

# Orchard Grove

Comeytrove





# Orchard Grove

Comeytrowe

A taste of local life

[bovishomes.co.uk](http://bovishomes.co.uk)

**Bovis  
Homes** 



## Welcome to Orchard Grove

This exciting new development in Comeytrove is in the rolling Somerset countryside, just a few minutes' drive from the bustling, county town of Taunton and within easy reach of Junction 25 of the M5 motorway.

It's a little over 2 miles to Taunton where you'll find a choice of supermarkets, plus an array of town centre shops, restaurants, tea rooms and cafes.

There's plenty to entertain you with two theatres, a cinema, leisure facilities, sports clubs and the popular Taunton Racecourse and Somerset County Cricket Ground.

The beautiful Quantock Hills and Blackdown Hills, Areas of Outstanding Natural Beauty, are both less than 10 miles away, and the scenic North Somerset coast is half an hour's drive.

Orchard Grove is just off the A38 at Comeytrove, about 4 miles from the pretty market town of Wellington and approximately 3 miles from Junction 26 of the M5.

Regular train services also run from Taunton Railway Station to London Paddington, Exeter and Bristol.

Our range of 3 and 4 bedroom homes are designed to embrace contemporary living with popular features such as open-plan living, stylish fitted kitchens, bi-fold doors and master bedrooms with en suite.

So if you're looking for a quality new home in this sought after location your search ends here!



# The perfect position

## Education for everyone

There are a number of primary schools within less than 3 miles of Orchard Grove including Trull Church of England Primary; Bishop Henderson Church of England Primary and Parkfield Primary. Taunton also has several secondary schools, the nearest being The Castle School and Bishop's Fox Community School, both taking students aged 11 to

16. For higher education, apprenticeships and business learning, Bridgwater and Taunton College is only 2 miles. The town is also to a number of independent schools, including Taunton School, King's Hall School, Queen's College, King's College and Wellington School, catering for all ages.


**The Castle School**  
1.9 miles | 7 mins drive




**Sheppy's Cider Farm**  
1.2 miles | 23 mins walk



**College Way Surgery**  
2.3 miles | 7 mins drive




**The Brewhouse Theatre**  
3.3 miles | 11 mins walk



**Wellington Sports Centre**  
4.8 miles | 12 mins drive



**Vivary Park**  
2.6 miles | 7 mins drive



**Bishop Henderson Church of England Primary School**  
2.4 miles | 7 mins drive



**Rumwell Farm Shop and Restaurant**  
0.3 mile | 6 mins walk



Orchard Grove



# A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested over **£2.3 million** in local schemes to support the community surrounding your new home in Orchard Grove.

“Bovis Homes have invested more than **£2.3 million** towards community schemes”

These schemes include:

Sports and leisure



Public art



Waste management



Improved public transport services



Libraries



Public open space improvement



Primary schools



Cycle routes



# Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Pick up a **Select** brochure sales consultant today to find an extensive list of items available, including:

- A selection of kitchen packages including integrated appliances
- Flooring
- Upgraded tiling and many more!

The choice is yours - with **Select**.



## Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

### Smooth Move

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

### Home Exchange

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Bovis Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs', you avoid estate agents fees, and there are no price renegotiations late in the day!

### Key Worker

Helping essential key workers get on the housing ladder with assistance from Bovis Homes and access to purchase assistance schemes requiring as little as a 5% deposit.

### Armed Forces

**TRINITY**

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.

# A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



## Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

# Orchard Grove

Wellington Road, Comeytrove,  
Taunton TA4 1EL  
01823 711 204

## From J25 M5

- Follow A358 and A3038 to Wood Street / A3807 in Taunton
- Turn right onto A38 / Wellington Road
- Go through 1 roundabout
- Arrive at Comeytrove and Bovis Homes will be on your right hand side.



When you have finished with this leaflet please recycle it.

Cover photograph of Taunton. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Vistry Devon South West region  
Heron Road, Sowton Industrial Estate, Exeter, EX2 7LL. Telephone: 01392 344 700

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**Bovis  
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# Orchard Grove

Comeytrove



## 3 bedroom homes

- The Rowan
- The Cypress
- The Beech

## 4 bedroom homes

- The Somerton
- The Aspen

## Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes
- v visitor space

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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# The Rowan

3 bedroom home

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# The Rowan

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.49 x 5.19	18' 0" x 17' 0"

### First floor

Bedroom 1	3.68 x 3.57	12' 1" x 11' 9"
Bedroom 2	2.97 x 2.44	9' 9" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

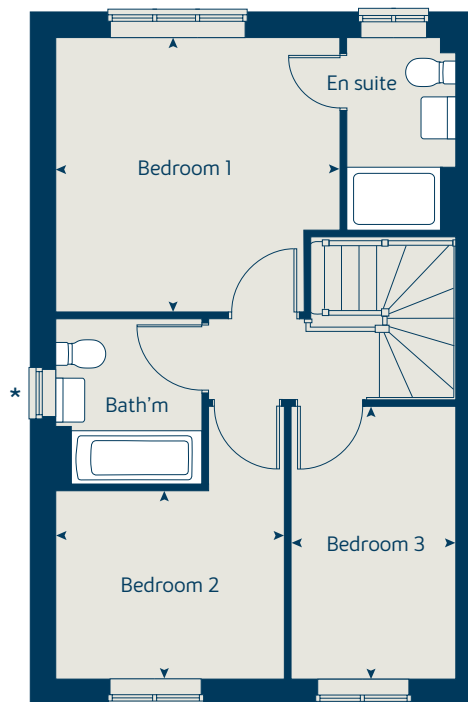
### The Rowan | X306 02 Orchard Grove |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

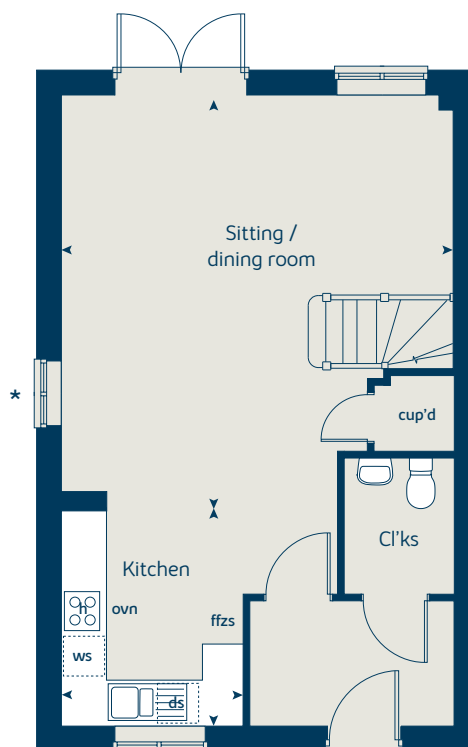
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

\* Windows apply to selected plots only.  
Please see sales consultant for further details.

### First floor



### Ground floor



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# The Cypress

3 bedroom home

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# The Cypress

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.33 x 3.40	14' 2" x 11' 1"

### First floor

Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.83	10' 9" x 9' 3"
Bedroom 3	3.52 x 2.16	11' 7" x 7' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Cypress | X308 (IF) 02 Orchard Grove |

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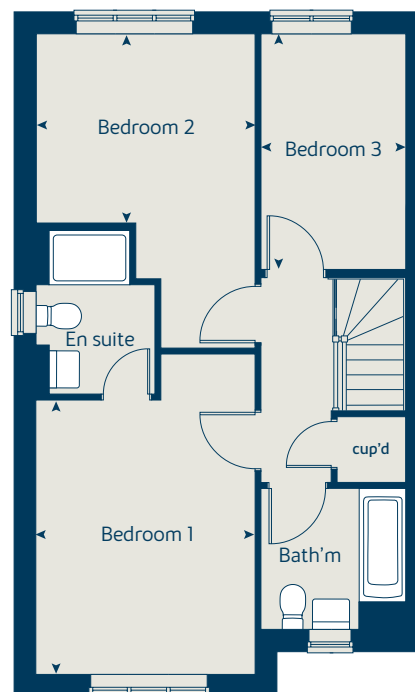
- ① Alternative ground floor side elevations apply to selected plots only. Please see sales consultant for further details.

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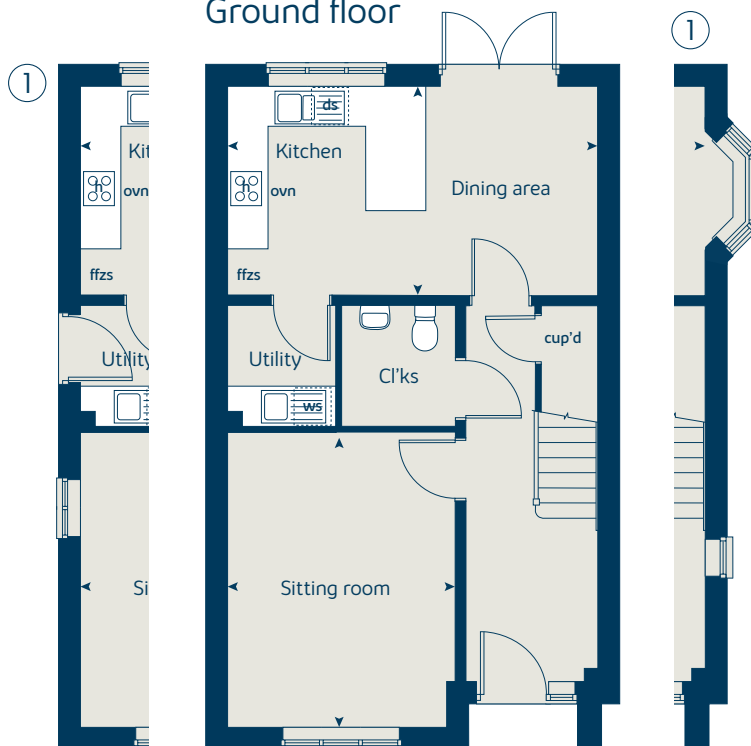
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### First floor



### Ground floor





# The Beech

3 bedroom home

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# The Beech

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 7" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.02	11' 11" x 9' 11"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Beech | X309 02 Orchard Grove |

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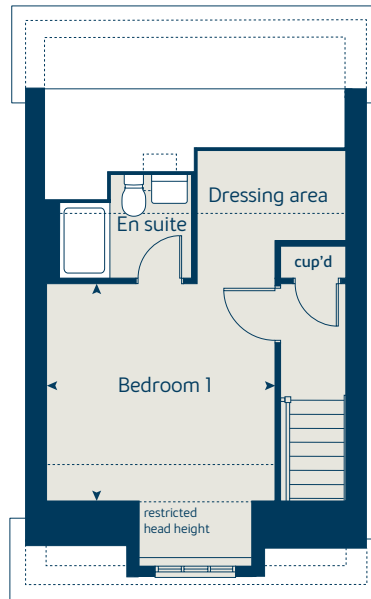
- ① Alternative ground floor side elevation applies to selected plots only. Please see sales consultant for further details.

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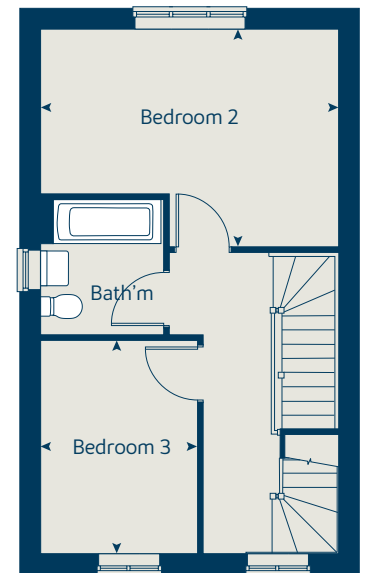
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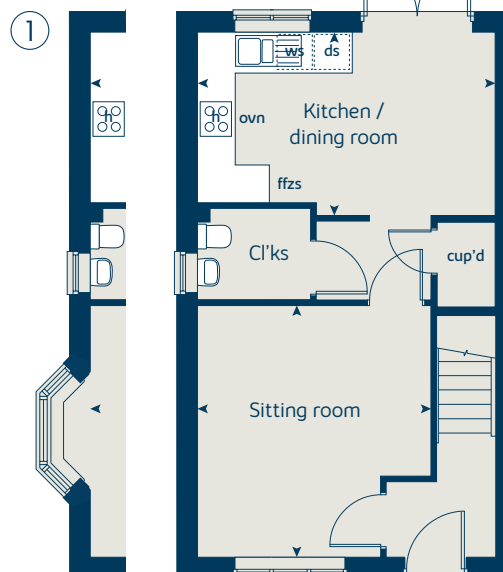
### Second floor



### First floor



### Ground floor





# The Somerton

4 bedroom home

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# The Somerton

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.05 x 3.05	13' 3" x 10' 0"
Dining / family area	4.60 x 2.83	15' 1" x 9' 3"
Sitting room	4.98 x 3.41	16' 4" x 11' 2"
Study	3.41 x 1.81	11' 2" x 5' 11"

### First floor

Bedroom 1	3.24 x 2.98	10' 7" x 9' 8"
Bedroom 2	3.44 x 3.37	11' 3" x 11' 1"
Bedroom 3	3.42 x 2.31	11' 3" x 7' 7"
Bedroom 4	3.21 x 2.35	10' 6" x 7' 9"

ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

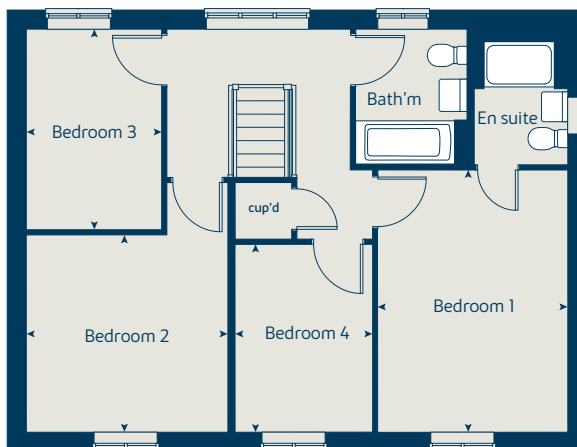
### The Somerton | X413v Orchard Grove |

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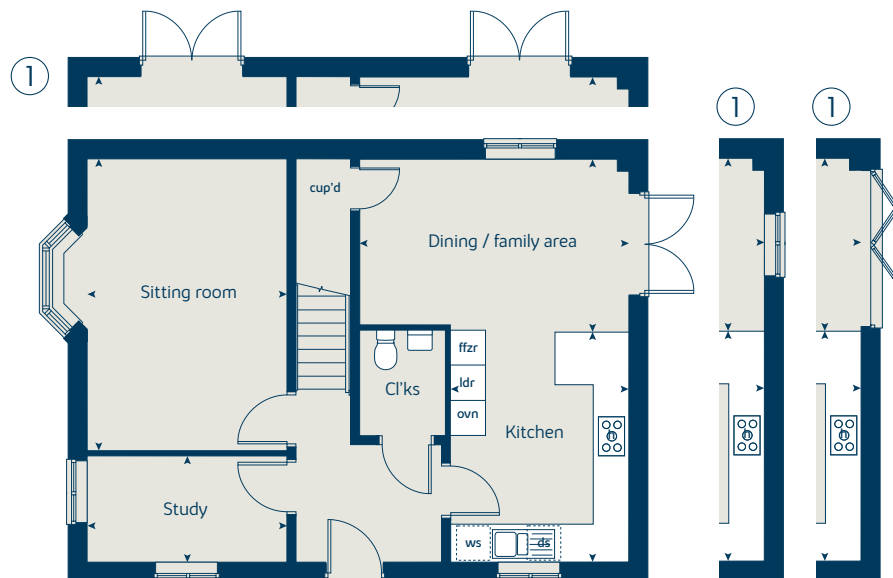
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### First floor



### Ground floor



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# The Aspen

4 bedroom home

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# The Aspen

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 1"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

### First floor

Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

ovn	oven	ldr	larder
h	hob	ffzr	fridge freezer
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

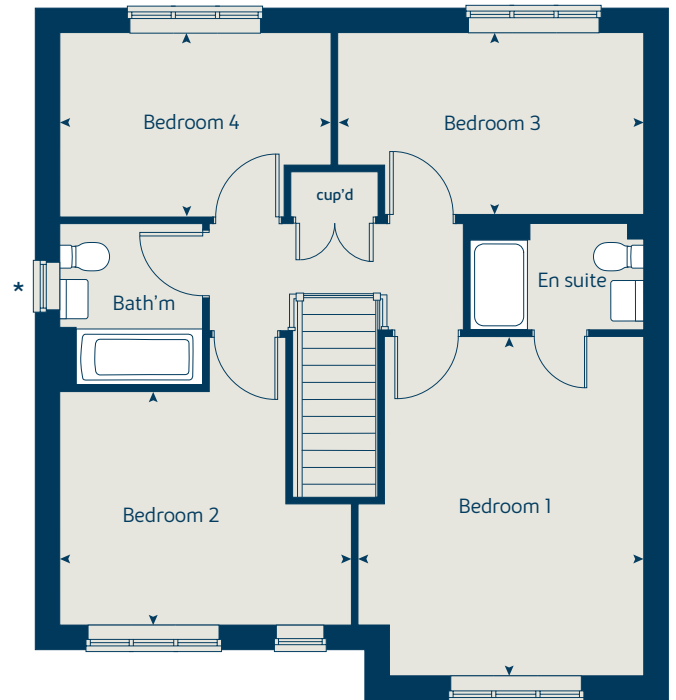
### The Aspen | X414 (IF) 02 Orchard Grove |

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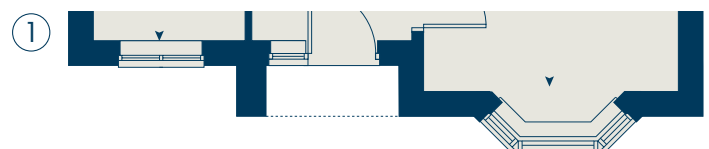
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### First floor



### Ground floor



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# Orchard Grove

Comeytrove

Specification

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**Bovis  
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# Orchard Grove

## Comeytrowe

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



### Kitchen

3 bedroom  
The Rowan  
The Cypress  
The Beech  
4 bedroom  
The Somerton  
The Aspen

	3 bedroom The Rowan The Cypress The Beech	4 bedroom The Somerton The Aspen
Choice of Standard fitted kitchen (doors & worktops)*	■ ■ ■	■ ■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■ ■ ■	■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility	■	
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■ ■ ■	
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood		■ ■
Pendant light fitting	■ ■ ■	■ ■
Pre-wired for under-unit lighting option	■ ■ ■	■ ■
Fridge / freezer space	■ ■ ■	
Indesit Integrated 50 / 50 fridge freezer		■ ■
Space for integrated dishwasher with plumbing and electrics	■ ■ ■	■ ■
Space for washing machine with plumbing and electrics in kitchen	■ ■ ■	■ ■
Space for washing machine with plumbing and electrics in utility	■	■

### Bathrooms and en suite(s)

	3 bedroom The Rowan The Cypress The Beech	4 bedroom The Somerton The Aspen
Contemporary white sanitaryware suite	■ ■ ■	■ ■
Ideal Standard close coupled WC to cloakroom	■ ■ ■	■ ■
Handheld hair wash attachment	■ ■ ■	■ ■
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite	■ ■ ■	■ ■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■ ■ ■	■ ■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■ ■ ■	■ ■
Chrome towel warmer in bathroom and en suite(s)		■ ■
Water waste heat recovery system	■ ■ ■	■ ■

### Doors and Windows

3 bedroom  
The Rowan  
The Cypress  
The Beech  
4 bedroom  
The Somerton  
The Aspen

	3 bedroom The Rowan The Cypress The Beech	4 bedroom The Somerton The Aspen
Front door with multi-point security locking system and security chain	■ ■ ■	■ ■
Chrome plated front door numerals	■ ■ ■	■ ■
PVCu double glazing to windows	■ ■ ■	■ ■
Double glazed PVCu French doors	■ ■ ■	■
Powder coated aluminium double glazed bi-fold doors		■
Internal cottage style pre-primed doors with brass satin finish handles	■ ■ ■	■ ■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■ ■ ■	■ ■

### General

	3 bedroom The Rowan The Cypress The Beech	4 bedroom The Somerton The Aspen
PV solar panels	■ ■ ■	■ ■
White painted walls and smooth white ceilings	■ ■ ■	■ ■
Combined usb / double sockets in kitchen and bedroom 1	■ ■ ■	■ ■
Multi-media point in living room	■ ■ ■	■ ■
TV point to bedroom 1 and family room (where applicable)	■ ■ ■	■ ■
Master telephone socket to sitting room and study (where applicable)	■ ■ ■	■ ■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■ ■ ■	■ ■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■ ■ ■	■ ■
External light fitted to front porch and wiring for external light to rear door	■ ■ ■	■ ■
Mains wired smoke detectors with battery back-up	■ ■ ■	■ ■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■ ■ ■	■ ■
Power and lighting to 'on plot' garage (where applicable)	■ ■ ■	■ ■
Enclosed fenced rear garden, and garden gate (where applicable)	■ ■ ■	■ ■
Landscaped front gardens	■ ■ ■	■ ■
NHBC Buildmark cover	■ ■ ■	■ ■
First two years' customer service support from Bovis Homes	■ ■ ■	■ ■

■ Fitted as standard - included in the property  
\* Subject to stage of construction

## So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Bovis Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Bovis Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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