



ROMANS  
WAY

---

SHORTLANDS LANE  
CULLOMPTON

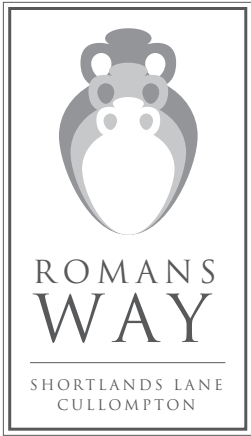
MH  
MILLWOOD  
HOMES

# A SMALL COLLECTION OF STYLISH HOMES IN A SECLUDED LOCATION



Cullompton is named from an old verse, "Settlement on the Culm" the town of Cullompton lies directly alongside the River Culm. This bustling town enjoys an enviable location being close to Exeter city yet has easy accessibility to the M5 ideal for live/work at all times. The town has excellent infrastructure qualities including a well equipped leisure centre and various sport related activities which are available to everyone. Supermarkets including Tesco are to the edge of the town, schools both primary and secondary are close by and a new Doctors surgery makes the town a good all round family location. The town also holds a rich history in both Saxon and Roman origins and these can be seen reflected in and around the town in various ways. More up to date, a regular and well visited farmers market is present and the local food pubs and restaurants are equally worth a visit.

Romans Way, is a small select development nesting in amongst the town yet tucked enough away to give quiet and peacefully surroundings. The short walk from the town centre brings you to the development of 10 one and two bedroom apartments and 2 three bedroom houses. All are to be fitted with up to date stylish kitchens and white bathroom suites. Fitted carpets and vinyl floors to kitchen and bathrooms are included to the apartments. The apartments have a lift service to the first floor and there is parking available on a first come first served basis. (Please ask your sales negotiator for further details). The houses also include an en-suite, private garden and parking. Our apartments are restricted to the over 60yrs market, which make them the ideal retirement property for those who want to be close to all facilities yet, enjoy a quiet retreat.



# COLEBROOK HOUSE APARTMENT I & VI

Apartment 1 - Ground Floor  
Apartment 6 - First Floor

Apartments 1 & 6 are both 2 bedroom apartments.  
The properties at Shortlands Lane are of timber frame construction and conform to the latest building control regulations. Each apartment comes complete with fitted carpets and a 10 year NHBC Warranty.

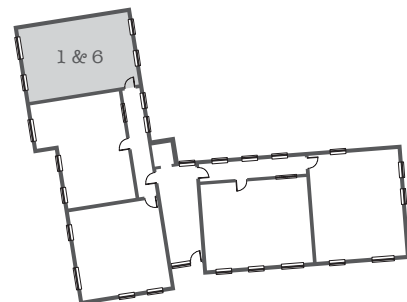
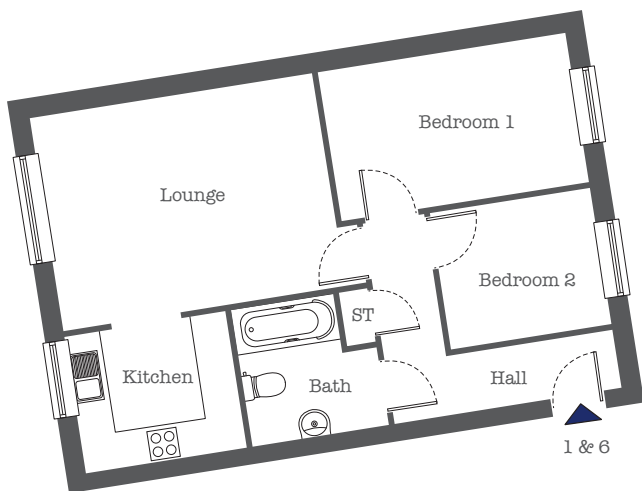
MH  
MILLWOOD  
HOMES



Computer Generated Image

## MEASUREMENTS

Lounge	4855mm x 3655mm	15'11" x 12'
Kitchen	2765mm x 2342mm	9'1" x 7'8"
Bathroom	2320mm x 2250mm	7'6" x 7'5"
Bedroom 1	4255mm x 2555mm	14'0" x 8'5"
Bedroom 2	2755mm x 2320mm	9'0" x 7'7"



All measurements given are maximum, for further details please contact our selling agent. The dimensions given are done so in good faith before construction has commenced and are not intended to be used for furniture or appliance space. Purchasers are advised to confirm actual dimensions when the property is nearing completion. \*Subject to stage of construction

## COLEBROOK HOUSE I & VI SPECIFICATION

At Millwood Homes we have gained a reputation for choosing locations and building homes that you want to live in. We offer you quality and a choice with a wide range of homes to suit the varied lifestyles of our customers, from a traditional village property to a luxury waterside apartment.

When considering the purchase of a Millwood Home, we will endeavour to provide you with the highest standards of service in construction, sales and aftercare with many of our properties including exclusive design features. Your home is inspected at every stage of it's construction by both our staff and independent bodies. It is this approach that ensures every property is finished to the highest standard possible.

### KITCHEN

- A range of fitted kitchen units\*
- Axiom worktops with matching upstands\*
- Fagor single oven
- Ceramic hob
- Stainless steel hood
- Single stainless steel bowl sink
- A choice of vinyl flooring from our range\*
- Plumbing for washer dryer
- Space for fridge freezer

### BATHROOM

- Modern white bathroom suite
- A choice of wall tiling from our range\*
- A choice of vinyl flooring from our range\*
- Thermostatic bath/shower filler
- Glass bath/shower screen

### HEATING & ELECTRICS

- Audio entry system
- Lift to first floor apartments
- Ample electric socket outlets
- Stylish track lighting to kitchens
- Bathroom light fitting to conform to latest code
- BT point to bedroom 1
- TV & satellite points to the lounge and bedroom 1
- Energy efficient gas boiler

### INTERNAL FINISHES

- Walls painted in a neutral shade of emulsion
- Gloss work finished in white
- Smooth finish to the ceilings
- Energy efficient and secure, white uPVC windows
- A choice of fitted carpets from our chosen range\*

### EXTERNAL

- Communal garden and patio area to the rear
- Brick pavior parking areas
- External bin storage area
- External drying area
- Ground floor apartments have patio doors to lounge
- First floor apartments have patio doors opening to a juliet balcony from the lounge
- Garden to apartment 1

EACH HOME COMES COMPLETE WITH A CHOICE OF FITTED CARPETS THROUGHOUT AND A CHOICE OF VINYL TO THE KITCHEN & BATHROOM, SUBJECT TO STAGE OF CONSTRUCTION.



Each of our properties come with a 10 year NHBC warranty as standard



# COLEBROOK HOUSE APARTMENT II & VII

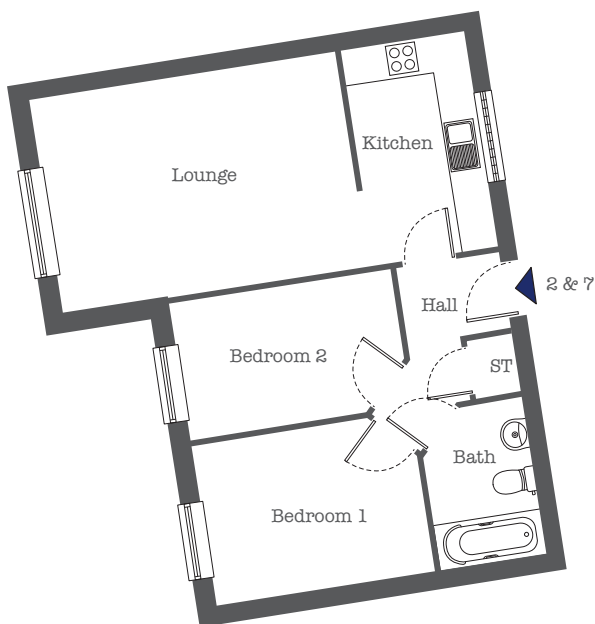
Apartment 2 - Ground Floor  
Apartment 7 - First Floor

Apartments 2 & 7 are both 2 bedroom apartments.  
The properties at Shortlands Lane are of timber frame construction and conform to the latest building control regulations. Each apartment comes complete with fitted carpets and a 10 year NHBC Warranty.

M  
MILLWOOD  
HOMES

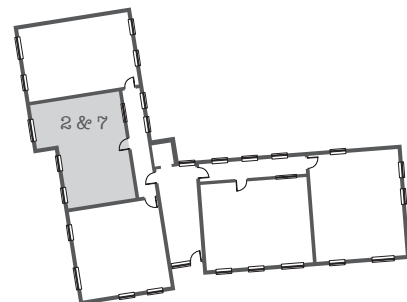


Computer Generated Image



## MEASUREMENTS

Lounge	5255mm x 3665mm	17'3" x 12'0"
Kitchen	3688mm x 2108mm	12'1" x 6'11"
Bathroom	2720mm x 1790mm	8'11" x 5'10"
Bedroom 1	3735mm x 2720mm	12'3" x 8'11"
Bedroom 2	3795mm x 2075mm	12'5" x 6'10"



All measurements given are maximum, for further details please contact our selling agent. The dimensions given are done so in good faith before construction has commenced and are not intended to be used for furniture or appliance space. Purchasers are advised to confirm actual dimensions when the property is nearing completion. \*Subject to stage of construction

## COLEBROOK HOUSE II & VII SPECIFICATION

At Millwood Homes we have gained a reputation for choosing locations and building homes that you want to live in. We offer you quality and a choice with a wide range of homes to suit the varied lifestyles of our customers, from a traditional village property to a luxury waterside apartment.

When considering the purchase of a Millwood Home, we will endeavour to provide you with the highest standards of service in construction, sales and aftercare with many of our properties including exclusive design features. Your home is inspected at every stage of it's construction by both our staff and independent bodies. It is this approach that ensures every property is finished to the highest standard possible.

### KITCHEN

- A range of fitted kitchen units\*
- Axiom worktops with matching upstands\*
- Fagor single oven
- Ceramic hob
- Stainless steel hood
- Single stainless steel bowl sink
- A choice of vinyl flooring from our range\*
- Plumbing for washer dryer
- Space for fridge freezer

### BATHROOM

- Modern white bathroom suite
- A choice of wall tiling from our range\*
- A choice of vinyl flooring from our range\*
- Thermostatic bath/shower filler
- Glass bath/shower screen

### HEATING & ELECTRICS

- Audio entry system
- Lift to first floor apartments
- Ample electric socket outlets
- Stylish track lighting to kitchens
- Bathroom light fitting to conform to latest code
- BT point to bedroom 1
- TV & satellite points to the lounge and bedroom 1
- Energy efficient gas boiler

### INTERNAL FINISHES

- Walls painted in a neutral shade of emulsion
- Gloss work finished in white
- Smooth finish to the ceilings
- Energy efficient and secure, white uPVC windows
- A choice of fitted carpets from our chosen range\*

### EXTERNAL

- Communal garden and patio area to the rear
- Brick pavior parking areas
- External bin storage area
- External drying area
- Ground floor apartments have patio doors to lounge
- First floor apartments have patio doors opening to a juliet balcony from the lounge
- Garden to apartment 2

EACH HOME COMES COMPLETE WITH A CHOICE OF FITTED CARPETS THROUGHOUT AND A CHOICE OF VINYL TO THE KITCHEN & BATHROOM, SUBJECT TO STAGE OF CONSTRUCTION.



Each of our properties come with a 10 year NHBC warranty as standard



# COLEBROOK HOUSE APARTMENT III & VIII

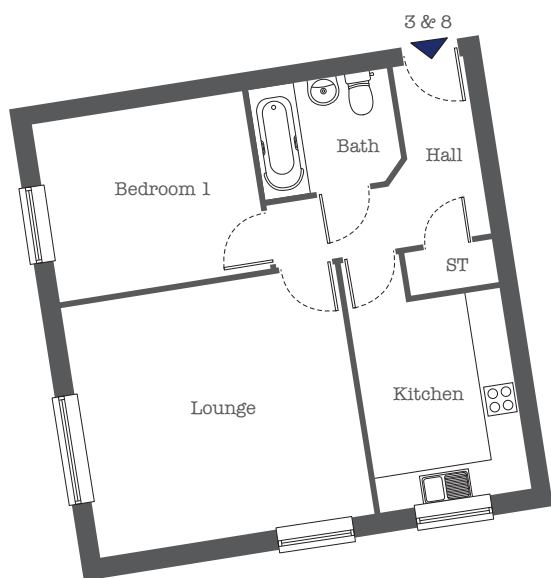
Apartment 3 - Ground Floor  
Apartment 8 - First Floor

Apartments 3 & 8 are both 1 bedroom apartments.  
The properties at Shortlands Lane are of timber frame construction and conform to the latest building control regulations. Each apartment comes complete with fitted carpets and a 10 year NHBC Warranty.

M  
MILLWOOD  
HOMES

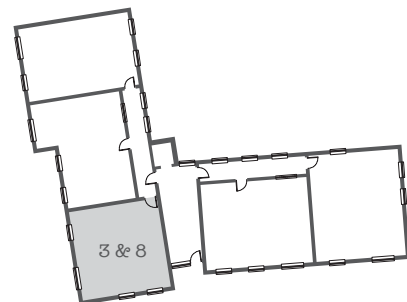


Computer Generated Image



## MEASUREMENTS

Lounge	4710mm x 4295mm	15'5" x 14'1"
Kitchen	4295mm x 2600mm	14'1" x 8'6"
Bathroom	2360mm x 1865mm	7'9" x 6'1"
Bedroom	3610mm x 3030mm	11'10" x 9'11"



All measurements given are maximum, for further details please contact our selling agent. The dimensions given are done so in good faith before construction has commenced and are not intended to be used for furniture or appliance space. Purchasers are advised to confirm actual dimensions when the property is nearing completion. \*Subject to stage of construction

## COLEBROOK HOUSE III & VIII SPECIFICATION

At Millwood Homes we have gained a reputation for choosing locations and building homes that you want to live in. We offer you quality and a choice with a wide range of homes to suit the varied lifestyles of our customers, from a traditional village property to a luxury waterside apartment.

When considering the purchase of a Millwood Home, we will endeavour to provide you with the highest standards of service in construction, sales and aftercare with many of our properties including exclusive design features. Your home is inspected at every stage of it's construction by both our staff and independent bodies. It is this approach that ensures every property is finished to the highest standard possible.

### KITCHEN

- A range of fitted kitchen units\*
- Axiom worktops with matching upstands\*
- Fagor single oven
- Ceramic hob
- Stainless steel hood
- Single stainless steel bowl sink
- A choice of vinyl flooring from our range\*
- Plumbing for washer dryer
- Space for fridge freezer

### BATHROOM

- Modern white bathroom suite
- A choice of wall tiling from our range\*
- A choice of vinyl flooring from our range\*
- Thermostatic bath/shower filler
- Glass bath/shower screen

### HEATING & ELECTRICS

- Audio entry system
- Lift to first floor apartments
- Ample electric socket outlets
- Stylish track lighting to kitchens
- Bathroom light fitting to conform to latest code
- BT point to bedroom 1
- TV & satellite points to the lounge and bedroom 1
- Energy efficient gas boiler

### INTERNAL FINISHES

- Walls painted in a neutral shade of emulsion
- Gloss work finished in white
- Smooth finish to the ceilings
- Energy efficient and secure, white uPVC windows
- A choice of fitted carpets from our chosen range\*

### EXTERNAL

- Communal garden and patio area to the rear
- Brick pavior parking areas
- External bin storage area
- External drying area
- Ground floor apartments have patio doors to lounge
- First floor apartments have patio doors opening to a juliet balcony from the lounge

EACH HOME COMES COMPLETE WITH A CHOICE OF FITTED CARPETS THROUGHOUT AND A CHOICE OF VINYL TO THE KITCHEN & BATHROOM, SUBJECT TO STAGE OF CONSTRUCTION.



Each of our properties come with a 10 year NHBC warranty as standard



# COLEBROOK HOUSE APARTMENT IV & IX

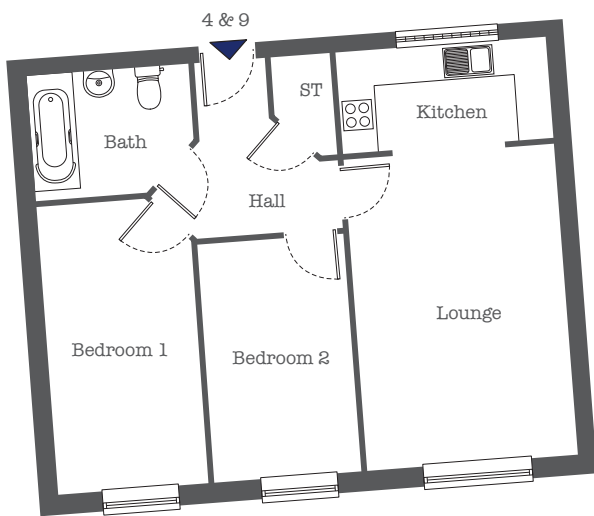
Apartment 4 - Ground Floor  
Apartment 9 - First Floor

Apartments 4 & 9 are both 2 bedroom apartments.  
The properties at Shortlands Lane are of timber frame construction and conform to the latest building control regulations. Each apartment comes complete with fitted carpets and a 10 year NHBC Warranty.

MH  
MILLWOOD  
HOMES

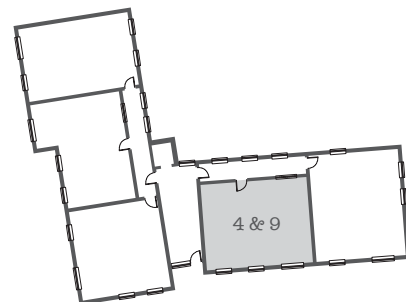


Computer Generated Image



## MEASUREMENTS

Lounge	5280mm x 3570mm	17'4" x 11'9"
Kitchen	3529mm x 1707mm	11'9" x 5'7"
Bathroom	2735mm x 2075mm	9'0" x 6'10"
Bedroom 1	4900mm x 2545mm	16'1" x 8'4"
Bedroom 2	4050mm x 2470mm	13'3" x 8'1"



All measurements given are maximum, for further details please contact our selling agent. The dimensions given are done so in good faith before construction has commenced and are not intended to be used for furniture or appliance space. Purchasers are advised to confirm actual dimensions when the property is nearing completion. \*Subject to stage of construction

## COLEBROOK HOUSE IV & IX SPECIFICATION

At Millwood Homes we have gained a reputation for choosing locations and building homes that you want to live in. We offer you quality and a choice with a wide range of homes to suit the varied lifestyles of our customers, from a traditional village property to a luxury waterside apartment.

When considering the purchase of a Millwood Home, we will endeavour to provide you with the highest standards of service in construction, sales and aftercare with many of our properties including exclusive design features. Your home is inspected at every stage of it's construction by both our staff and independent bodies. It is this approach that ensures every property is finished to the highest standard possible.

### KITCHEN

- A range of fitted kitchen units\*
- Axiom worktops with matching upstands\*
- Fagor single oven
- Ceramic hob
- Stainless steel hood
- Single stainless steel bowl sink
- A choice of vinyl flooring from our range\*
- Plumbing for washer dryer
- Space for fridge freezer

### BATHROOM

- Modern white bathroom suite
- A choice of wall tiling from our range\*
- A choice of vinyl flooring from our range\*
- Thermostatic bath/shower filler
- Glass bath/shower screen

### HEATING & ELECTRICS

- Audio entry system
- Lift to first floor apartments
- Ample electric socket outlets
- Stylish track lighting to kitchens
- Bathroom light fitting to conform to latest code
- BT point to bedroom 1
- TV & satellite points to the lounge and bedroom 1
- Energy efficient gas boiler

### INTERNAL FINISHES

- Walls painted in a neutral shade of emulsion
- Gloss work finished in white
- Smooth finish to the ceilings
- Energy efficient and secure, white uPVC windows
- A choice of fitted carpets from our chosen range\*

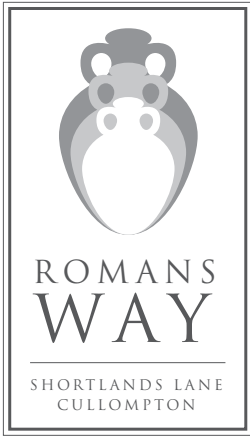
### EXTERNAL

- Communal garden and patio area to the rear
- Brick pavior parking areas
- External bin storage area
- External drying area
- Ground floor apartments have patio doors to lounge
- First floor apartments have patio doors opening to a juliet balcony from the lounge

EACH HOME COMES COMPLETE WITH A CHOICE OF FITTED CARPETS THROUGHOUT AND A CHOICE OF VINYL TO THE KITCHEN & BATHROOM, SUBJECT TO STAGE OF CONSTRUCTION.



Each of our properties come with a 10 year NHBC warranty as standard



# COLEBROOK HOUSE APARTMENT V & X

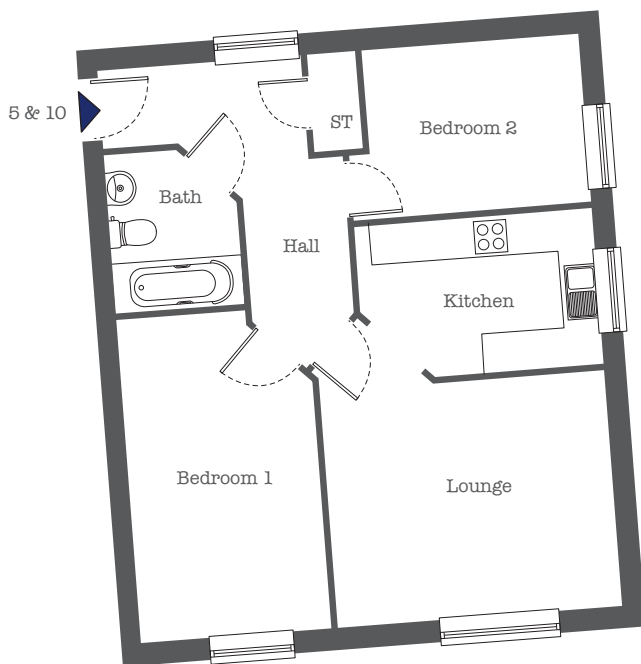
Apartment 5 - Ground Floor  
Apartment 10 - First Floor

Apartments 5 & 10 are both 2 bedroom apartments.  
The properties at Shortlands Lane are of timber frame construction and conform to the latest building control regulations. Each apartment comes complete with fitted carpets and a 10 year NHBC Warranty.

MH  
**MILLWOOD**  
HOMES

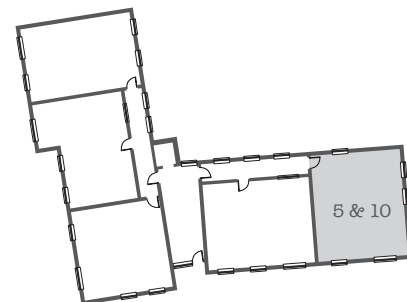


Computer Generated Image



## MEASUREMENTS

Lounge	4705mm x 4650mm	15'5" x 15'3"
Kitchen	3665mm x 2385mm	12'0" x 7'10"
Bathroom	2420mm x 1970mm	7'11" x 6'6"
Bedroom 1	5000mm x 2920mm	16'5" x 9'7"
Bedroom 2	3655mm x 2905mm	12'0" x 9'6"



All measurements given are maximum, for further details please contact our selling agent. The dimensions given are done so in good faith before construction has commenced and are not intended to be used for furniture or appliance space. Purchasers are advised to confirm actual dimensions when the property is nearing completion. \*Subject to stage of construction

## COLEBROOK HOUSE V & X SPECIFICATION

At Millwood Homes we have gained a reputation for choosing locations and building homes that you want to live in. We offer you quality and a choice with a wide range of homes to suit the varied lifestyles of our customers, from a traditional village property to a luxury waterside apartment.

When considering the purchase of a Millwood Home, we will endeavour to provide you with the highest standards of service in construction, sales and aftercare with many of our properties including exclusive design features. Your home is inspected at every stage of it's construction by both our staff and independent bodies. It is this approach that ensures every property is finished to the highest standard possible.

### KITCHEN

- A range of fitted kitchen units\*
- Axiom worktops with matching upstands\*
- Fagor single oven
- Ceramic hob
- Stainless steel hood
- Single stainless steel bowl sink
- A choice of vinyl flooring from our range\*
- Plumbing for washer dryer
- Space for fridge freezer

### BATHROOM

- Modern white bathroom suite
- A choice of wall tiling from our range\*
- A choice of vinyl flooring from our range\*
- Thermostatic bath/shower filler
- Glass bath/shower screen

### HEATING & ELECTRICS

- Audio entry system
- Lift to first floor apartments
- Ample electric socket outlets
- Stylish track lighting to kitchens
- Bathroom light fitting to conform to latest code
- BT point to bedroom 1
- TV & satellite points to the lounge and bedroom 1
- Energy efficient gas boiler

### INTERNAL FINISHES

- Walls painted in a neutral shade of emulsion
- Gloss work finished in white
- Smooth finish to the ceilings
- Energy efficient and secure, white uPVC windows
- A choice of fitted carpets from our chosen range\*

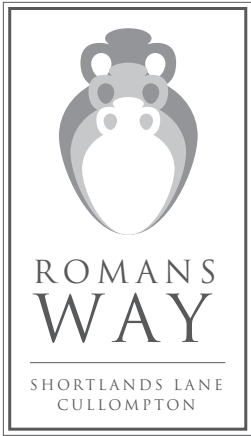
### EXTERNAL

- Communal garden and patio area to the rear
- Brick pavior parking areas
- External bin storage area
- External drying area
- Ground floor apartments have patio doors to lounge
- First floor apartments have patio doors opening to a juliet balcony from the lounge

EACH HOME COMES COMPLETE WITH A CHOICE OF FITTED CARPETS THROUGHOUT AND A CHOICE OF VINYL TO THE KITCHEN & BATHROOM, SUBJECT TO STAGE OF CONSTRUCTION.



Each of our properties come with a 10 year NHBC warranty as standard



# THE KERSWELL

Plots 11 & 12 are both detached, 3 bedroom properties with en-suite to the master bedroom. Each property benefits from allocated parking and large, enclosed rear gardens. The properties at Shortlands Lane are of timber frame construction and conform to the latest building control regulations. Each property comes with a 10 year NHBC Warranty.



## GROUND FLOOR

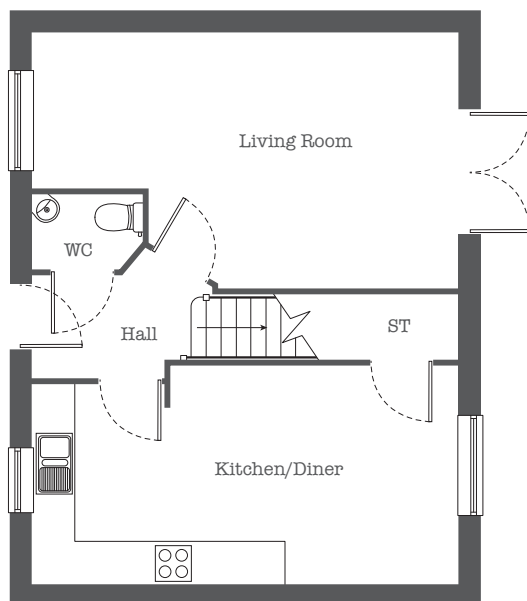
Lounge	6080mm x 3640mm	19'11" x 11'11"
Kitchen/Diner	6080mm x 3110mm	19'11" x 10'2"
Hall		
WC		

## FIRST FLOOR

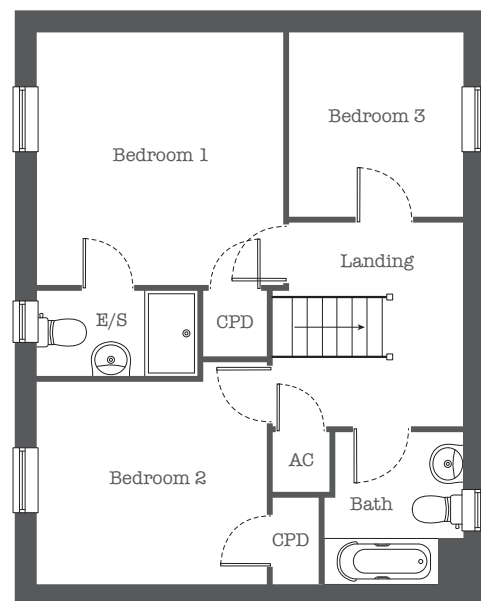
Bedroom 1	3589mm x 3480mm	11'9" x 11'5"
En-suite	2260mm x 1190mm	7'5" x 3'11"
Bedroom 2	3270mm x 2841mm	10'9" x 9'4"
Bedroom 3	2614mm x 2470mm	8'7" x 8'1"
Bathroom	1940mm x 2111mm	6'4" x 6'11"



## GROUND FLOOR



## FIRST FLOOR



All measurements given are maximum, for further details please contact our selling agent. The dimensions given are done so in good faith before construction has commenced and are not intended to be used for furniture or appliance space. Purchasers are advised to confirm actual dimensions when the property is nearing completion. \*Subject to stage of construction

## THE KERSWELL - PLOTS XI & XII SPECIFICATION

At Millwood Homes we have gained a reputation for choosing locations and building homes that you want to live in. We offer you quality and a choice with a wide range of homes to suit the varied lifestyles of our customers, from a traditional village property to a luxury waterside apartment.

When considering the purchase of a Millwood Home, we will endeavour to provide you with the highest standards of service in construction, sales and aftercare with many of our properties including exclusive design features. Your home is inspected at every stage of it's construction by both our staff and independent bodies. It is this approach that ensures every property is finished to the highest standard possible.

### KITCHEN

- A range of fitted kitchen units\*
- Axiom worktops with matching upstands\*
- Fagor single oven
- Ceramic hob
- 60cm stainless steel extractor hood
- Single stainless steel bowl sink
- A choice of vinyl flooring from our range\*
- Plumbing for washer dryer
- Plumbing for dishwasher
- Space for fridge freezer

### BATHROOM & EN-SUITE

- Modern white bathroom suite
- A choice of wall tiling from our range\*
- A choice of vinyl flooring from our range\*
- Chrome mixer taps
- Electric shower to en-suite

### HEATING & ELECTRICS

- Ample electric socket outlets
- Stylish track lighting to kitchens
- Bathroom & en-suite light to conform to latest code
- BT point to bedroom 1
- TV & satellite points to the lounge and bedroom 1
- Energy efficient gas boiler

### INTERNAL FINISHES

- Walls painted in a neutral shade of emulsion
- Gloss work finished in white
- Smooth finish to the ceilings
- Energy efficient and secure, white uPVC windows

### EXTERNAL

- Front & rear gardens with patio area to the rear
- Brick pavior driveways and parking area

EACH HOME COMES COMPLETE WITH A CHOICE OF VINYL TO THE KITCHEN, BATHROOM & EN-SUITE, SUBJECT TO STAGE OF CONSTRUCTION.



Each of our properties come with a 10 year NHBC warranty as standard



# SITE PLAN



The site plan is for identification purposes only and is not to scale. All prospective purchasers should note that the site plan is solely intended for your guidance and assistance. Nothing contained herein should be a statement of fact or representation of warranty. The site plan should not be relied upon in any way.

# LOCATION & DIRECTIONS

Leave the M5 at junction 28 and travel along Station Road (B3181) to Cullompton which is signposted on the roundabout. At the first set of traffic lights turn left onto the High Street and take the second turning on your right into Tiverton Road. Travel up Tiverton Road and take the first turning on your left into Shortlands Lane. Follow the road for 200 yards and Romans Way can be found on your left hand side. The site can be easily identified by the yellow AA signage and site signage located at the entrance.

