



REDWOOD HEIGHTS



BARRATT  
HOMES





Redwood Heights is a collection of 2, 3 & 4 bedroom homes in Plympton. If you are looking for a suburban lifestyle with a great sense of community, then Redwood Heights is the location for you.

Redwood Heights has excellent transport networks to Plymouth city centre and quick access to the Devon Expressway, linking you to Cornwall and Exeter. Plympton is a short drive away from Dartmoor and the charming walks around Plymbridge woods.

Plympton is home to a number of sports including football and cricket. The local swimming pool and gym are located in the high street. If you prefer a less energetic form of leisure activity there are a number of local shops, restaurants and pubs such as The Chaddlewood, where you can enjoy a drink and food.

Plymouth is only a 15 minute drive from Redwood Heights, a vibrant waterfront city packed full of attractions, activities, shopping, entertainment and sightseeing. Come rain or shine you'll find something for everyone among the city streets, surrounding countryside, the marine environment and beyond.

The historic Barbican and Sutton Harbour are the heart of the city's heritage. A vibrant place with cobbled streets, narrow lanes and more than 200 Listed Buildings that are home to a wide range of cosmopolitan boutique shops, galleries, pubs, cafes and restaurants.

The A38 is 5 minutes away by car and Plymouth train station just 25 minutes drive away with direct links to Cornwall, Exeter and London Paddington. There are a variety of bus routes to various locations throughout Plymouth and the South Hams.

Enjoy a the balance of city and country living, with everything on your doorstep.



### Schools

-  Plympton St Maurice Primary School
-  Hele's School
-  Glen Park Primary School
-  Woodford Primary School
-  Chaddleworth Primary School
-  Ridgeway Senior School

Please Note: To see full list of schools, please visit our website at [www.barratthomes.co.uk](http://www.barratthomes.co.uk)



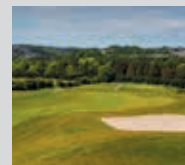
### 1 PLYMOUTH HOE & SMEATON'S TOWER LIGHTHOUSE

The Hoe is the natural heart of the city with breath taking views across Plymouth Sound. Standing tall on the Hoe is the iconic Smeaton's Tower lighthouse, one of the South West's most well-known landmarks.



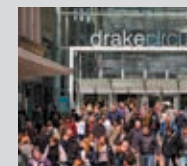
### 2 SALTRAM PARK

A magnificent Georgian mansion and tranquil garden overlooking the River Plym. The mansion is magnificently decorated, with original contents including Chinese wallpapers and an exceptional collection of paintings. The garden is mostly 19th century, with a working 18th-century orangery and follies, beautiful shrubberies and imposing specimen trees providing year-round interest.



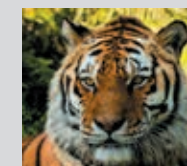
### 3 BORINGDON PARK GOLF CLUB

The club is set in 400 acres of parkland with spectacular panoramic views of Plymouth Sound and Dartmoor where amateur and professional golfers enjoy our two courses, the 9 Hole Estuary Course and 18 Hole Saltram Course. The club also has a public floodlit driving range, shop and clubhouse serving freshly prepared food every day.



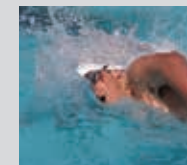
### 4 DRAKE CIRCUS

Drake Circus is the West Country's most popular shopping centre with over 70 of the UK's top brand names and biggest stores in the region all under one roof. These include Marks & Spencer, Primark, Mothercare, Next, Superdry, Topshop and many more. As well as a vast selection of shops, there are plenty of places to stop and eat and with 1,270 parking spaces, a visit couldn't be easier.



### 5 DARTMOOR ZOO

Set in 33 acres of beautiful woodland with some stunning views of the surrounding countryside, Dartmoor Zoological Park is a unique family owned zoo with a fantastic collection which includes an impressive selection of big cats, bears, wolves, meerkats and more.



### 6 PLYMPTON SWIMMING POOL

Plympton Swimming Pool is a friendly community 25m swimming pool with a small child-friendly beach area and a brand new 30 Station Gym which includes Treadmills, Cross Trainers, Bikes, Rowers, Free Weights and functional training kit.

BARRATT HOMES, EXETER DIVISION (A TRADING NAME OF BDW TRADING LTD), VANGUARD HOUSE, YEOFORD WAY, MARSH BARTON TRADING ESTATE, EXETER EX2 8HL

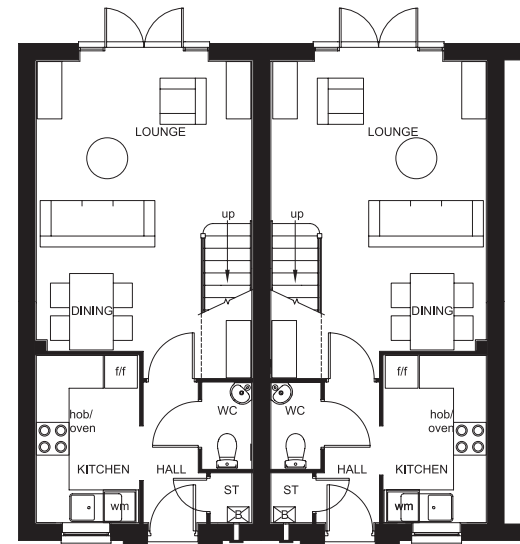


## THE TIVERTON

### 2 BEDROOM HOME

- A beautifully presented two bedroom home featuring open-plan lounge with dining area and French doors opening onto the rear garden
- Attractive contemporary kitchen and units
- First floor offers two double bedrooms, en suite to the master, and a family bathroom fitted with contemporary sanitary ware

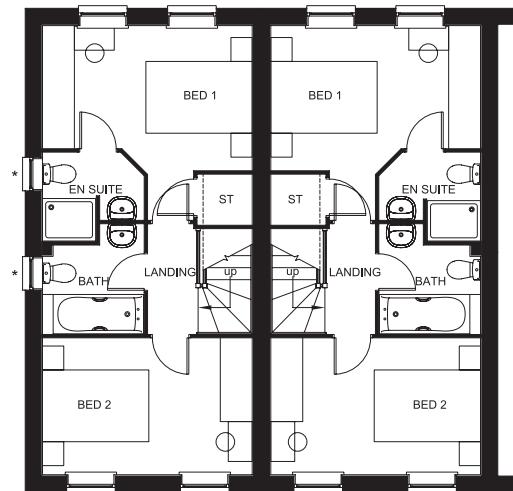
Walsingham Court, Plymouth PL7 2WN



#### Ground Floor

Lounge/Dining	5990 x 3945mm	19'7" x 12'11"
Kitchen	3063 x 1880mm	10'0" x 6'2"
WC	1575 x 904mm	5'2" x 2'11"

[Approximate dimensions]



#### First Floor

Bedroom 1	3945 x 2719mm	12'11" x 8'11"
En Suite	1901 x 1661mm	6'2" x 5'5"
Bedroom 2	3945 x 2564mm	12'11" x 8'4"
Bathroom	1901 x 2060mm	6'2" x 6'9"

[Approximate dimensions]

\*Refer to working drawings for gable end window positions

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store		
	wm	Washing machine space		



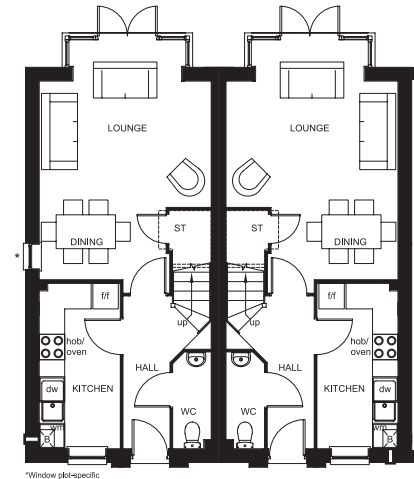


## THE PADSTOW

### 3 BEDROOM HOME

- A 2½ storey, three bedroom home with open-plan lounge and dining room, and a full-height glazed bay opening onto the rear garden
- Stylish kitchen available in a range of finishes
- First floor has two double bedrooms and dual-access family bathroom
- The master bedroom with dressing area and en suite shower room takes up the entire top floor

Walsingham Court, Plymouth PL7 2WN

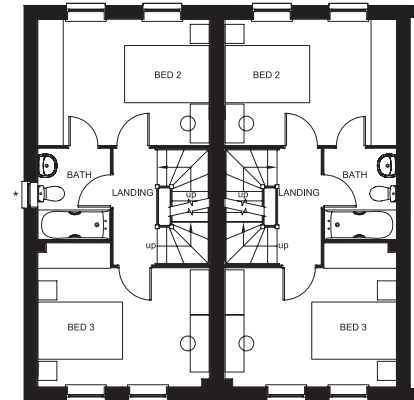


\*Window plot-specific

#### Ground Floor

Lounge/Dining Room	5997 x 4058mm	19'8" x 13'3"
Kitchen	3920 x 1901mm	12'10" x 6'2"
WC	2272 x 897mm	7'5" x 2'11"

(Approximate dimensions)

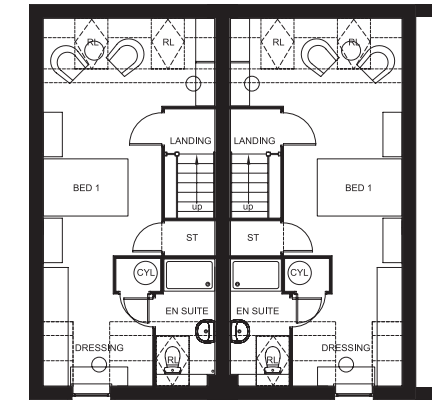


\*Window plot-specific

#### First Floor

Bedroom 2	4058 x 2939mm	13'3" x 9'7"
Bedroom 3	4058 x 3100mm	13'3" x 10'2"
Bathroom	2168 x 1700mm	7'1" x 5'6"

(Approximate dimensions)



#### Second Floor

Bedroom 1	5592 x 4058mm	18'4" x 13'3"
En Suite	3074 x 2573mm	10'1" x 8'5"
Dressing Area	2712 x 1386mm	8'10" x 4'6"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

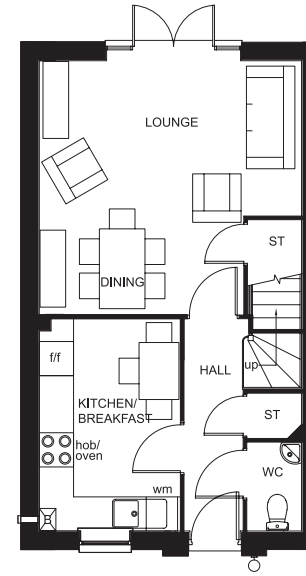


## THE BARWICK

### 3 BEDROOM HOME

- A delightful three bedroom home offering open-plan lounge and dining room with French doors to the garden
- Stylish kitchen which features a breakfast area
- First floor has a master bedroom with en suite shower room, one further double bedroom, a single bedroom and a family bathroom

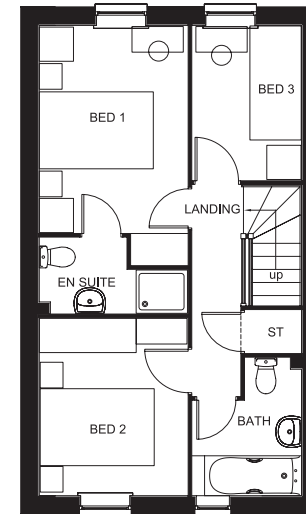
Walsingham Court, Plymouth PL7 2WN



#### Ground Floor

Lounge/ Dining Room	4600 x 4641mm	15'1" x 15'2"
Kitchen/ Breakfast	3713 x 2475mm	12'2" x 8'1"
WC	1549 x 905mm	5'0" x 2'11"

[Approximate dimensions]



#### First Floor

Bedroom 1	4203 x 2599mm	13'9" x 8'6"
En Suite	2599 x 1325mm	8'6" x 4'4"
Bedroom 2	3112 x 2599mm	10'2" x 8'6"
Bedroom 3	2713 x 1913mm	8'10" x 6'3"
Bathroom	2418 x 1913mm	7'11" x 6'3"

[Approximate dimensions]

**KEY** B Boiler f/f Fridge/freezer space  
 ST Store  
 wm Washing machine space

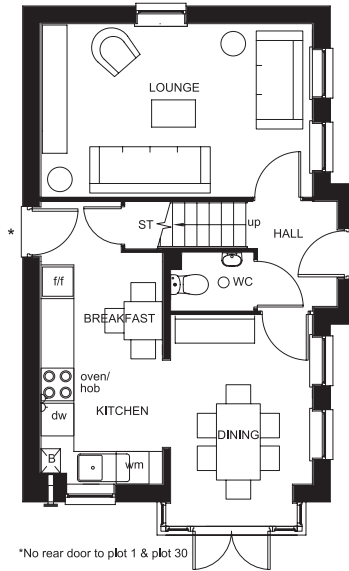


## THE MORPETH

### 3 BEDROOM HOME

- A delightful family home including a free-flowing kitchen with breakfast and dining areas and a large glazed bay opening onto the garden
- The ground floor also features a dual-aspect lounge
- The first floor offers a master bedroom with en suite, a further double bedroom, a single bedroom and the family bathroom

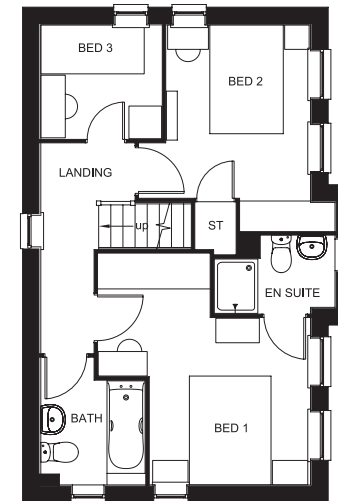
Walsingham Court, Plymouth PL7 2WN



#### Ground Floor

Lounge	4955 x 3174mm	16'3" x 10'4"
Kitchen/ Breakfast	5191 x 2216mm	17'0" x 7'3"
Dining Area	3876 x 2589mm	12'8" x 8'5"
WC	1508 x 1055mm	4'11" x 3'5"

(Approximate dimensions)



#### First Floor

Bedroom 1	4243 x 3900mm	13'11" x 12'9"
En Suite	2219 x 1427mm	7'3" x 4'8"
Bedroom 2	3788 x 3148mm	12'5" x 10'3"
Bedroom 3	2220 x 2092mm	7'3" x 6'10"
Bathroom	2335 x 1913mm	7'7" x 6'3"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space		



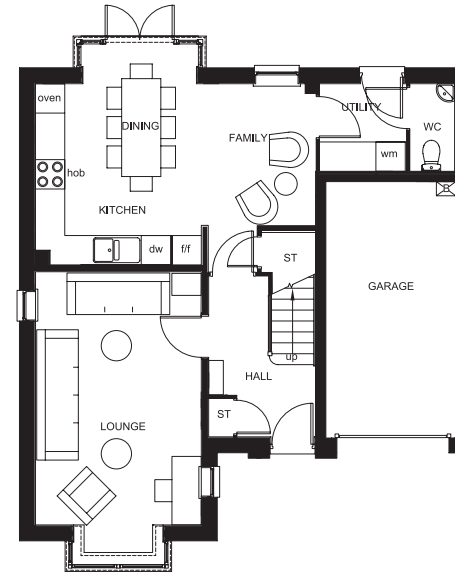


## THE HALSTEAD

### 4 BEDROOM HOME

- The airy open-plan kitchen of this impressive detached home with separate utility, flexible family and dining areas and French doors leading to the garden make it the perfect hub for all the family
- The spacious feeling flows through to the front-aspect lounge with its large walk-in bay; an integral garage provides security and convenience
- Upstairs are four double bedrooms, the master with en suite shower room, and a family bathroom

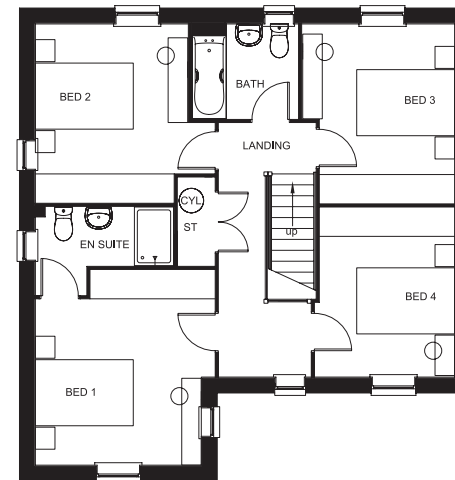
Walsingham Court, Plymouth PL7 2WN



#### Ground Floor

Lounge	5726 x 3390mm	18'9" x 11'1"
Kitchen/Dining/ Family Room	5715 x 4514mm	18'9" x 14'9"
Utility	1780 x 1771mm	5'10" x 5'9"
WC	1780 x 903mm	5'10" x 2'11"
Garage	5240 x 2655mm	17'2" x 8'8"

(Approximate dimensions)



#### First Floor

Bedroom 1	3986 x 3662mm	13'0" x 12'0"
En Suite	2823 x 1801mm	9'3" x 5'10"
Bedroom 2	3639 x 3662mm	11'11" x 12'0"
Bedroom 3	3664 x 3112mm	12'0" x 10'2"
Bedroom 4	3463 x 2752mm	11'4" x 9'0"
Bathroom	2169 x 1939mm	7'1" x 6'4"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	CYL	Cylinder	dw	Dishwasher space



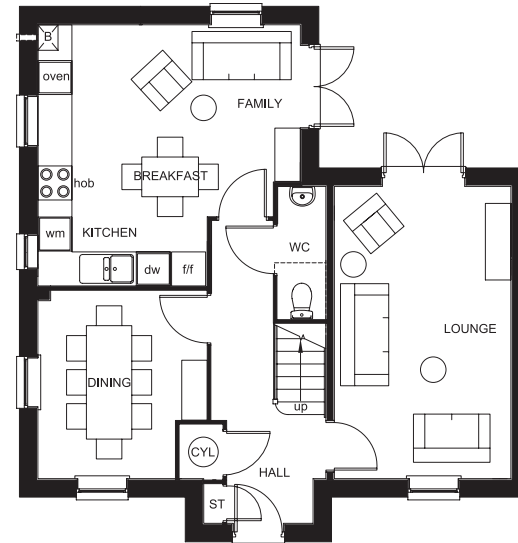


## THE LINCOLN

### 4 BEDROOM HOME

- A four bedroom home with open-plan kitchen and family areas with French doors leading to the garden
- Separate dual-aspect dining room and lounge with French doors leading to the garden
- The first floor has a master bedroom with en suite shower room, two further double bedrooms, a single bedroom and family bathroom

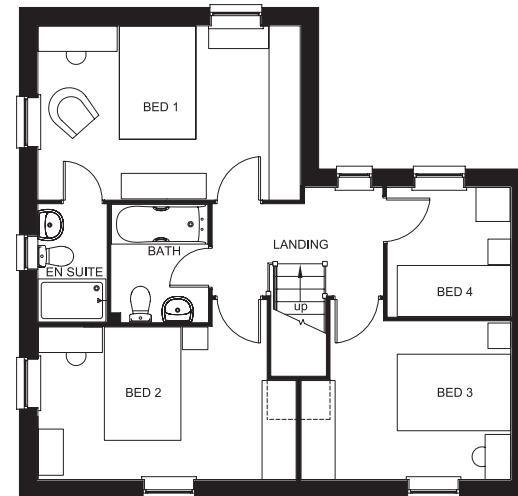
Walsingham Court, Plymouth PL7 2WN



#### Ground Floor

Kitchen/Family/Breakfast	4781 x 4605mm	15'8" x 15'11"
Dining Room	3310 x 2974mm	10'10" x 9'9"
Lounge	5306 x 3113mm	17'4" x 10'2"
WC	2338 x 853mm	7'8" x 2'9"

(Approximate dimensions)



#### First Floor

Bedroom 1	4628 x 3062mm	15'2" x 10'0"
En Suite	2075 x 1201mm	6'9" x 3'11"
Bedroom 2	4518 x 3162mm	14'9" x 10'4"
Bedroom 3	3702 x 3162mm	12'1" x 10'4"
Bedroom 4	2155 x 2277mm	7'0" x 7'5"
Bathroom	2075 x 1701mm	6'9" x 5'6"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space
	ST	Store	fff	Fridge/freezer space
	CYL	Cylinder	dw	Dishwasher space

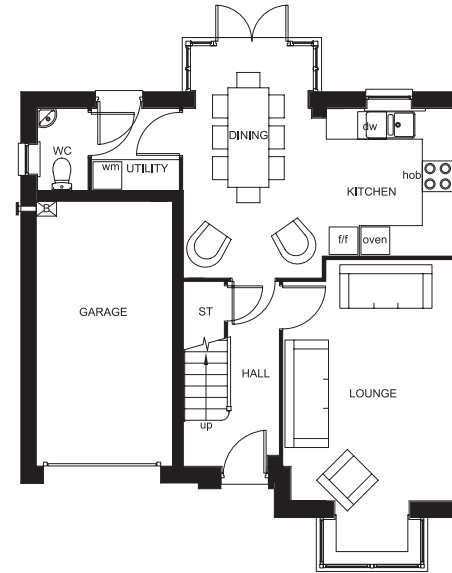


## THE SOMERTON

### 4 BEDROOM HOME

- This four bedroom home has a family/kitchen/dining area with full-height glazed bay leading onto the garden
- Ground floor also has a lounge with bay window and a utility room
- First floor has three double bedrooms with en suite to master bedroom, a single bedroom and family bathroom
- This home also has an integrated garage

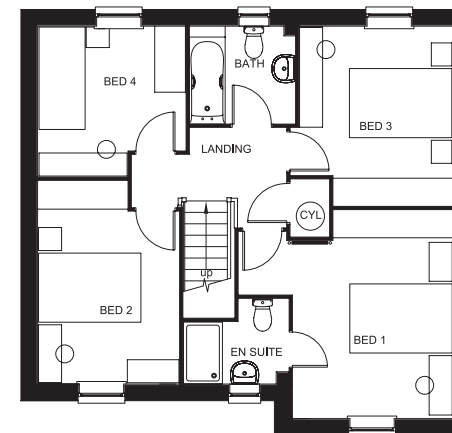
Walsingham Court, Plymouth PL7 2WN



#### Ground Floor

Lounge	5892 x 3314mm	19'3" x 10'10"
Kitchen	2675 x 2564mm	8'9" x 8'4"
Dining Area	4527 x 2695mm	14'10" x 8'10"
Utility	1695 x 1593mm	5'6" x 5'2"
WC	1593 x 975mm	5'2" x 3'2"
Garage	5175 x 2662mm	16'11" x 8'8"

(Approximate dimensions)



#### First Floor

Bedroom 1	4070 x 4188mm	13'4" x 13'8"
En Suite	2051 x 1663mm	6'8" x 5'5"
Bedroom 2	3967 x 2762mm	13'0" x 9'0"
Bedroom 3	3508 x 3174mm	11'6" x 10'4"
Bedroom 4	2936 x 2888mm	9'7" x 9'5"
Bathroom	2051 x 1901mm	6'8" x 6'2"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space
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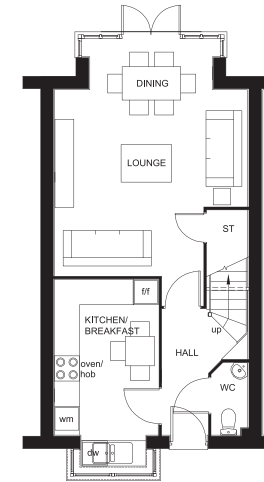


## THE WOODBRIDGE

### 4 BEDROOM HOME

- A stylish 2½ storey, four bedroom home with open-plan lounge/ dining room with glazed bay opening onto the garden
- Smart modern kitchen with breakfast area
- First floor has two double bedrooms, a single and family bathroom
- Spacious master bedroom, with en suite and dressing area, takes up the entire second floor

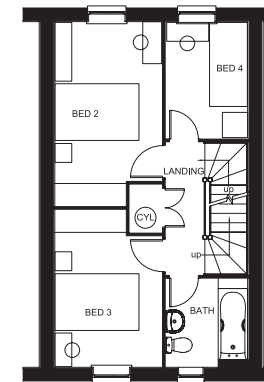
Walsingham Court, Plymouth PL7 2WN



#### Ground Floor

Lounge/ Dining Room	5623 x 4600mm	18'5" x 15'1"
Kitchen/ Breakfast	4458 x 2470mm	14'7" x 8'1"
WC	1726 x 899mm	5'7" x 2'11"

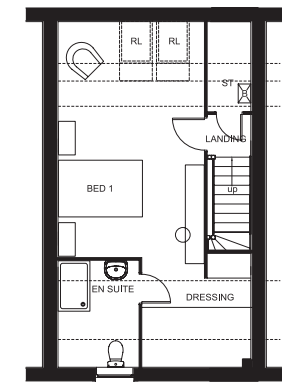
(Approximate dimensions)



#### First Floor

Bedroom 2	4391 x 2562mm	14'4" x 8'4"
Bedroom 3	3710 x 2530mm	12'2" x 8'3"
Bedroom 4	2796 x 1919mm	9'2" x 6'3"
Bathroom	2112 x 1950mm	6'11" x 6'4"

(Approximate dimensions)



#### Second Floor

Bedroom 1	5573 x 3484mm	18'3" x 11'5"
En Suite	2535 x 1929mm	8'3" x 6'3"
Dressing Area	2712 x 2584mm	8'10" x 8'5"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		



# REDWOOD HEIGHTS

◆ PLYMPTON ◆ PLYMOUTH PL7 2WN ◆



**TIVERTON**  
2 Bedroom Home

**LINCOLN**  
4 Bedroom Home

**BARWICK**  
3 Bedroom Home

**HALSTEAD**  
4 Bedroom Home

**MORPETH**  
3 Bedroom Home

**AFFORDABLE HOUSING**

**PADSTOW**  
3 Bedroom Home

**SS** SUB STATION

**SOMERTON**  
4 Bedroom Home

**\*** PATH TO EXISTING RESIDENCE

**WOODBIDGE**  
4 Bedroom Home

**V** VISITOR PARKING







# THE CONSUMER CODE

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, and
- 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/>

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

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