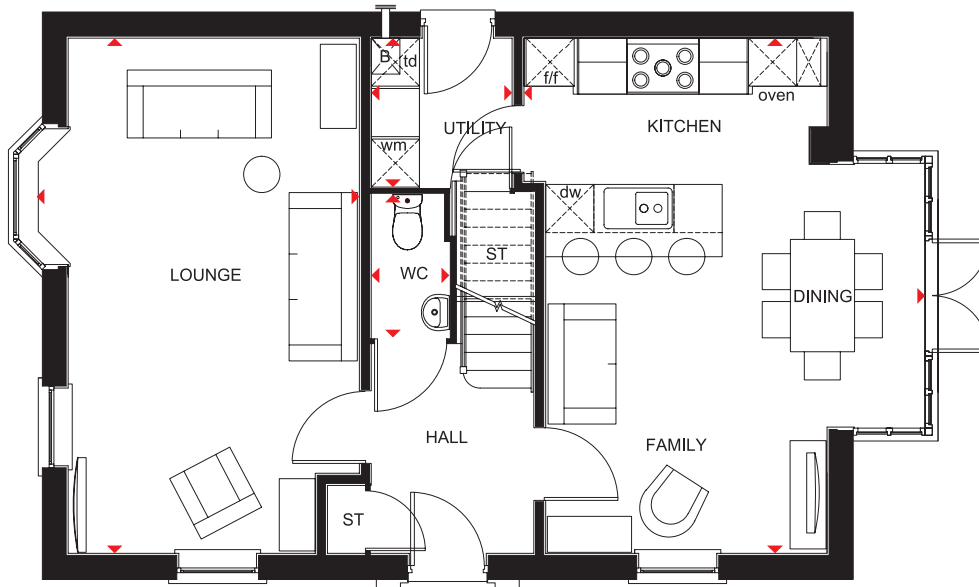
WHERE QUALITY LIVES

THE CORNELL

FOUR BEDROOM HOME

Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	6427 x 4005 mm	21'1" x 13'1"
Kitchen/Family/Dining	6427 x 5005 mm	21'1" x 16'5"
Utility	1873 x 1754 mm	6'1" x 5'9"
Cloakroom	1812 x 984 mm	5'11" x 3'2"

First Floor

Bedroom 1	5401 x 3550 mm	17'8" x 11'7"
En suite	2048 x 1350 mm	6'8" x 4'5"
Bedroom 2	3781 x 3691 mm	12'4" x 12'1"
Bedroom 3	3780 x 2676 mm	12'4" x 8'9"
Bedroom 4	2606 x 2153 mm	8'6" x 7'0"
Bathroom	2075 x 1888 mm	6'9" x 6'2"

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THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The Holden is a beautiful four bedroom home. The spacious kitchen includes a dining area and glass bay with French doors leading to your garden. The bay fronted lounge is perfect for relaxing in and the

study provides a handy work space. Upstairs you will find the en suite main bedroom, two further double bedrooms, a single bedroom and a family bathroom.



DAVID WILSON HOMES

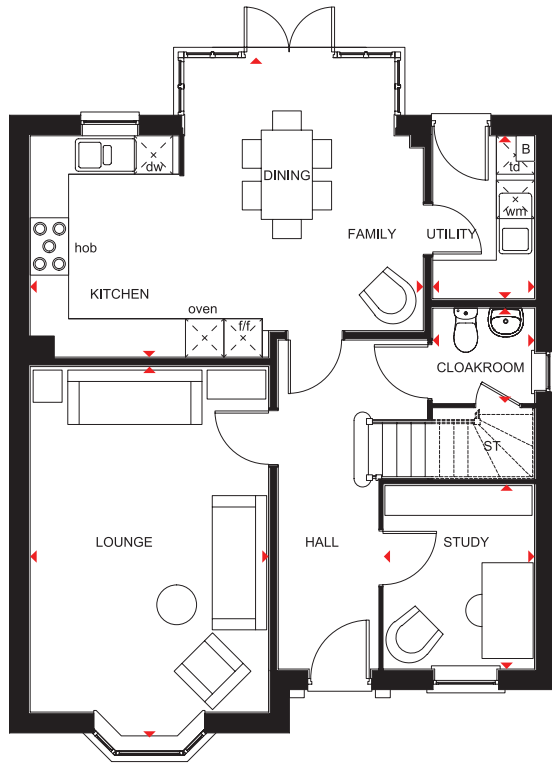
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM HOME

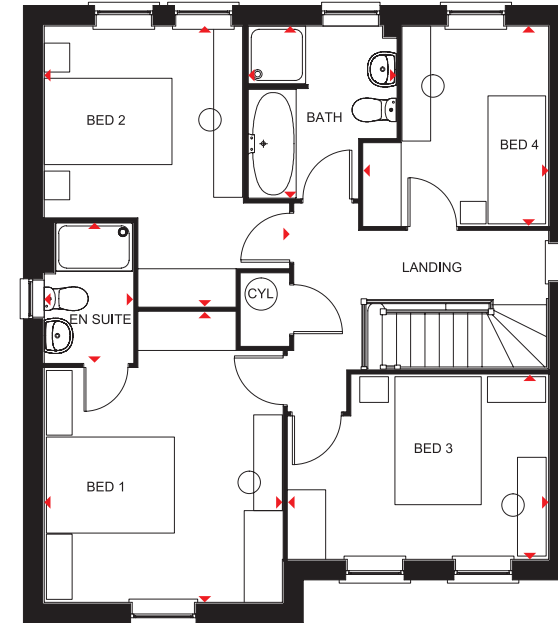
Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Kitchen/Dining/Family	6147 x 4685 mm	20'2" x 15'4"
Lounge	3728 x 5802 mm	12'2" x 19'0"
Study	2374 x 2899 mm	7'9" x 9'6"
Cloakroom	1606 x 1494 mm	5'3" x 4'10"
Utility	1593 x 2696 mm	5'2" x 8'10"



First Floor

Bedroom 1	4557 x 3728 mm	14'11" x 12'2"
En suite	2216 x 1403 mm	7'3" x 4'7"
Bedroom 2	4347 x 3117 mm	14'3" x 10'2"
Bedroom 3	2899 x 4088 mm	9'6" x 13'4"
Bedroom 4	3133 x 2906 mm	10'3" x 9'6"
Bathroom	2702 x 2342 mm	8'10" x 7'8"

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THE LAYTON

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Layton is a beautiful four bedroom detached home with an open plan kitchen with dining area and separate utility. Downstairs also has a large lounge with French doors to the garden as well as

a study. Upstairs, You will find an en suite main bedroom, three further double bedrooms and a family bathroom.



DAVID WILSON HOMES

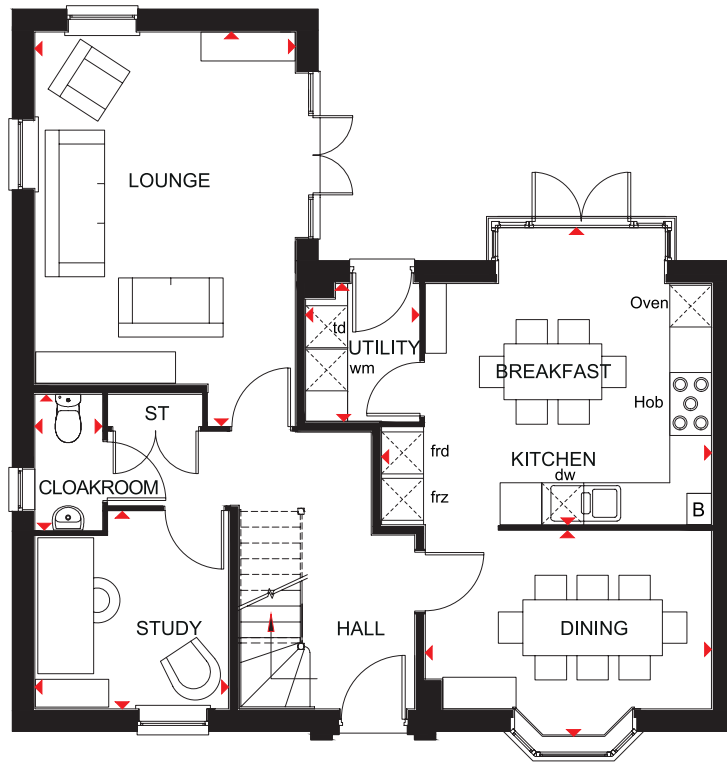
WHERE QUALITY LIVES

THE LAYTON

FOUR BEDROOM HOME

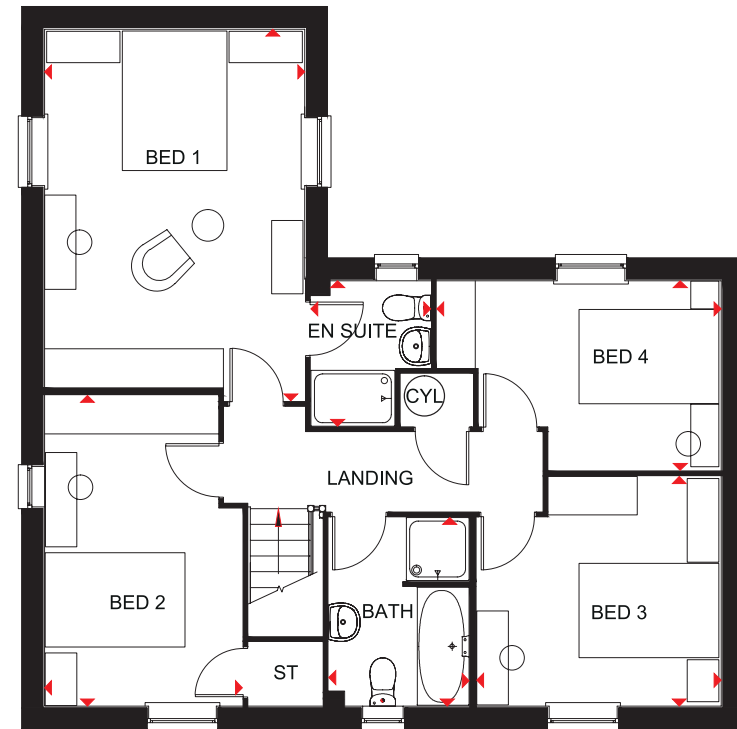
Key

B Boiler	frd Fridge space	dw Dishwasher space
ST Store	frz Freezer space	td Tumble dryer space
CYL Cylinder	wm Washing machine space	◀▶ Dimension location



Ground Floor

Lounge	5649 x 3918 mm	18'6" x 12'10"
Kitchen/Breakfast	4725 x 4268 mm	15'6" x 14'0"
Dining	4100 x 2931 mm	13'5" x 9'7"
Study	2839 x 2772 mm	9'3" x 9'1"
Utility	2126 x 1637 mm	6'11" x 5'4"
Cloakroom	1957 x 975 mm	6'5" x 3'2"



First Floor

Bedroom 1	5137 x 3727 mm	16'10" x 12'2"
En suite	2098 x 1741 mm	6'10" x 5'8"
Bedroom 2	4459 x 2846 mm	14'7" x 9'4"
Bedroom 3	3480 x 3299 mm	11'5" x 10'9"
Bedroom 4	4083 x 2729 mm	13'4" x 8'11"
Bathroom	2711 x 2036 mm	8'10" x 6'8"

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THE CHELWORTH

FOUR BEDROOM HOME



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This spacious four bedroom home starts with an impressive entrance hall leading to an airy lounge and a large open plan kitchen with separate utility. A separate dining room and a study complete the

ground floor. Upstairs you will find a large en suite main bedroom and three further double bedrooms. A family bathroom with separate bath and shower completes this home.



DAVID WILSON HOMES

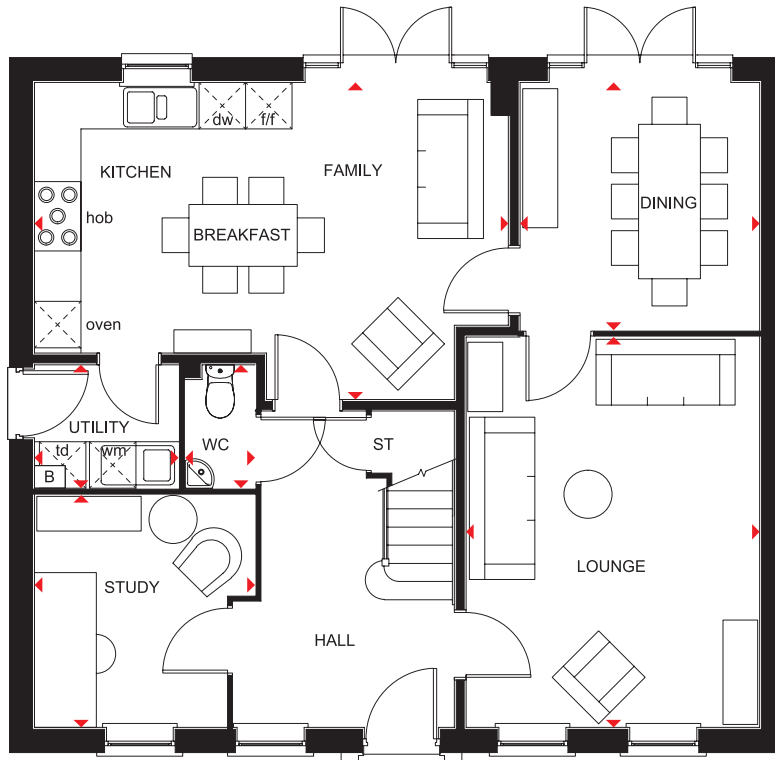
WHERE QUALITY LIVES

THE CHELWORTH

FOUR BEDROOM HOME

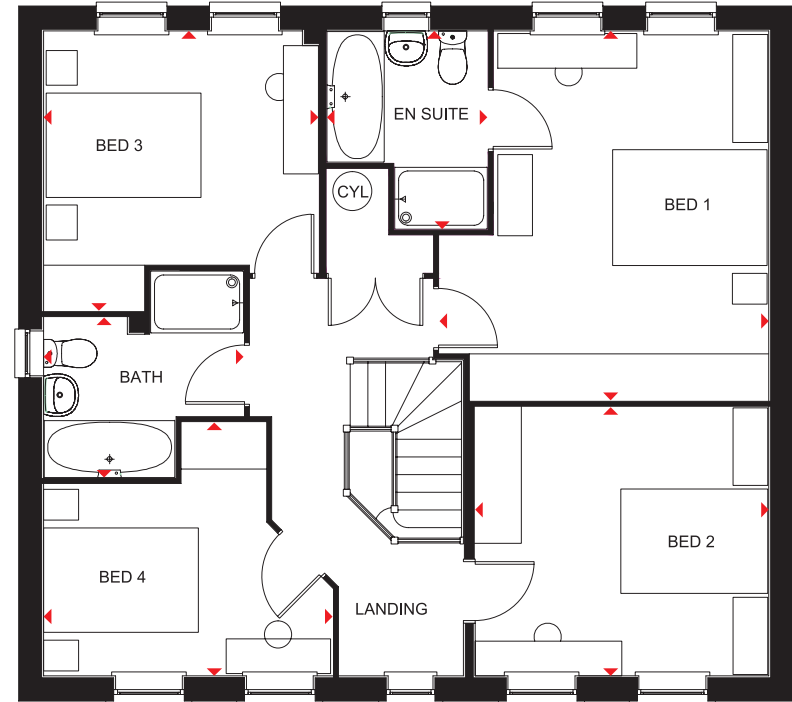
Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	5065 x 3800 mm	16'7" x 12'5"
Kitchen/Family/Breakfast	6130 x 4291 mm	20'1" x 14'0"
Dining	3405 x 3100 mm	11'2" x 10'2"
Study	3019 x 2063 mm	9'10" x 6'9"
Utility	1874 x 1608 mm	6'1" x 5'3"
Cloakroom	1603 x 913 mm	5'3" x 2'11"



First Floor

Bedroom 1	4788 x 4274 mm	15'8" x 14'0"
En suite	2574 x 2090 mm	8'5" x 6'10"
Bedroom 2	3813 x 3491 mm	12'6" x 11'5"
Bedroom 3	3629 x 3567 mm	11'10" x 11'8"
Bedroom 4	3749 x 3290 mm	12'3" x 10'9"
Bathroom	2597 x 2672 mm	8'6" x 8'9"

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THE EMERSON

FIVE BEDROOM HOME



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This spacious five bedroom home includes an open plan kitchen with separate utility and a dual aspect lounge, both with French doors to the garden. A separate dining room completes the ground floor.

Upstairs you will find three double bedrooms, the main bedroom with dressing area and en suite, and a family bathroom. The second floor landing leads to a further double bedroom, a single and a shower room.



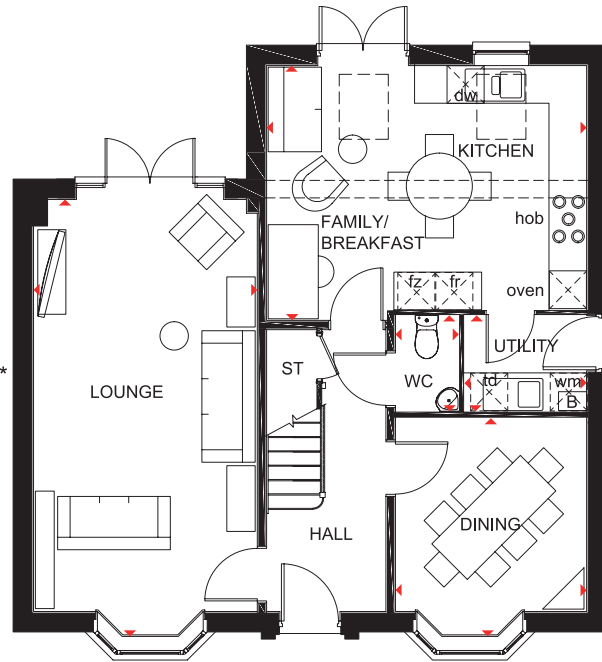
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE EMERSON

FIVE BEDROOM HOME

Key

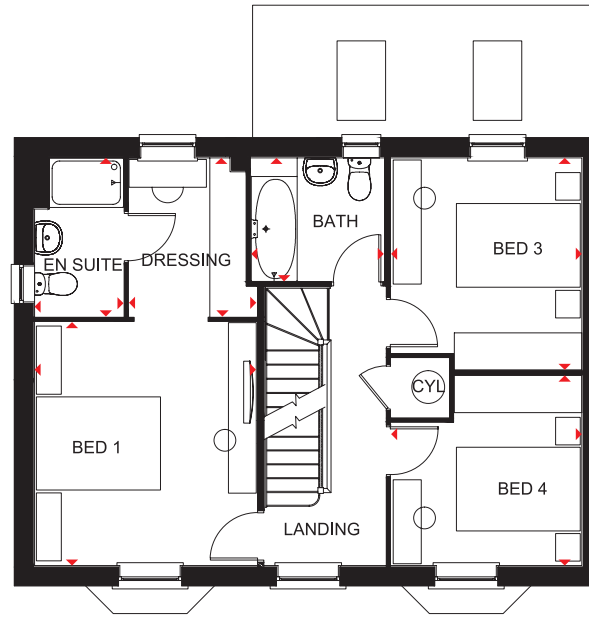
B	Boiler	fr	Fridge space	dw	Dishwasher space
ST	Store	fz	Freezer space	td	Tumble dryer space
CYL	Cylinder	wm	Washing machine space	◄►	Dimension location



Ground Floor

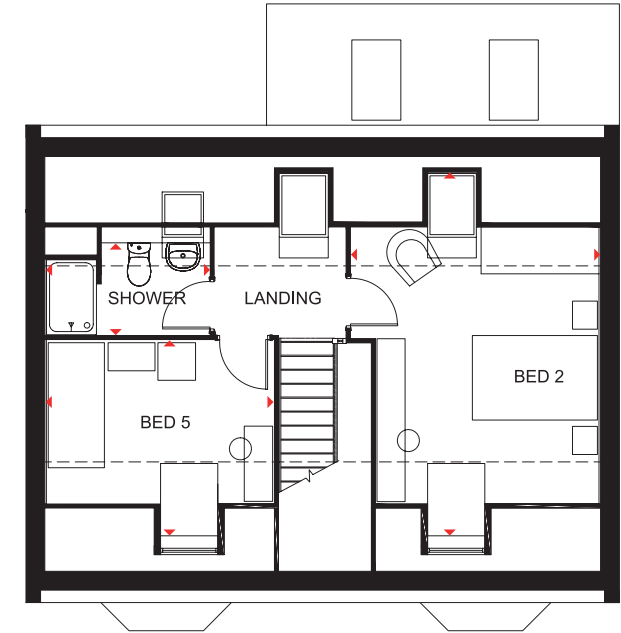
Kitchen/Breakfast/Family	5107 x 4067 mm	16'9" x 13'4"
Utility	1951 x 1532 mm	6'4" x 5'0"
Dining Room	3499 x 3052 mm	11'4" x 10'3"
Lounge	6977 x 3573 mm	22'9" x 11'8"
WC	1532 x 1014 mm	5'0" x 3'4"

*Lounge bay window to side wall on plots 66 & 90.



First Floor

Bedroom 1	3932 x 3572 mm	12'10" x 11'8"
Dressing Area	2636 x 2055 mm	8'7" x 6'8"
En suite	2561 x 1436 mm	8'4" x 4'9"
Bedroom 3	3424 x 3077 mm	11'2" x 10'1"
Bedroom 4	3077 x 3069 mm	10'1" x 10'1"
Bathroom	2143 x 1992 mm	7'1" x 6'10"



Second Floor

Bedroom 2	5791 x 3962 mm	19'0" x 13'0"
Shower Room	2609 x 1712 mm	8'8" x 5'8"
Bedroom 5	3635 x 3123 mm	11'11" x 10'4"

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THE MANNING

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This large five bedroom home has plenty of space. Downstairs you will find an open plan kitchen with separate utility and glazed bay to the garden. There's also a lounge with French doors, separate

dining room with bay window and a study. Upstairs you will find four double bedrooms, two with an en suite, a single bedroom and a family bathroom.



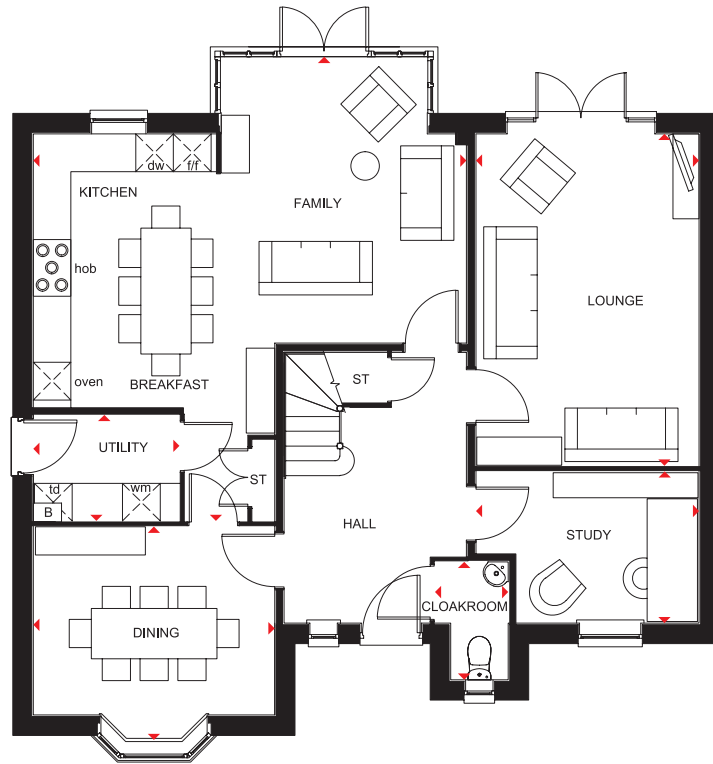
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE MANNING

FIVE BEDROOM HOME

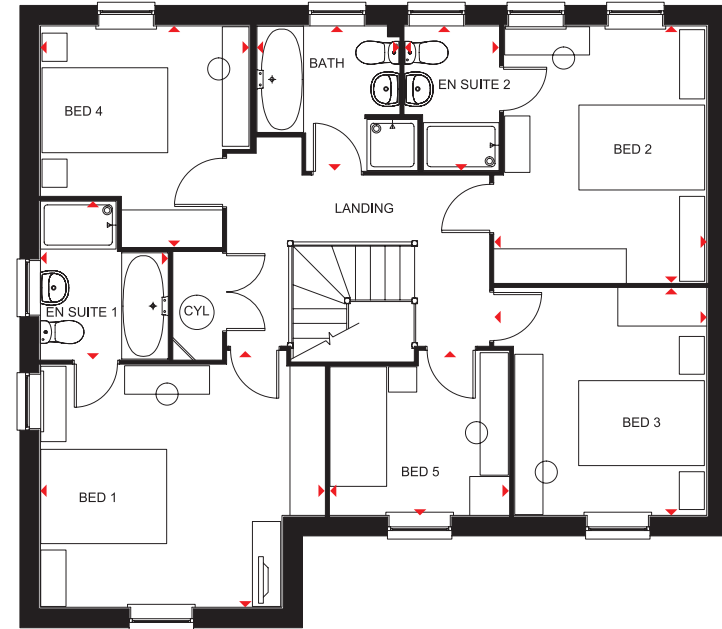
Key

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ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	5462 x 3550 mm	17'11" x 11'7"
Kitchen/Breakfast/Family	7393 x 6890 mm	24'3" x 22'7"
Dining	3840 x 3381 mm	12'7" x 11'1"
Study	3550 x 2426 mm	11'7" x 7'11"
Utility	2489 x 1688 mm	8'1" x 5'6"
Cloakroom	1875 x 1178 mm	6'1" x 3'10"



First Floor

Bedroom 1	4524 x 4086 mm	14'10" x 13'4"
En suite 1	2540 x 2040 mm	8'4" x 6'8"
Bedroom 2	4092 x 3388 mm	13'5" x 11'1"
En suite 2	2309 x 1523 mm	7'6" x 4'11"
Bedroom 3	3623 x 3388 mm	11'10" x 11'1"
Bedroom 4	3523 x 3334 mm	11'6" x 10'11"
Bedroom 5	2309 x 2289 mm	7'6" x 7'6"
Bathroom	2866 x 2624 mm	9'4" x 8'7"

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YOUR BEAUTIFUL

— NEW HOME COMES WITH PEACE OF MIND —

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



**“We” and “us” refer to the Barratt Developments PLC Group brands. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls

THE CONSUMER CODE

FOR HOME BUILDERS



The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect

- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying

purchase – pre-contract, exchange of contract and during occupation.

As a 5 Star Housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk>



DAVID WILSON HOMES

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