

Monument View

Wellington





Monument View

Wellington

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to Monument View

This attractive new development is on the edge of the ancient market town of Wellington in Somerset and close to the Blackdown Hills Area of Outstanding Natural Beauty.



This bustling community has shops, supermarkets, school and health facilities as well as an array of sports and leisure activities. Junction 26 of the M5 is within easy reach and it's only seven miles to the county town of Taunton which has rail links to London Paddington and Bristol.

Choose from our stunning range of 3, 4 and 5 bedroom homes with contemporary designs to suit today's busy lifestyles. So if you're looking for a quality new home in beautiful Somerset, your search ends here!

Getting around

Monument View is just off the A38 and only 1.5 miles from the town centre. The A38 is your main route to Taunton, 7 miles away and to Tiverton Parkway Railway Station, 9 miles. The M5 north and southbound is reached via Junction 26, 3 miles away and the historic city of Exeter and the beautiful North Devon coast are less than 90 minutes away. Trains run from both Taunton and Tiverton Parkway to Exeter, Bristol, London Paddington, Cheltenham and the Midlands, while Exeter Airport is only a 24 mile-drive.

A trip to the shops

You'll find an array of local shops in Wellington including a bakery, butcher's, newsagents, chemists and Post Office, as well as Asda and Waitrose supermarkets. In nearby Taunton the centre has many leading brands, while independent retailers can be found in the pretty Bath Place, St James' Street and Riverside Place. For city shopping take a train or car to Exeter where the Princesshay centre boasts more than 70 high street stores.

Taking time out

Wellington is bursting with leisure activities for all ages. It boasts its own silver band and has football, rugby, archery and cricket clubs as well as a Sports Centre with indoor pool and gym. Walkers can explore the scenic Blackdown Hills and climb the 235 steps of Wellington's 175ft Monument to see panoramic views. The picturesque 4.9-acre Wellington Park dates back to Edwardian times and the art deco Wellesley Cinema offers the latest blockbuster films. Discover the town's fascinating ties with the Duke of Wellington and its cloth-making fame at the local museum, while the popular Arts Centre is home to many performing groups. The Grade 1 listed, 15th Century St John the Baptist Church runs regular social activities and for nature lovers there are two local reserves.

Education

It's less than a mile to Court Fields Community Pre School and there are several primary schools locally with Rockwell Green Church of England and Wellesley Park Primary both less than one mile away. For secondary education Court Fields School is also less than a mile and caters for 11 to 16-year-olds. In Taunton the Richard Huish College, rated as outstanding by Ofsted, offers A level and vocational courses through to degree level and apprenticeships. The independent Wellington School offers co-educational day and boarding facilities for pupils aged 3 to 18. Taunton and Tiverton offer further independent schools.



Monument View

Exeter Road, Wellington,
Somerset TA21 9RL

From M5 Junction 27

- Take Junction 27 on the M5 heading east on the A38
- After 6.5 miles turn left at the roundabout onto Exeter Road
- Monument View is 0.5 miles ahead on the right

From Wellington

- From Fore Street head southwest onto Mantle Street
- Continue for 0.9 miles onto Exeter Road
- Monument View is on the left



Cover photograph of Blackdown Hills. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

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

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**Bovis
Homes** 

Monument View

Wellington

3 bedroom home

 The Hazel

 The Spruce

 The Rowan

4 bedroom home

 The Chestnut

 The Aspen

 The Maple

5 bedroom home

 The Birch

 Affordable housing

bs bin store

cs cycle store

g gas station

ss substation

v visitor space

The planning permission for this development requires a percentage of the dwellings to be affordable dwellings. The tenure of the non-affordable dwellings is flexible, and we reserve the right to sell these to any third party whether that be an owner-occupier or an owner-investor whether that be an individual renting out the property to an occupier or a corporate investor which may include a housing association.



Future residential development by others

Future residential development by others

Future residential development by others



The Hazel

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.24 x 3.02	17' 2" x 9' 10"
Sitting room	4.24 x 3.72	13' 10" x 12' 2"

First floor

Bedroom 1	3.94 x 3.38	13' 0" x 11' 1"
Bedroom 2	2.95 x 2.75	9' 8" x 9' 0"
Bedroom 3	2.44 x 2.15	8' 0" x 7' 0"

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

The Hazel | X305 P5 vt DWELI |

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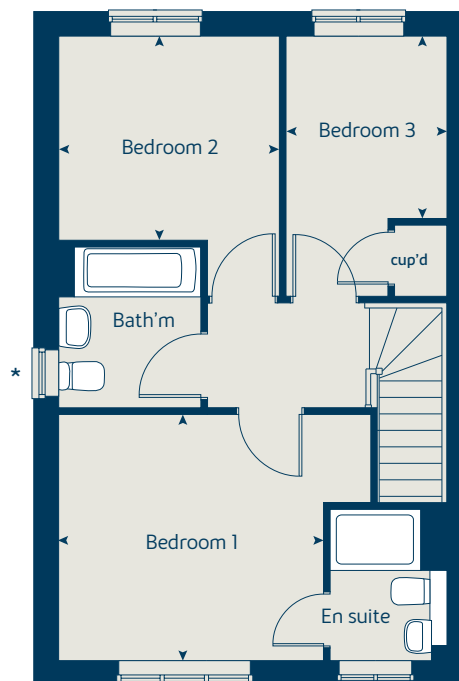
* Windows apply to selected plots only. Please see sales consultant for further details.

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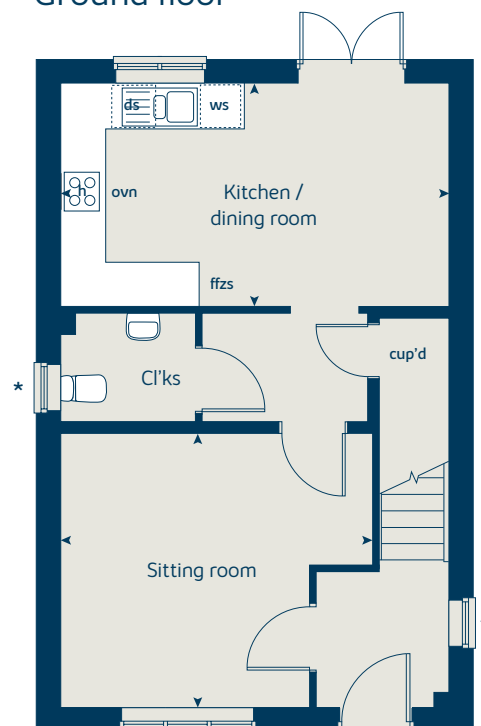
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First floor



Ground floor





The Rowan

3 bedroom home

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The Rowan

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.84 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.40 x 5.19	17' 9" x 17' 0"

First floor	metres	feet / inches
Bedroom 1	3.68 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.97 x 2.44	9' 8" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 6' 11"

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

The Rowan | X306 01 DWELI |

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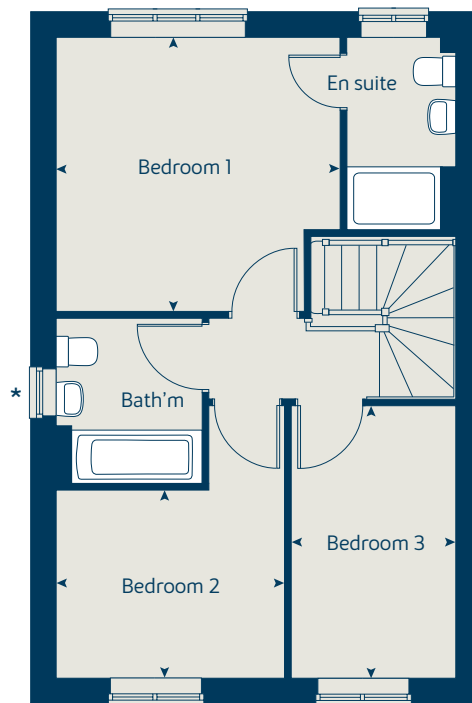
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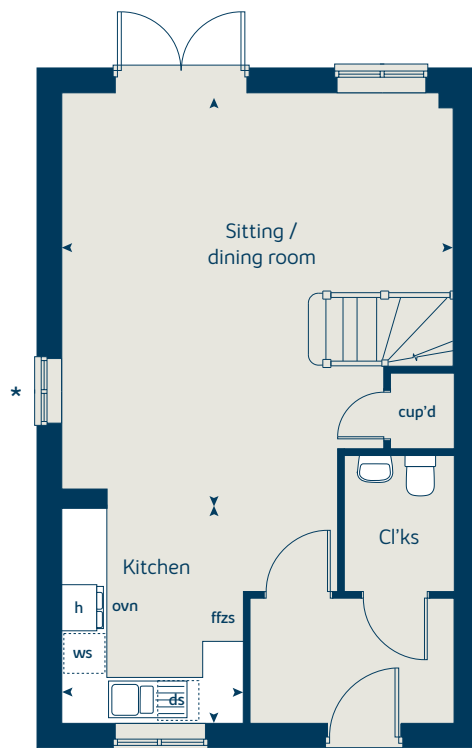
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First floor



Ground floor





The Spruce

3 bedroom home

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**Bovis
Homes** 

The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 9"
Dining area	3.14 x 2.39	10' 3" x 7' 10"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

First floor

Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

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

The Spruce | X307 (IF&F) P6 DWELL |

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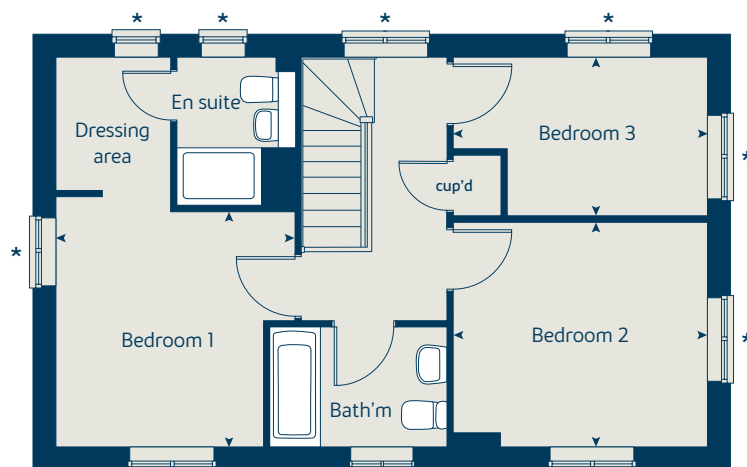
① Alternative front door / window layout applies to selected plots only. Please see sales consultant for further details.

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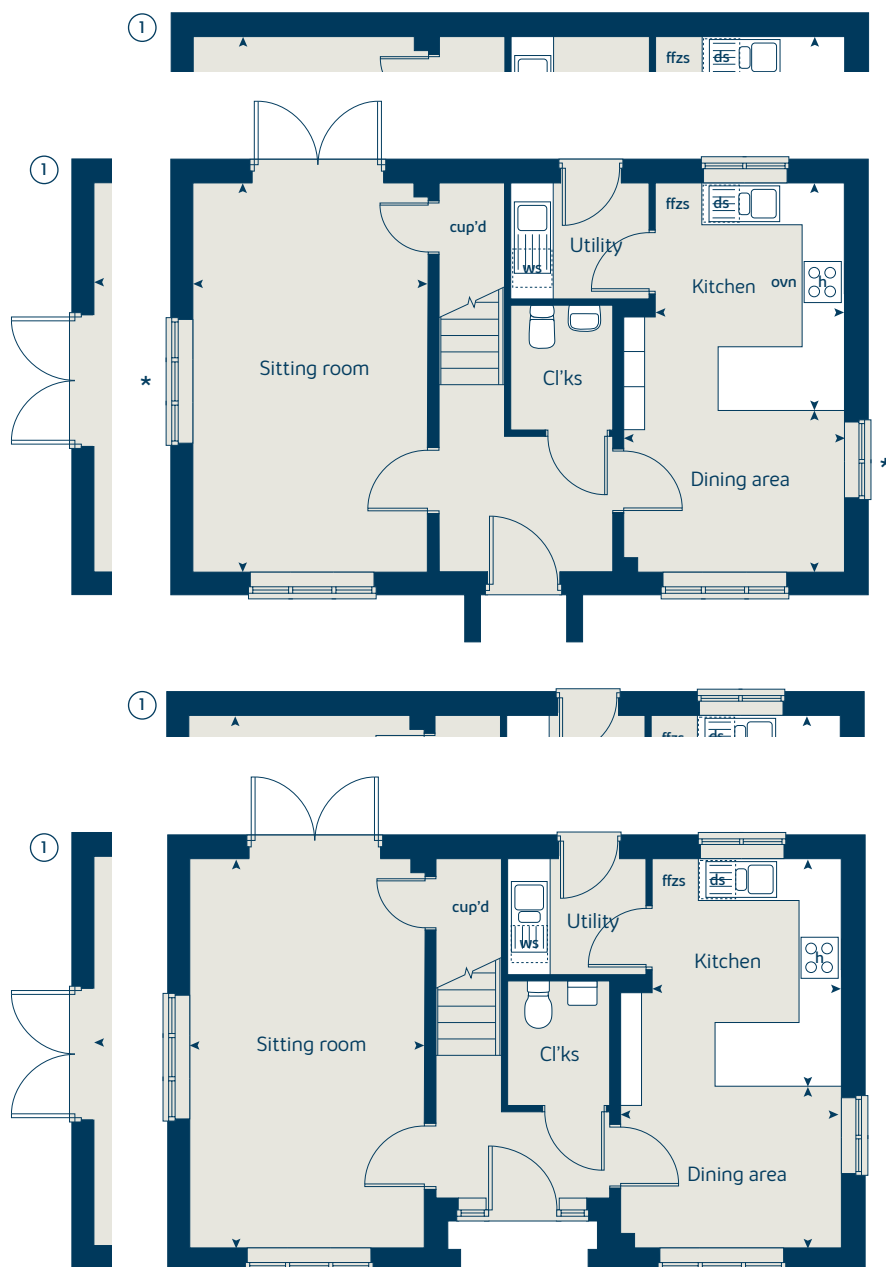
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First floor



Ground floor





The Chestnut

4 bedroom home

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**Bovis
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The Chestnut

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.29 x 3.19	14' 1" x 10' 6"
Dining / family area	4.67 x 2.86	15' 4" x 9' 4"
Sitting room	5.01 x 3.45	16' 5" x 11' 1"
Study	3.45 x 1.85	11' 4" x 6' 0"

First floor

Bedroom 1	4.47 x 3.24	14' 8" x 10' 8"
Bedroom 2	3.48 x 3.04	11' 5" x 10' 0"
Bedroom 3	3.46 x 2.34	11' 4" x 7' 8"
Bedroom 4	3.40 x 2.38	11' 2" x 7' 10"

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

The Chestnut | X413 P5 vt DWEL1 |

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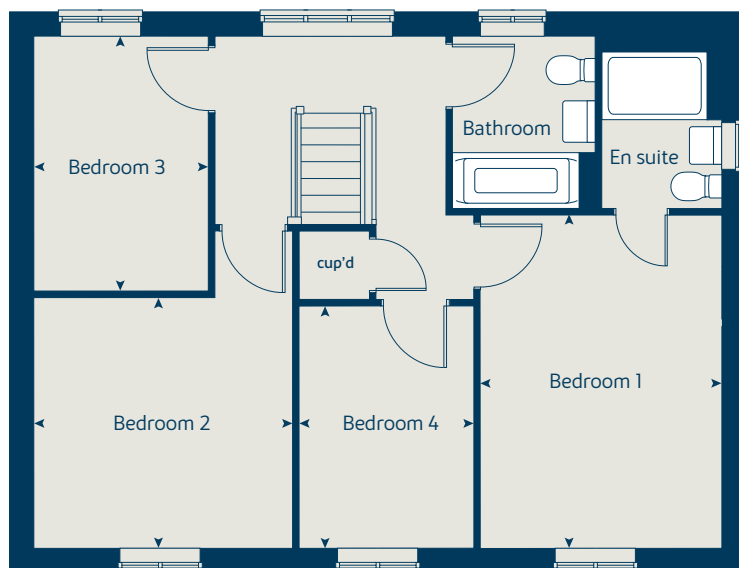
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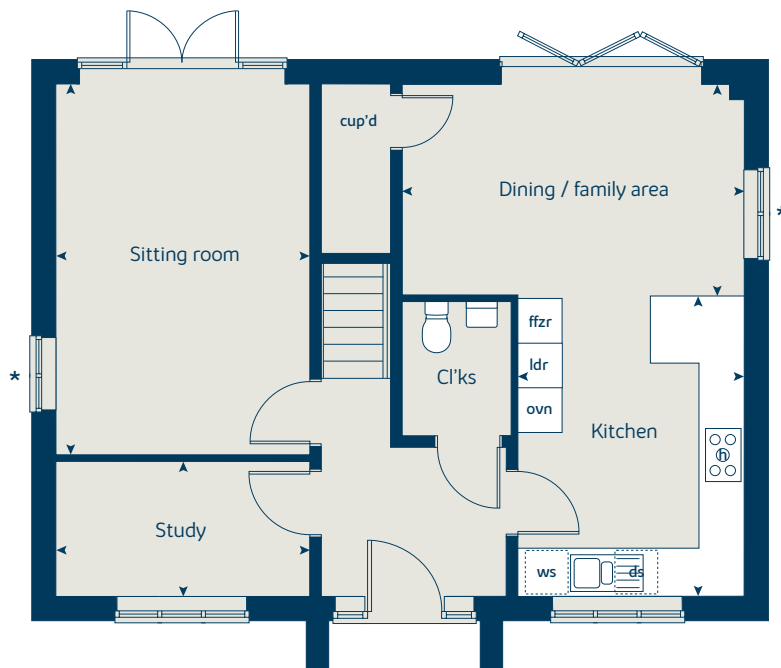
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DWEL1 DS07929 / 10.23

First floor



Ground floor





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' 0"
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	4.51 x 4.09	14' 10" x 13' 5"
Bedroom 2	3.60 x 3.10	11' 9" x 10' 2"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

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) P6 vt DWELI |

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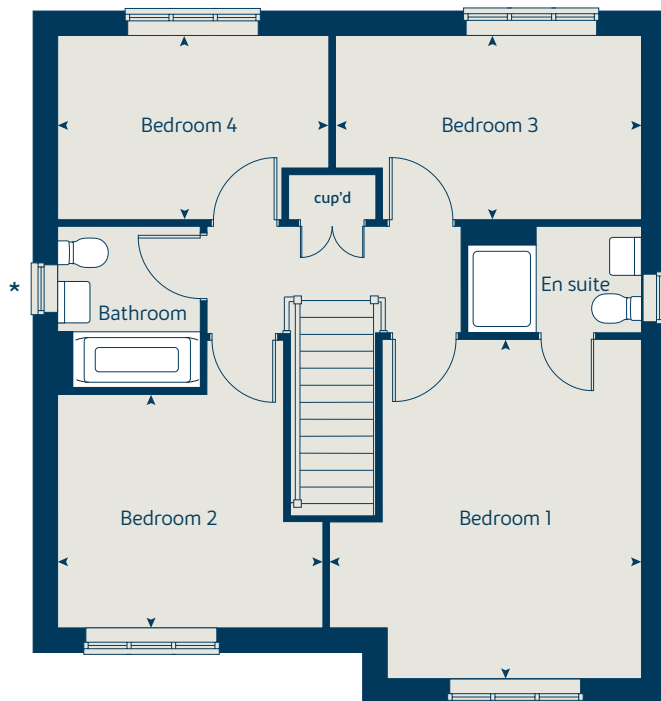
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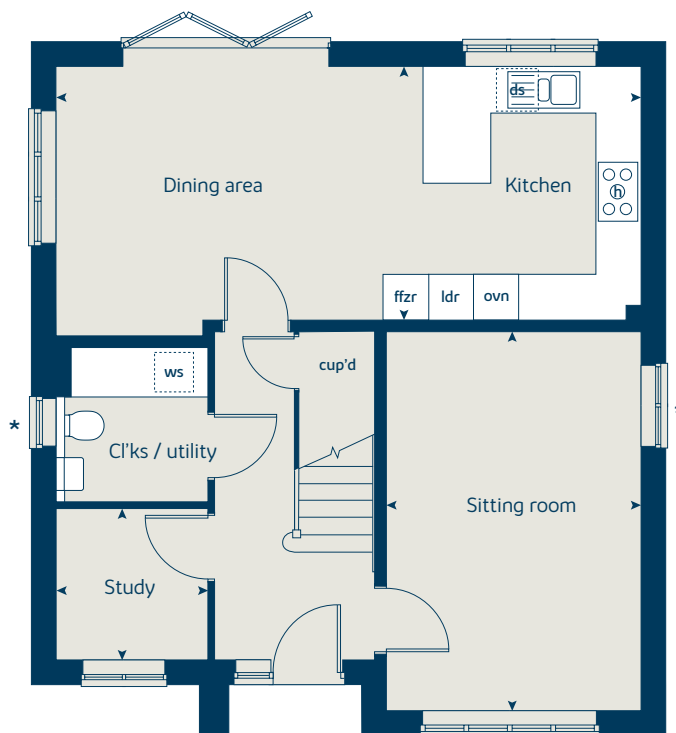
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DWELI DS07929 / 10.23

First floor



Ground floor





The Maple

4 bedroom home

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The Maple

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.55 x 3.50	11' 6" x 11' 5"
Family / dining area	7.29 x 3.29	23' 9" x 10' 8"
Sitting room	4.50 x 3.50	14' 9" x 11' 5"
Study	2.50 x 2.29	8' 2" x 7' 6"

First floor

Bedroom 1	6.58 x 3.50	21' 6" x 11' 5"
Bedroom 2	3.68 x 3.57	12' 0" x 11' 5"
Bedroom 3	4.13 x 2.89	13' 7" x 9' 5"
Bedroom 4	2.95 x 2.89	9' 8" x 9' 5"

ovn	oven	cyl	hot water cylinder
h	hob	ffzr	fridge freezer
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

The Maple | X416 P5 vt DWELI |

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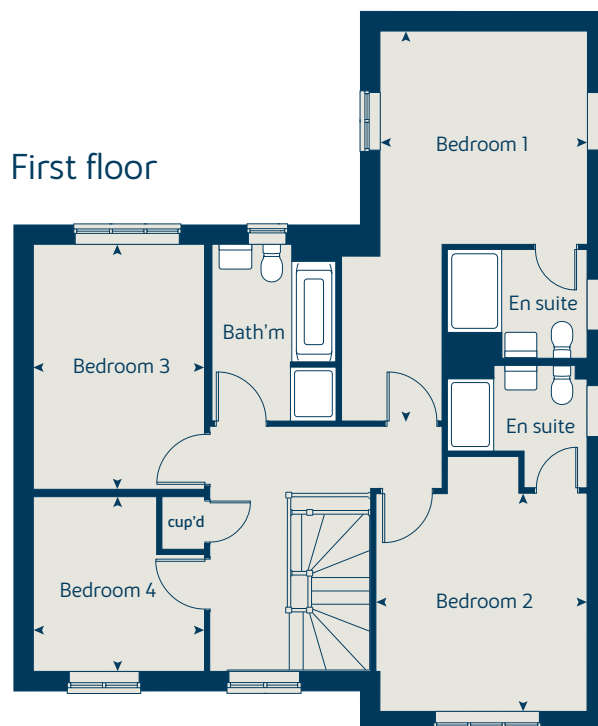
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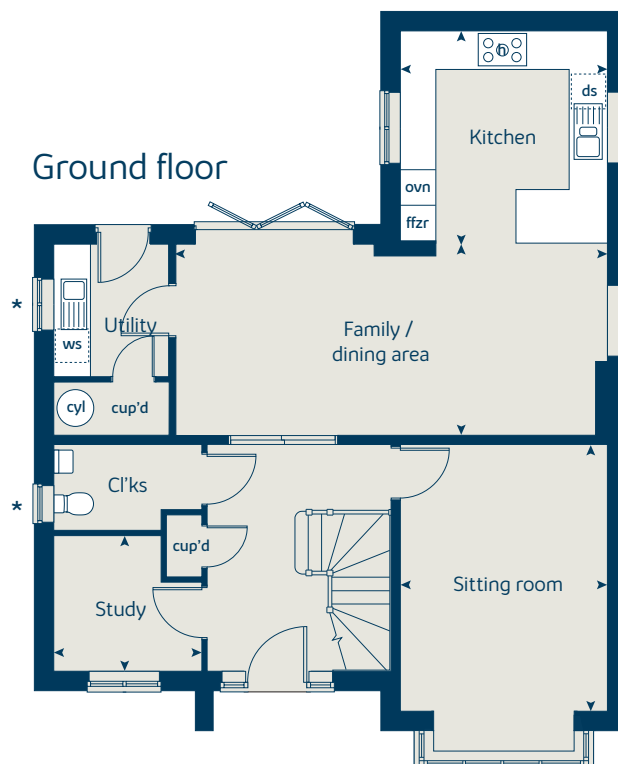
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First floor



Ground floor





The Birch

5 bedroom home

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The Birch

5 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.55 x 3.33	14' 11" x 10' 11"
Family / dining area	5.85 x 3.52	19' 2" x 11' 6"
Sitting room	4.30 x 3.61	14' 1" x 11' 10"
Study / dining room	3.41 x 3.00	11' 2" x 9' 10"

First floor

Bedroom 1	3.62 x 3.51	11' 10" x 11' 6"
Bedroom 2	3.92 x 2.90	12' 9" x 9' 6"
Bedroom 3	3.01 x 2.85	9' 10" x 9' 4"
Bedroom 4	3.31 x 2.83	10' 10" x 9' 3"
Bedroom 5	2.83 x 2.68	9' 3" x 8' 9"

ovn	oven	ldr	larder
h	hob	cyl	hot water cylinder
dw	dishwasher	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

The Birch | X518 (IF) P5 vt DWELI |

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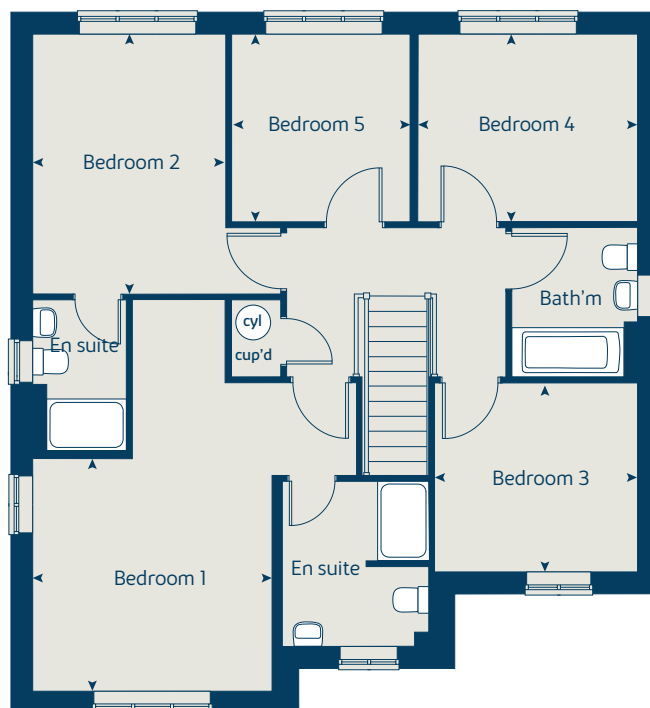
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First floor



Ground floor



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.



Monument View Wellington

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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 [Brand] 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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DWELI DS10642 / 05.24

**Bovis
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Specification

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**Bovis
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Monument View

Wellington

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 Hazel The Spruce	4 bedroom The Chestnut The Aspen The Maple	5 bedroom The Birch
Choice of Standard fitted kitchen (doors and worktops)*	■	■	■
Choice of Premium fitted kitchen (doors and 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 (75cm) with built-in double high level oven, with glass splashback and curved glass chimney hood		■	■
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood			■
White pendant light fitting	■	■	■
LED under unit flexible strip lighting			■
Fridge / freezer space	■	■	■
Integrated (Indesit) 50 / 50 fridge freezer		■	■
Integrated (Indesit) dishwasher			■
Space for integrated dishwasher with plumbing and electrics	■	■	■
Space for washing machine with plumbing and electrics in utility		■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	

Bathrooms and en suite(s)

Contemporary white sanitary ware suite	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■
Ideal Standard low profile shower tray with glass enclosure to main bedroom en suite	■	■	■
Handheld hair wash attachment	■	■	■
Walk in shower to en suite (where applicable)			■
Choice of Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■
Choice of Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height 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)		■	■

Doors and Windows

	3 bedroom The Rowan The Hazel The Spruce	4 bedroom The Chestnut The Aspen The Maple	5 bedroom The Birch
Chrome plated front door numerals	■	■	■
Front door with multi-point security locking system and security chain	■	■	■
PVCu double glazing to windows	■	■	■
Double glazed PVCu French doors	■	■	■
Powder coated aluminium double glazed bi-fold doors		■	■
Internal doors cottage style pre-primed with Brass Satin finish handles	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■

General

White painted walls and smooth white ceilings	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■
Multi-media point in sitting room	■	■	■
Master telephone socket (plus to study where shown)	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■
Gas central heating with wall mounted boiler and separate hot water cylinder, 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) 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