



**Coming soon...**

**Offers in Excess of £800,000**

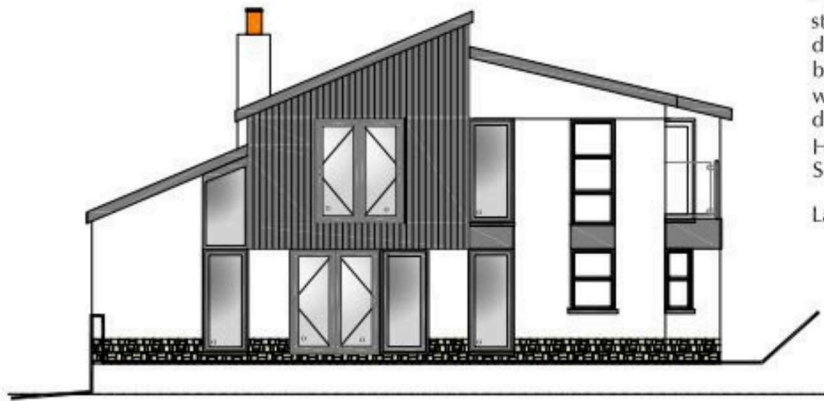
**LAND ADJACENT TO WALLINGTON, NEW NORTH ROAD, EX4 4AG**

READ ONLY WITH NOTES OF COMPLIANCE  
Subject to the Building Regulations, Part A and the Building Control Authority's approval of the proposed design and construction.  
 THIS DRAWING IS COPYRIGHT ownership remains with Simon Spencer MCIAT  
It has been prepared specifically for this client and is not transferable.

print size  
**A 3**

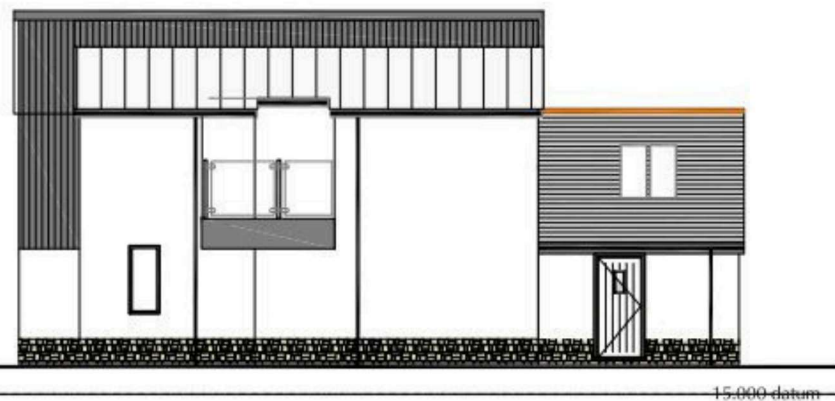


**EXTERNAL FINISHES**  
 Cambrian slate roof  
 terracotta ridge  
 Dark grey Sarnafil with standing  
 seams to low pitched roofs  
 stone to agreed sample  
 dark grey soffites and fascias  
 black Ogee rainwater goods  
 white render on grey plinth  
 dark grey pvc windows  
 Hardi plank feature boarding  
 Solar panels on south facing roofs  
 Landscaping to be agreed



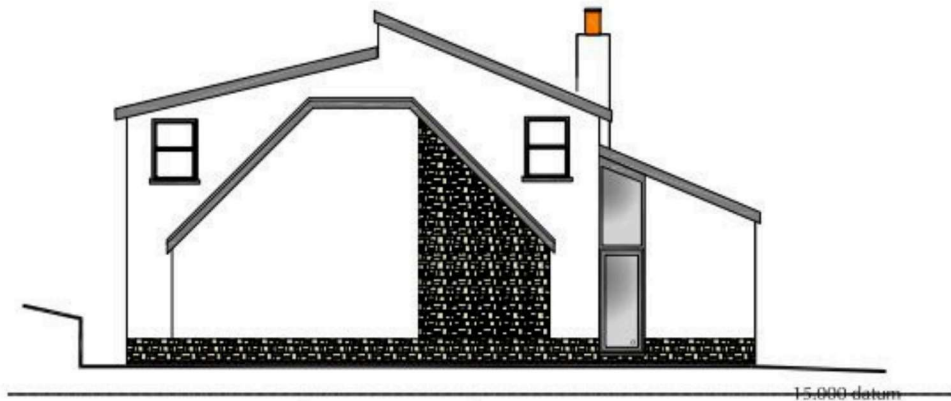
WEST ELEVATION

15.000 datum



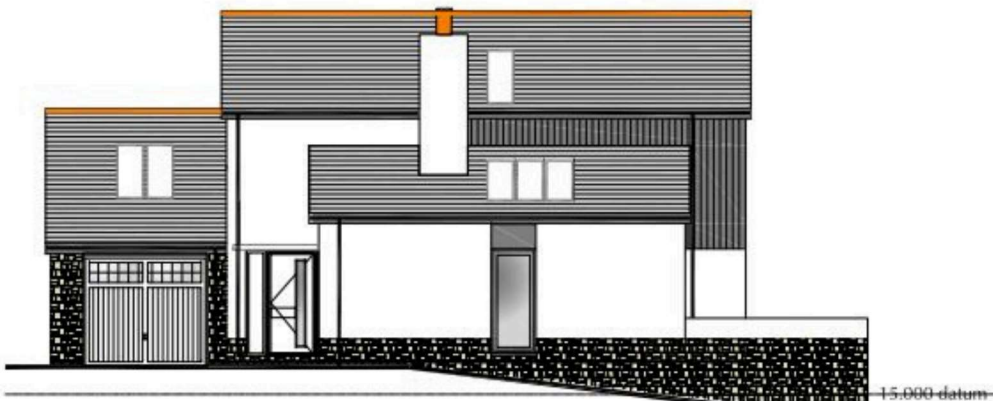
SOUTH ELEVATION

15.000 datum



EAST ELEVATION

15.000 datum



NORTH ELEVATION

15.000 datum

REFER TO FRAME SECTIONS FOR ALL HEIGHTS

check all dimensions and assumptions on site

<p>ISSUE STATE  <b>BUILDING REGULATIONS</b>          SCALE 1:100 PRINTED SIZE A3          DATE November 2010          DRAWN 5          AMENDMENT</p>	<p>CLIENT AND PROJECT          New House beside Wallington          New North Road, Exeter          Mr and Mrs G Tucker          DRWG TITLE  <b>ELEVATIONS</b>          DRWG NUMBER  <b>17.38 WD 06</b></p>	<p>Simon Spencer mciat          Chartered Architectural Technologist          11 Moor Lane House, Tipton, Exeter EX5 0XG          tel 01404 822778          mob 07973653758          E mail Simon@sspencer.co.uk          http://www.sspencer.co.uk</p> 
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## LAND ADJACENT TO WALLINGTON, NEW NORTH ROAD, EX4 4AG

An exceptional opportunity to acquire a brand-new, highly sustainable home designed for modern living and long-term efficiency. Scheduled for completion in August 2026, this thoughtfully designed property combines contemporary style with cutting-edge energy-saving technology to deliver outstanding comfort, performance, and environmental credentials.

Built to achieve an impressive EPC A Rating, the home features an Air Source Heat Pump providing efficient, low-carbon heating and hot water, complemented by underfloor heating throughout for enhanced comfort and even heat distribution.

The property is further enhanced by solar PV panels and an integrated battery storage system, enabling homeowners to generate, store, and utilise renewable energy while reducing dependence on the grid. EV charging provision has also been incorporated, ensuring the home is ready for the growing demand for electric vehicle ownership.

Designed with sustainability at its core, this future-proofed home offers exceptionally low running costs, reduced environmental impact, and the latest in energy-efficient technology, making it an ideal choice for buyers seeking a modern, environmentally conscious lifestyle without compromising on comfort or convenience.

Not only suitable for home use, the property boasts great rental investment due to the transport links and proximity to Exeter city centre, the university and major employment hubs.



Modern, Sustainable  
Detached Home



City



4  
Bedrooms



3  
Bathrooms



3 Reception  
rooms



Off Road Parking,



GARAGE



Council  
Tax: TBC





## THE HOME...

### Property Summary

- Garage with additional off-road parking
- Entrance hall
- Downstairs study
- Open-plan living / dining room
- Kitchen / breakfast area
- Larder
- Utility room
- Plant room
- Downstairs WC with shower
- Four double bedrooms
- Main bathroom
- Dressing room to master bedroom
- Ensuite to master bedroom
- Vaulted ceiling
- High-quality modern finish throughout
- Air source heat pump
- Solar PV
- Electric Battery storage
- Underfloor heating to ground floor
- Radiators to first floor
- EPC Rating A - highest rating.

