

HERITAGE

- REDROW -

# ST. MICHAEL'S MEADOW

EXETER





# WELCOME TO ST. MICHAEL'S MEADOW



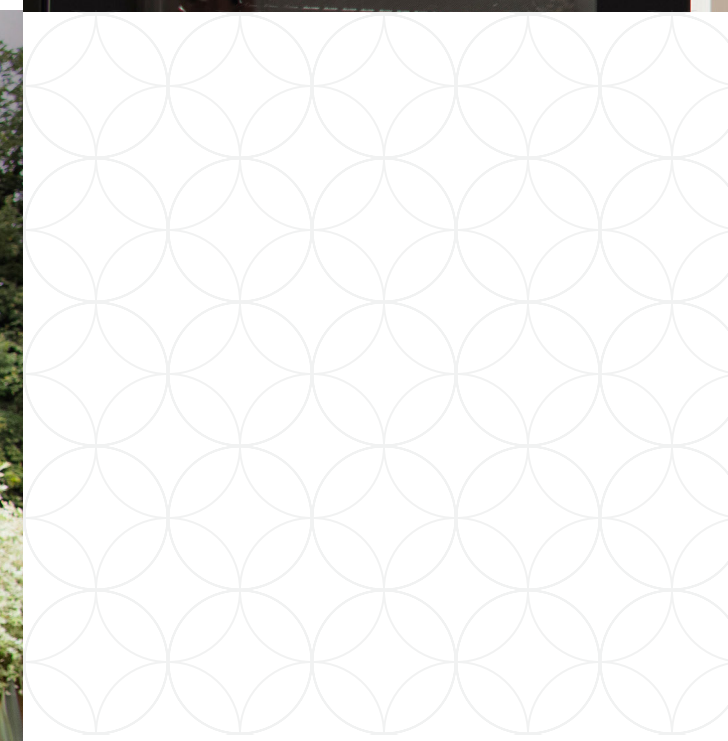
## A COLLECTION OF 3 AND 4 BEDROOM HOMES IN THE VIBRANT CITY OF EXETER.

Situated in a charming rural location yet perfectly placed for amenities and with superb transport connections for commuters, St Michael's Meadow is a development that will suit buyers of all kinds. These stylish Heritage Collection homes are placed on the outskirts of Exeter city centre, with a number of pubs, shops and other conveniences close by, but with Exeter itself and other towns and cities within easy reach. Parents will also be pleased to find a good selection of schools nearby.



# DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

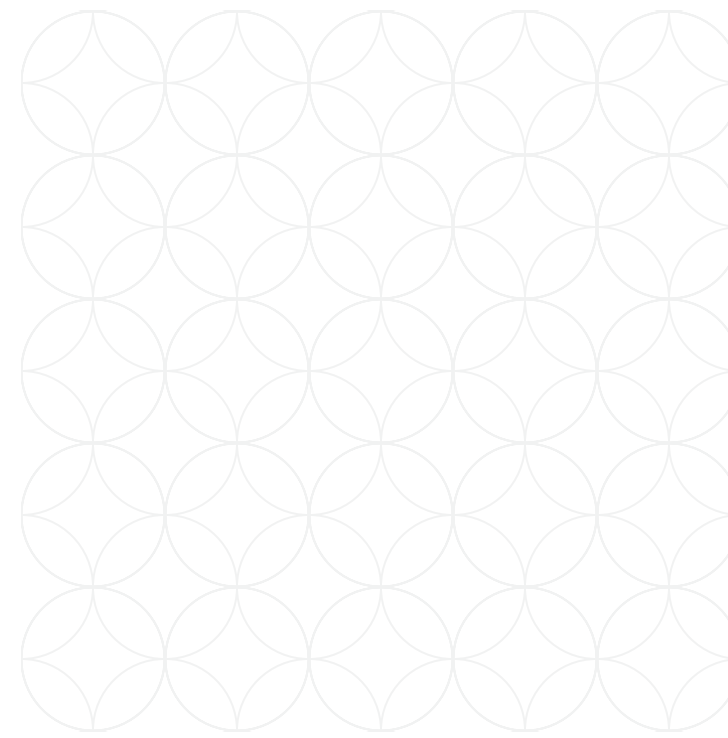


# BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

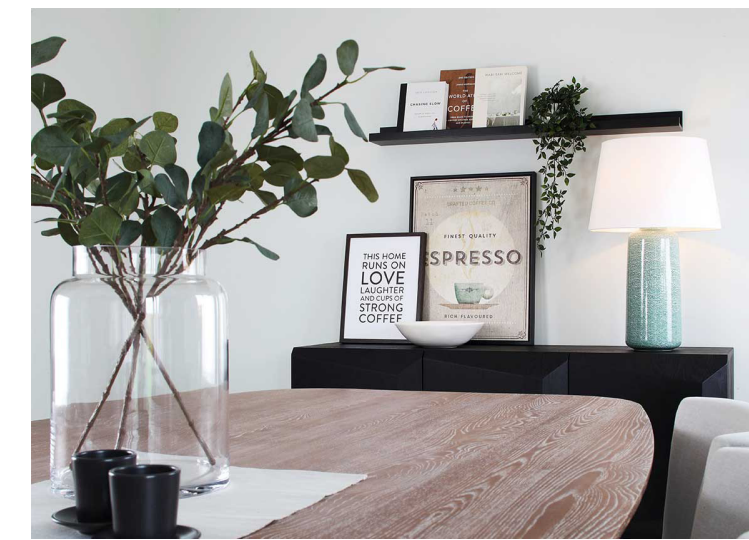
# BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



# BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



## AN INSPIRED **NEW HOME**

Explore what makes this  
collection so unique

We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.

# WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





## SPEND MORE TIME **TOGETHER**

The leafy and desirable suburb of Alphington is the location for these new homes, situated around 2.6 miles from Exeter High Street. Local supermarkets include a Sainsbury's, Lidl, Tesco Extra and M&S Simply Food, while for your everyday essentials, there's a Spar convenience store minutes from the development.

There is a vibrant eating and drinking out scene near to St Michael's Meadow, with the local area's charming range of pubs including the New Inn Alphington, the historic Double Locks and the cosy, rustic Cowick Barton. Exeter city centre also has many popular chain restaurants, including Bill's, Nando's and Wagamama, while you'll find a Frankie & Benny's in nearby Marsh Barton. Film fans, meanwhile, can catch all the latest blockbusters at the local Vue and Odeon cinemas.



## ENJOY A HEALTHY **LIFESTYLE**

For those seeking sport, fun and fitness, there will be no shortage of options. Four local sport and fitness centres – The Gym, Snap Fitness, PFP and the Riverside Leisure Centre – are all located within a 10 minute drive of home, and between them offer gym facilities, fitness studios, swimming pools, squash courts, indoor cycling and exercise classes. Golfers, meanwhile, can enjoy a round or two at the picturesque Exeter Golf and Country Club.

For family days out, there are plentiful opportunities. Crealy Theme Park is a short drive from home and offers more than 60 rides and attractions, while the iBounce Trampoline Park is just a mile from the development and is ideal for youngsters. Go Ape Haldon at Haldon Forest Park is around a 10 minute drive and is also very popular with families.



# MORE OPPORTUNITIES

Parents of growing families will be pleased to find a good range of schools for children at all stages of their educational journeys.

Alphington Primary School is just an 8 minute walk from home, caters for youngsters aged from 2 to 11 and is rated 'Good' by Ofsted.

For older students, West Exe School is around a 4 minute drive and is also rated 'Good', while the independent, girls-only Maynard School also comes recommended.



# LESS TIME TRAVELLING

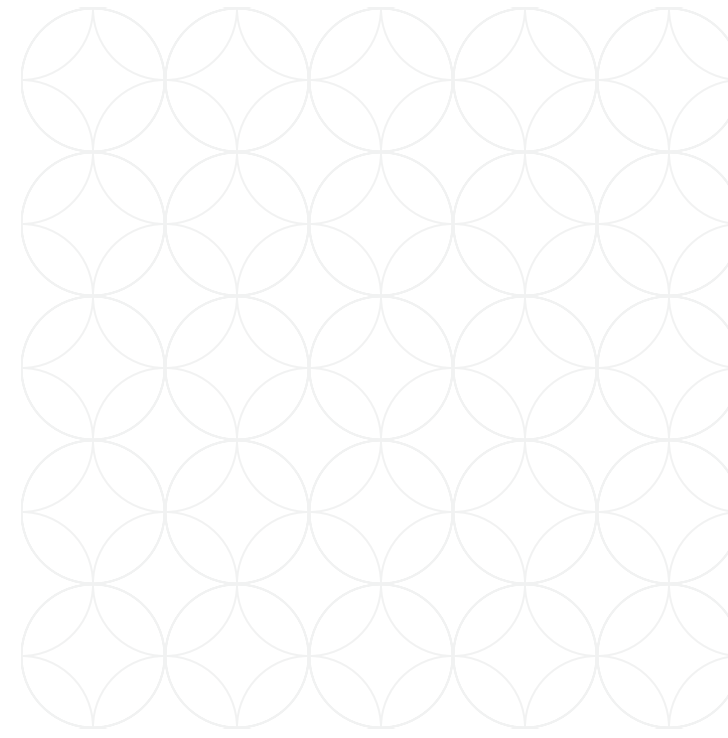
For commuting, junction 31 of the M5 motorway is just minutes away for journeys to Taunton (43 minutes) and Bristol (1 hour and 34 minutes). Heading south, Plymouth is around 48 minutes away via the A38.

Those looking to travel by train will find Exeter St Thomas and Exeter St David's railway stations both within three miles of home for journeys to Taunton (26 minutes), Bristol (1 hour and 8 minutes) and London Marylebone (2 hours and 10 minutes).

For air travel, Exeter Airport is just 16 minutes away by road and Bristol Airport around 1 hour and 21 minutes, with both offering flights around the globe.

# WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **St. Michael's Meadow**.



# SO YOU GET MORE OUT

- Cycleways & Footways
- Trim Trail
- Areas of Open Space
- Affordable Housing

# SKILFUL EXECUTION

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Quality is never an accident, it is always the  
result of high intention to detail. It represents  
the wise choice of many alternatives.



# OUR COMMITMENT TO HOME-BUYERS

## Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



# OUR REQUIREMENTS AS HOME-BUILDERS

## Consumer code

### 1. ADOPTING THE CODE

#### 1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

#### 1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

#### 1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

#### 1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

#### 1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

### 2. INFORMATION – PRE-CONTRACT

#### 2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

#### 2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

#### 2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.



#### 1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

#### 1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

#### 1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

### 1. INFORMATION – EXCHANGE OF CONTRACT

#### 1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

#### 1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

#### 1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

#### 1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

### 2. INFORMATION – DURING OCCUPATION

#### 2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

#### 2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

### 3. COMPLAINTS AND DISPUTES

#### 3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

#### 3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.



# ST. MICHAEL'S MEADOW

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Chudleigh Road, Exeter, Devon EX2 8TS

Discover a better way to live  
[redrow.co.uk](https://www.redrow.co.uk)