



Empress Gardens

TIVERTON



THE
ARTISAN
COLLECTION

Bellway



A central location, close to the beauty of nature

Amenities, transport connections, attractions all on your doorstep

Empress Gardens is a collection of superb 2, 3, and 4-bedroom homes and 1 and 2-bedroom apartments. These beautiful homes will be an ideal choice for a range of buyers – including families and first-time buyers – with the development benefitting from close proximity to natural spaces and more central locations. Residents will enjoy nearby attractions in Devon and

central Exeter as well as a selection of local amenities being situated nearby.

Empress Gardens is ideally located for drivers with excellent routes nearby and easy access to several major roads. Residents will find the A361 is just a three minute drive away whilst the M5 is just seven-and-a-half miles away.

Choose a fine quality of life in Tiverton

A picturesque town bustling with shopping, amenities and entertainment

For those residents looking to utilise public transport, Empress Gardens is around a 15-minute drive away from Tiverton Parkway railway station, with connections to popular destinations across the UK. Notably, trips to Exeter take just 30 minutes and journeys to Torquay take around one hour from the station. Local travel is highly accessible due to nearby bus services. The closest stop will be just half a mile away from the planned development.

For international travel, Exeter Airport is 23 miles away.

Locally, central Tiverton provides residents with a variety of shopping options and is just a short 10-minute walk away from Empress Gardens. The picturesque town has four shopping quarters filled with independent, high-street and grocery stores along with several popular eateries. Michelin-star restaurant Spelt is 13 minutes' drive away from the development, in the neighbouring town of Bampton.

For city centre shopping and dining, Exeter is just over 30 minutes away when driving. Boasting a bustling shopping scene, the city is home to the award-winning Princesshay shopping centre, which is located in the heart of the city.

Empress Gardens is under 10 minutes' drive away from superb entertainment options, including the Exe Valley Leisure Centre. This popular fitness space benefits from several indoor facilities including fitness classes, a swimming pool, a tennis court, and a floodlit turf area. The local area is

known for its fascinating heritage, with Tiverton Castle having stood for around 1,000 years.

Exeter city centre is around 15 miles away, offering exceptional cultural opportunities including museums, art galleries, and libraries. One of Exeter's most loved heritage attractions, the world-class Royal Albert Memorial Museum and Art Gallery, holds over one million artefacts.

There are several natural points of interest around an hour away from the development. Sought-after attraction Buckfast Butterfly Farm features otters and butterfly species, while The East Devon Area of Outstanding Natural Beauty is home to some of the country's finest landscapes. There are also many picturesque beaches along the coastline.

Empress Gardens offers a host of nearby education facilities for all ages nearby. For older pupils, the popular Petroc College has a variety of courses and is just over half a mile away. Secondary schools in the area include Tiverton High School, which will take around 15 minutes on foot, and the independent Blundell's School. Nearby primary schools will include Two Moors Primary School and Castle Primary School, both of which are a short three-minute drive away from the upcoming development.

Higher education options include the prestigious University of Exeter, just a 30-minute drive away.

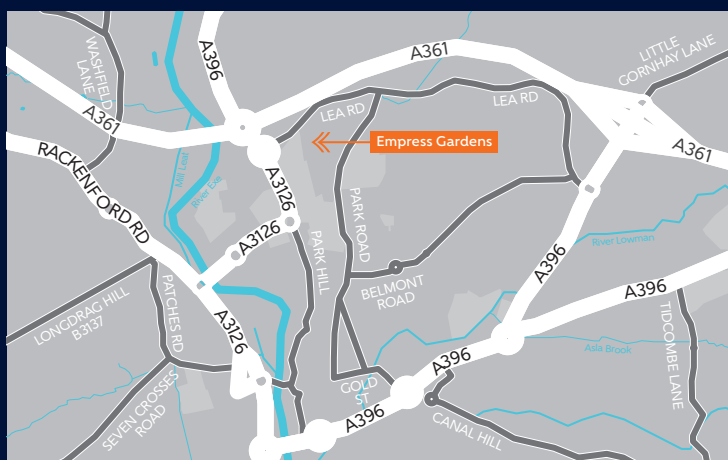


Lea Road
Tiverton
Devon EX16 6BB

Telephone: 01884 510 038
bellway.co.uk

[///trying.lake.couch](http://trying.lake.couch)

what3words provides exact locations
so you know exactly where to find
our development.



Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

