



CREST HEIGHTS

PORTISHEAD

A stylish development of just nine 3 and 4 bedroom contemporary homes



STRONGVOX
HOMES



View over the Bristol Channel from Plot 1




CREST HEIGHTS
PORTISHEAD

by



"I am very excited about our first development in Portishead, as soon as I set foot on the site I knew Strongvox Homes had to buy it! We always work hard looking at the detail to make sure that the design and specification of our houses sets us apart from the competition and I am confident that this will be a project we can be very proud of."

Toby Ballard

MANAGING DIRECTOR, STRONGVOX HOMES

With great pride, and after a great deal of care and consideration, Strongvox Homes are delighted to be unveiling Crest Heights, their debut development in Portishead. It consists of only 9 unique split level homes, combining spacious accommodation, high specification and views across the Bristol Channel – all adding up to a wonderful place to call home!

Crest Heights has been a labour of love for Strongvox Homes, an unusual but rewarding project. The project was 75% build complete when acquired by Strongvox Homes, the previous owner being a victim of the recession in 2009. Inspired by the potential, and coupled with the fast-paced market in Portishead, Strongvox Homes were excited by the challenge and keen to complete this landmark development to what has become this iconic feature today. Groundbreaking architecture and stunning position culminate in this most stylish development on Hillcrest Road.

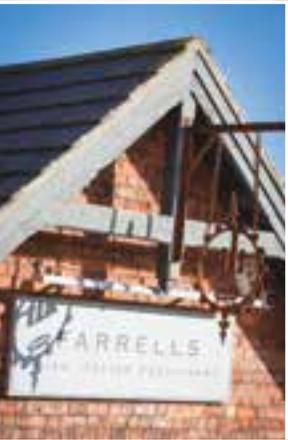
Experience is less without imagination

At Strongvox Homes we work hard to offer you something special. Personal, secure and privately owned, our ethos is to build individual homes and communities throughout the West Country in which people will enjoy living for many years to come.

The company is built on firm foundations, all directors have had extensive experience working for other developers around the country before coming together to create our business. All Strongvox homes are carefully and beautifully designed to a high specification, with the emphasis on making each house individual and in harmony with their surroundings.

Since 2004 we have built approximately 700 homes across 20 sites. An average of less than 40 homes per site means we can keep an eye on the detail for every house we build – and that's important to us.





PORTISHEAD town and country.

Portishead is a small vibrant coastal town situated beside the Severn estuary in Somerset. During the last few years it has become an increasingly desirable place to live, claiming to be one of the fastest growing towns in Europe. With an abundance on offer it's easy to see why.

Community spirit is evident - annually hosting Portishead Carnival, Portishead In Bloom & The Victorian Evening. The town is also home to many independent shops in the lovely Victorian High Street, in addition to several good supermarkets including Waitrose. The famous marina is in the final stages of extensive redevelopment from its original harbour; with a range of luxury apartments, bars and restaurants it adds a modern day colour and excitement.

The wonderful highly acclaimed Lake Grounds is a local joy. It's popular history began back in the nineteenth century with the rise of Portishead as a seaside resort. Today it offers a range of activities





such as cricket, football, tennis, putting and boating. As well as being a lovely area for picnicking and walking, affording far reaching views of the Bristol Channel - the Lake Grounds are social hub for people of all ages.

In addition, Portishead boasts a range of leisure facilities most notably the 50 year old Lido, known as a local gem, an indoor heated swimming pool, health centres and many restaurants and pubs to suit all pockets located throughout the town.

The area is also widely renowned for the level of education it offers with numerous primary schools and Gordano Secondary School all being highly regarded whilst Independent Schools can be easily located within Bristol and the surrounding areas.

Beyond Portishead it's a short hop to Clifton and the highly extolled Bristol shopping and heritage, with nearby National Trust sites in abundance such as Clevedon Court and Tyntesfield Abbey.

The M5 motorway network is accessible via Junction 19, allowing easy access to both North and South; placing Portishead at the heart of easy commuting links for places such as Devon, Cardiff, London, The Cotswolds and Birmingham. Bristol International Airport and Bristol Parkway Railway Station are both short drives away.

If you enjoy the quality things in life, we believe our inaugural development here at Crest Heights in Portishead offers the finest opportunity to experience style and imagination at home and a quite stunning location immediately outside and beyond.





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Computer generated image, details may vary. Correct at time of going to press.

The Lundy

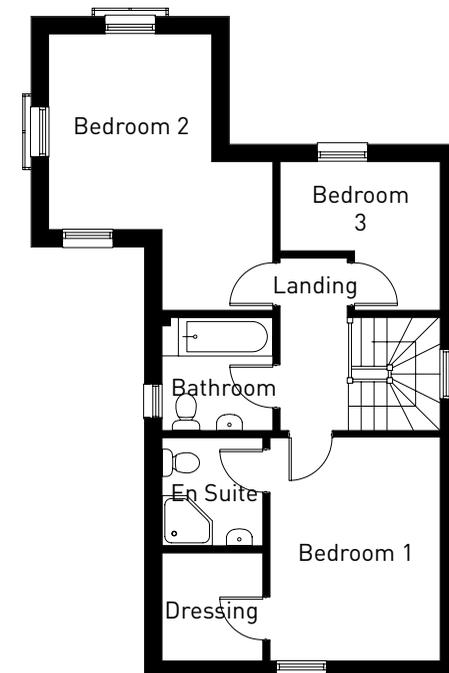
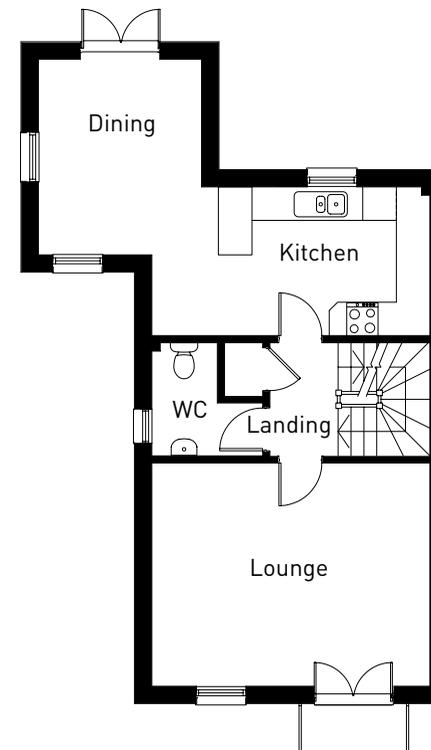
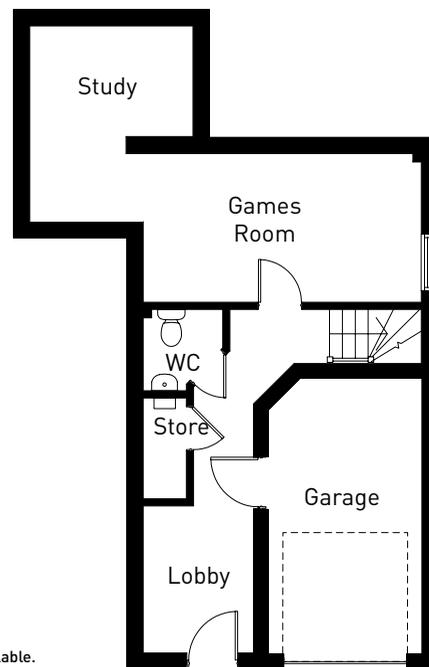
Plot 1

3 bedroom detached house

The Lundy is a three bedroom detached house benefitting from a high specification and delightful accommodation over three floors. The ground floor boasts an integral garage, a study/games room and a WC. To the first floor is an open plan kitchen/dining room with French doors opening onto the rear garden, a spacious living room with French doors opening onto a balcony, with views over the Bristol Channel and a WC. The top floor benefits from master bedroom with en-suite and dressing room, two further bedrooms and a family bathroom.



The Lundy Room Dimensions	Millimetres	Feet/inches
Lounge	5003 x 3987	16'5" x 13'1"
Kitchen	4935 x 2667	16'3" x 8'9"
Dining	3454 x 2884	11'4" x 9'6"
Study	3479 x 2971	11'5" x 9'9"
Games Room	4953 x 2667	16'3" x 8'9"
Bedroom 1	4013 x 3022	13'2" x 9'11"
Dressing	2108 x 1651	6'5" x 5'11"
Bedroom 2	5060 x 3900	16'7" x 12'9"
Bedroom 3	2850 x 2160	9'4" x 7'1"



Please note: other floor plans and elevations for each property are available.

As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same.

External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.

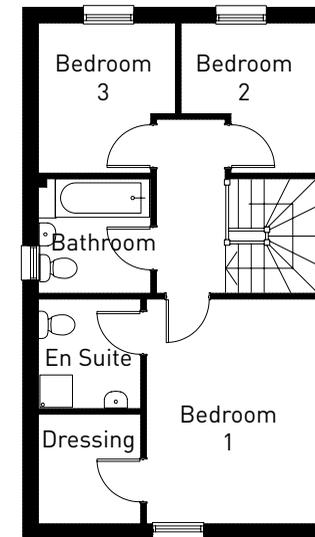
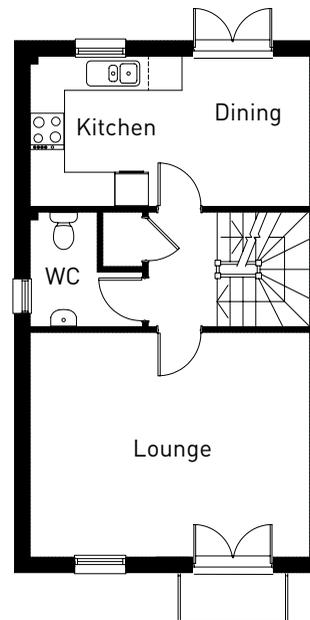
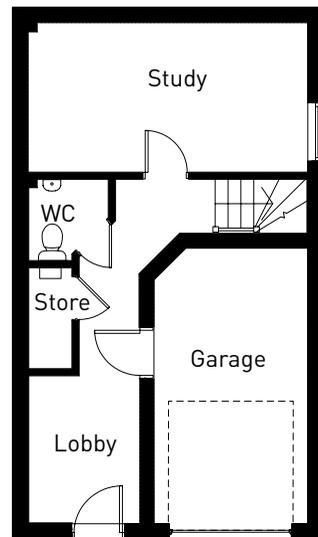
The Caldey

Plots 2, 3, 4

3 bedroom house

The Caldey is a three bedroom detached house benefitting from a high specification and delightful accommodation over three floors. The ground floor boasts integral garage, a study/secondary lounge and a WC. To the first floor is an open plan kitchen/dining room with French doors opening onto the rear garden, a spacious living room with French doors opening onto a balcony, with views over the Bristol Channel and a WC. The top floor benefits from master bedroom with en-suite and dressing room, two further bedrooms and a family bathroom.

The Caldey Room Dimensions	Millimetres	Feet/inches
Lounge	5003 x 3987	16'5" x 13'1"
Kitchen/Dining	4935 x 2667	16'3" x 8'9"
Study	4953 x 2667	16'3" x 8'9"
Bedroom 1	4013 x 3022	13'2" x 9'11"
Dressing	2108 x 1651	6'5" x 5'11"
Bedroom 2	2641 x 2387	8'8" x 7'10"
Bedroom 3	2641 x 2387	8'8" x 7'10"



Please note: other floor plans and elevations for each property are available.

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The Birnbeck

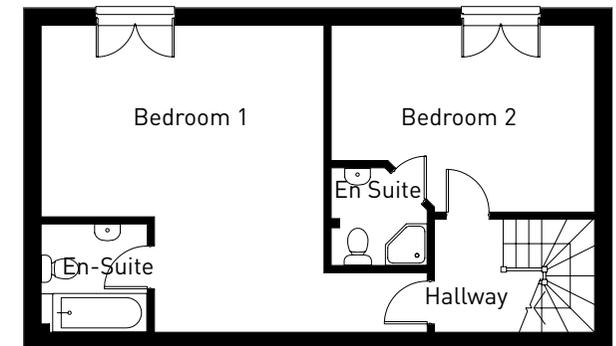
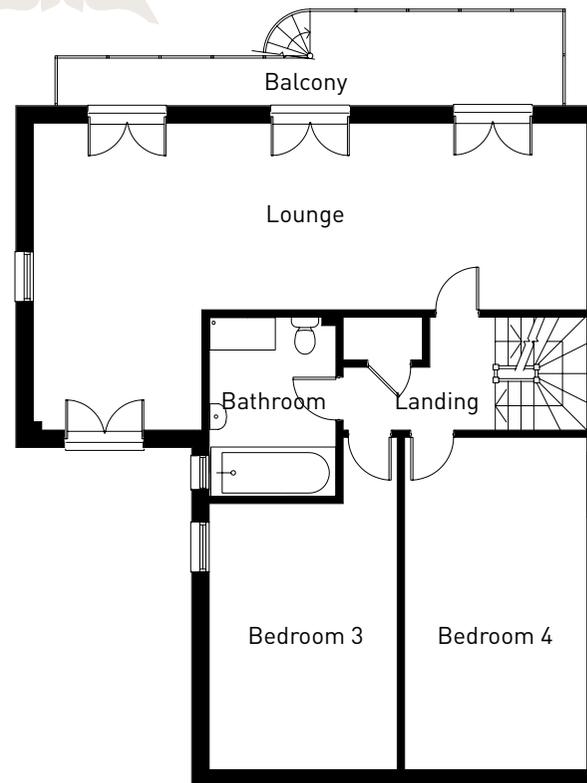
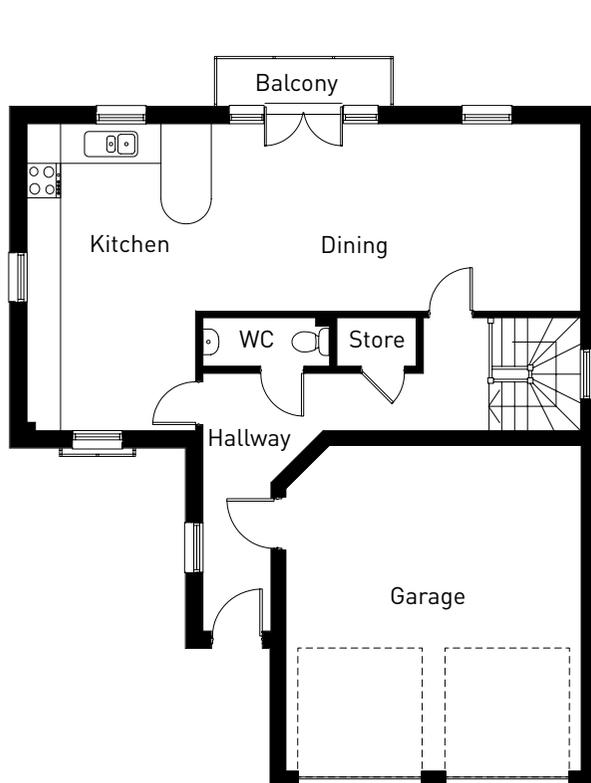
Plots 5 - 9

4 bedroom detached house

The Birnbeck is a four bedroom detached house benefitting from a high specification and delightful accommodation arranged over three floors. The upper floor boasts a 32' stunning kitchen/breakfast/family room, with balcony, WC and integral double garage. The middle floor consists of a spacious lounge with large decked balcony, two bedrooms and family bathroom. The lower floor benefits from master bedroom and en-suite and a further bedroom with en-suite.



The Birnbeck		
Room	Dimensions	
Kitchen / Dining	10000 x 5435	32'0" x 17'10"
Lounge	10000 x 5435	32'0" x 17'10"
Bedroom 1	5460 x 5054	17'11" x 17'7"
Bedroom 2	4622 x 3302	15'2" x 10'10"
Bedroom 3	4770 x 3240	15'6" x 10'6"
Bedroom 4	5920 x 3220	19'4" x 10'5"



Please note: other floor plans and elevations for each property are available.

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Specification

Three bedroom home

Kitchen

- Fully fitted kitchen with wall and floor cupboards
- Profile worktop with matching up-stands
- Stainless steel Smeg double oven, 4 burner gas hob and hood extractor fan
- A stainless steel splash back is provided to the area behind the hob
- Stainless steel 1.5 bowl sink with a chrome tap
- Integrated fridge freezer & dishwasher
- Plumbing for washing machine in utility store
- White down lighters to kitchen area

Bathroom, En-suite and Cloakroom

- The bathroom, en-suite and cloakroom are equipped with contemporary Duravit sanitary ware in white with stylish Vado Taps
- The shower within the en-suite includes a concealed thermostatic shower valve with a low profile resin stone shower tray, full height tiling and a glass cubicle
- Half height tiling by Porcelanosa to the bathroom and en-suite
- Under floor heating in bathroom & en-suite
- Chrome heated towel rail to family bathroom & en suite
- Recessed white down lighters to the WC, bathrooms and en-suites

Decoration and Internal Finish

- Each home features a smooth emulsion finish to the walls and ceilings
- Four panel internal doors
- All homes feature smooth finish steel front doors with multi point locking system
- Dressing room with shelf & rail

Electrical Installation

- BT points are fitted to the lounge and bed 1
- TV points are fitted to the lounge, kitchen and bed 1 and bed 2 with wiring to communal satellite & digital terrestrial

TV system

- Hard-wired alarm system
- A mains operated smoke alarm with battery backup is fitted to the hallway
- External recessed down light or coach light fitted to the front
- Electric Garage Door

Energy Efficiency, Heating and Insulation

- Gas fired central heating with thermostatically controlled radiators
- Double glazed uPVC windows provided throughout
- Cavity wall and loft insulation installed to LABC standards
- Energy performance certificates are provided for each home

External Finishes

- An external tap will be provided to the rear
- Front gardens will be landscaped with the rear gardens being turfed

BLP Insurance

- 10 year structural warranty



Four bedroom home

Kitchen

- Fully fitted kitchen with wall and floor cupboards
- Composite Worktops, with up stands and splash back behind hob
- Stainless steel single 'smeg' oven, combination microwave oven and warming drawer, 5 burner gas hob and hood extractor fan
- Stainless steel under mounted 1.5 bowl sink with a chrome tap
- Integrated fridge freezer & dishwasher
- Plumbing for washing machine in garage – with base unit & worktop
- White down lighters to kitchen area

Bathroom, En-suite and Cloakroom

- The bathroom, en-suite and cloakroom are equipped with contemporary Duravit sanitary ware in white with stylish Vado Taps
- The shower within the en-suite includes a concealed thermostatic shower valve with a low profile resin stone shower tray, full height tiling and a glass cubicle
- Half height tiling by Porcelanosa to the bathroom and en suite
- Under floor heating in bathroom & en-suite
- Chrome heated towel rail to family bathroom & en suite
- Recessed white down lighters to the WC, bathrooms and en-suites
- Shaver socket fitted in bathroom and en-suites.
- Under floor heating in bathroom & en-suite

Decoration and Internal Finish

- Each home features a smooth emulsion finish to the walls and ceilings
- Four panel internal doors - gloss white

- All homes feature smooth finish steel front doors with multi point locking system
- Built in wardrobes to beds 1 & 2

Electrical Installation

- BT points are fitted to the lounge and bed 1 and bed 2
- TV points are fitted to the lounge, kitchen and bed 1 and bed 2 with wiring to communal satellite & digital terrestrial TV system
- Hard-wired alarm system
- A mains operated smoke alarm with battery backup is fitted to the hallway
- External recessed down light or coach light fitted to the front
- Electric garage doors

Energy Efficiency, Heating and Insulation

- Gas fired central heating with thermostatically controlled radiators
- Double glazed uPVC windows provided throughout
- Cavity wall and loft insulation installed to LABC standards
- Energy performance certificates are provided for each home

External Finishes

- Outside tap
- Front gardens will be landscaped with the rear gardens will be landscaped

BLP Insurance

- 10 year structural warranty



Our Customer Charter

At Strongvox, we are 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.

We will provide you with full details and clear information about your chosen home:

We will provide trained and knowledgeable staff to assist you in the buying process

•

We will be available to answer any questions you may have and will provide you with any relevant contact details

•

We will assist you during the selection of Standard Choices and Optional Extras for your new home

•

We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in

•

We will keep you fully informed about the completion and occupation of your new home

We will provide you with Health & Safety advice to minimize the risk of danger during construction and in the use of your new home after you have moved in

•

We will provide you with reliable information about the Buildmark Cover, and any other cover which you may benefit from

•

We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies

•

We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments

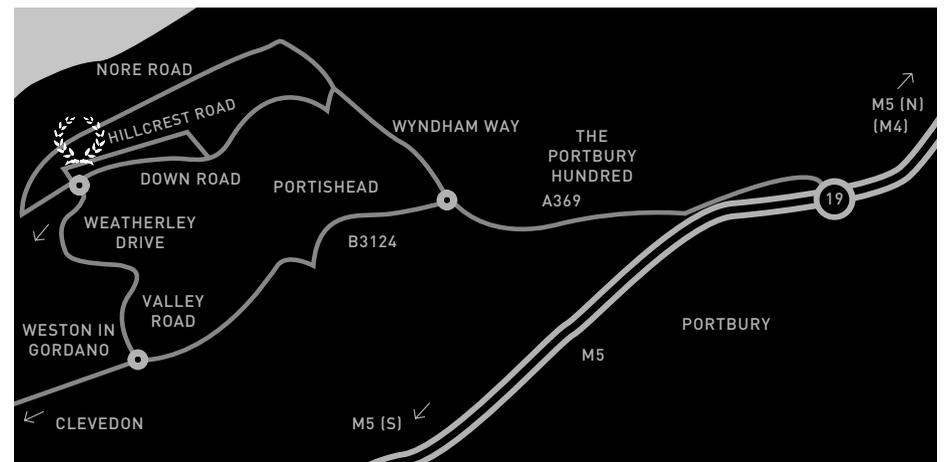
We will also comply with the requirements of the Consumer Code for Home Builders which is displayed in our Sales Offices. A copy of the Code is also on our website www.strongvox.co.uk Please ask our Sales Advisor if you require a printed hard copy. Full details of our service will be provided to you when you reserve your new Strongvox home.

Protecting Our Purchaser

Each of our homes is independently surveyed during the course of construction by BLP insurance, who will issue their 10 year warranty certificate upon structural completion of the property. Further to this Strongvox Homes offer a high level of customer care, including a two year warranty on internal fixtures and fittings.



Find us at Crest Heights



Directions from M5 Junction 19

Exit the M5 at Junction 19, at the roundabout take the 1st exit A369, signposted Portishead. Continue along this road towards the town centre, passing over 2 roundabouts. At the next roundabout turn left onto Nore Road. Continue with the water on your right, past the Windmill Inn pub. After approx 1.2 miles turn left onto Hillcrest Road. Proceed along this road and Crest Heights can be found on your left hand side.

For Sat Nav: use BS20 8HN





CREST HEIGHTS

PORTISHEAD

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Any distances referred to are given as a guide only and are not precise. The information in these particulars does not constitute any part of a contract or warranty.