

Taylor
Wimpey

COPPICE PLACE

BACKWELL | SOMERSET



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

COPPICE PLACE A VERY SPECIAL PLACE TO BE

A warm welcome to Coppice Place.

Here you'll find a superb range of 2, 3, 4 and 5 bedroom homes waiting for you, tucked away in the tranquil village of Backwell. This excellent North Somerset location puts the countryside, city life and the coast all within easy reach.

It's a special place to live, work and enjoy life.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

A scenic view of a lake with reeds in the foreground and a village in the background under a clear blue sky. The reeds are tall and dry, with some green leaves still visible. The water is calm and blue. In the background, there are houses and trees, and a few ducks are visible on the water.

LIVE AND LOVE VILLAGE LIFE

Set in the heart of the North Somerset, rich in wildlife and picturesque landscapes, the friendly community of Backwell benefits from all the essentials you could need, including a Post Office, medical centre, dentist, pharmacy and bakery. There is also a choice of local pubs for socialising, a leisure centre and swimming pool for keeping fit, and even a theatre for soaking up the arts. For a little more variety, explore the neighbouring town of Nailsea, take the short journey west to the spectacular Somerset coast, or experience the excitement of Bristol city centre.

A scenic view of a village with a church spire and rolling hills in the background. The image is used as a background for the text overlay.

LIVE AND LOVE VILLAGE LIFE

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THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress-free connections to other parts of the country too. So it's good to know Coppice Place has access to fantastic road links, like the A370, meaning trips to Bristol couldn't be easier – plus Bristol Airport is only 11 minutes away. Meanwhile, rail services from Nailsea and Backwell station reach Bristol Temple Meads in 10 minutes and London Paddington in less than 2 hours.

TRAVELLING BY CAR

30 MINS
20 MINS
10 MINS
5 MINS

PORTISHEAD

CLEVEDON GOLF CLUB
CLEVEDON PIER

NAILSEA & BACKWELL RAILWAY STATION

CHOICE OF SHOPS

WEST LEIGH INFANTS SCHOOL

WESTON-SUPER-MARE

MENDIP HILLS (AONB)

BRISTOL AIRPORT

RECREATION GROUND

BACKWELL PLAYHOUSE
BACKWELL SCHOOL
BACKWELL LEISURE CENTRE
NAILSEA FARMERS & CRAFT MARKET
TESCO SUPERSTORE
NOAH'S ARK ZOO FARM
TYNTESFIELD COUNTRY HOUSE & GARDENS
BRISTOL UNIVERSITY
BRISTOL CITY CENTRE

Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).

THE PERFECT PLACE TO BE

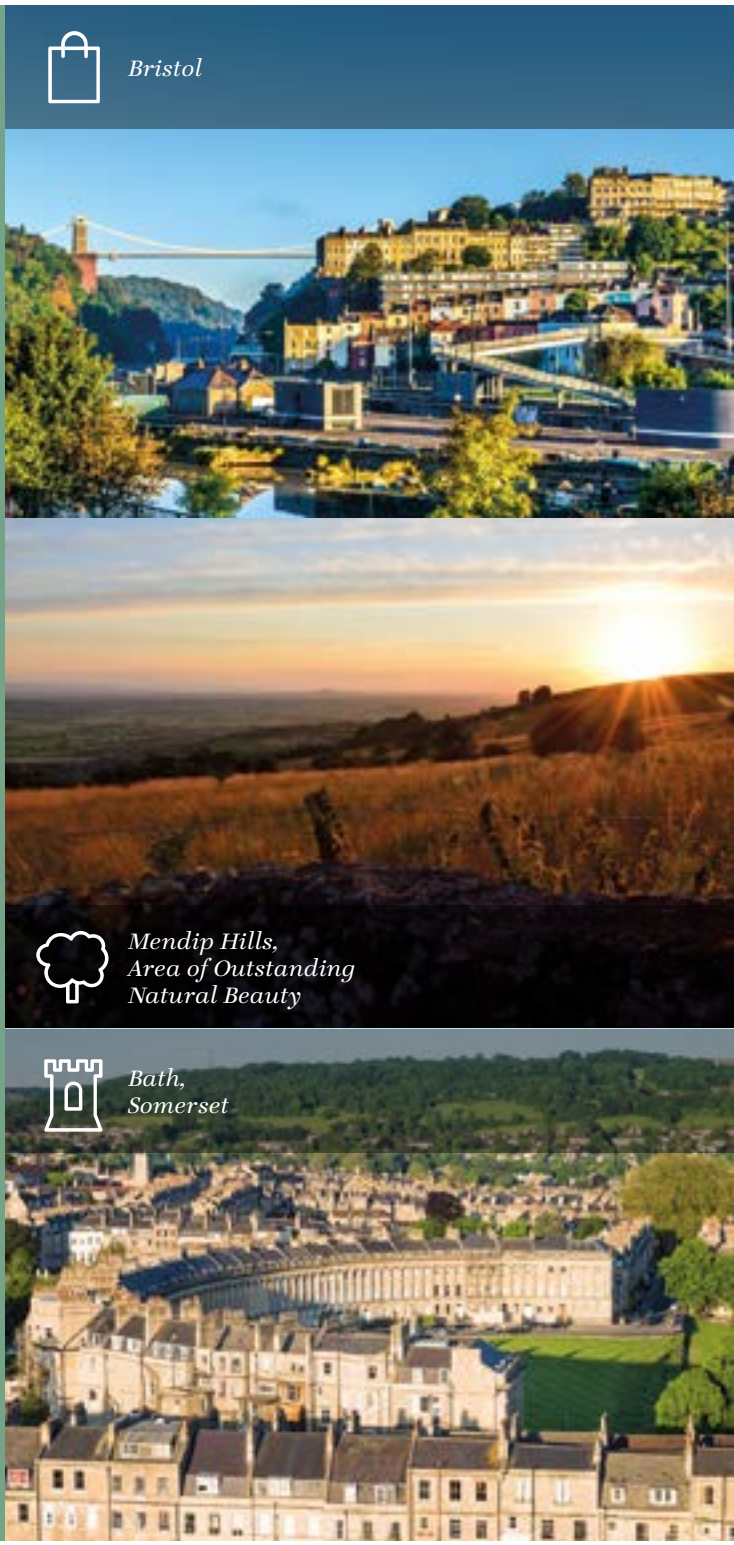
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TRAVELLING BY CAR

30 MINS
20 MINS
10 MINS

PORTISHEAD

CLEVEDON GOLF CLUB





WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP
YOU BUY



Backed by
HM Government

Help to Buy: Equity Loan means you can make the move to your first home - with a deposit of just 5%.

HERE TO HELP
YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

Get to know COPPICE PLACE

BACKWELL | SOMERSET

Coppice Place is an exciting collection of 2, 3, 4 and 5 bedroom homes situated in the peaceful village of Backwell. This North Somerset location puts the countryside, city and coast minutes from your door.



*ah/r = Rented homes
 *ah/so = Shared Ownership
 BCP = Bin collection point
 BS = Bin store and cycle store
 CP = Car port
 D = Drive through/car port access
 G = Garage access
 POS = Public open space
 S = Shed
 V = Visitor parking space

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 42114 / September 2020.

5 bedroom homes

-  **The Garrton**
5 bedroom home
Plots: 1, 8, 9, 10, 52, 53 & 65

4 bedroom homes

-  **The Manford**
4 bedroom home
Plots: 2, 7 & 22
-  **The Marford**
4 bedroom home
Plots: 24, 29, 34 & 51
-  **The Rossdale**
4 bedroom home
Plots: 5, 25 & 26
-  **The Trusdale**
4 bedroom home
Plots: 4, 6, 11, 13 & 64
-  **The Waysdale**
4 bedroom home
Plots: 3, 21, 23, 54 & 55
-  **4 bedroom home***
Plots: 20 & 37

3 bedroom homes

-  **The Amersham**
3 bedroom home
Plots: 12, 27, 28, 35, 36 & 50
-  **The Braxton**
3 bedroom home
Plots: 56, 57, 58, 59, 60 & 61
-  **3 bedroom homes***
Plots: 17, 18, 19, 38, 39 & 40

2 bedroom homes

-  **The Briar**
2 bedroom home
Plots: 14, 15, 30, 31, 32 & 33
-  **2 bedroom home***
Plots: 16, 41, 42, 43, 62 & 63

1-2 bedroom apartments

-  **1-2 bedroom apartments**
Plots: 44, 45, 46, 47, 48 & 49



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THE BRIAR

2 bedroom home

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THE BRIAR

The Briar is a 2 bedroom home, ideal for couples. The entrance hallway leads to an open-plan kitchen/dining area and spacious living room, which both open onto the garden through double doors. Two well-proportioned bedrooms can also be found along with the family bathroom.

TOTAL 68.5 sq. m. / 738 sq. ft.

Ground floor



Kitchen/Dining Area	5.33m x 3.40m	17'6" x 11'2"
Living Room	4.17m x 3.54m	13'8" x 11'8"
Master Bedroom	3.42m x 3.36m	11'3" x 11'0"
Bedroom 2	3.01m x 2.66m	9'11" x 8'9"

 **Plots:** 14, 15, 30, 31, 32 & 33

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult your sales executive. All dimensions are + or – 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 41966 / January 2021.

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[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

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THE MANFORD

This traditional 4 bedroom home has been designed to suit growing families. An open-plan kitchen/dining area opens onto the garden through double doors. A separate living room, study and guest cloakroom with utility completes the ground floor. On the first floor you'll find the en suite master bedroom along with three further double bedrooms and a family bathroom.

TOTAL 128.6 sq. m. / 1,385 sq. ft.

Ground floor



Kitchen/Dining Area	8.11m x 3.26m max 2.88m min	26'7" x 10'9" max 9'6" min
Living Room	4.74m x 3.88m	15'7" x 12'9"
Study	2.61m x 2.10m	8'7" x 6'11"

First floor



Master Bedroom	3.88m x 3.71m max	12'9" x 12'2" max
Bedroom 2	4.02m x 3.09m max	13'3" x 10'2" max
Bedroom 3	3.66m x 3.03m max	12'0" x 10'0" max
Bedroom 4	3.97m x 2.75m max	13'0" x 9'0" max

 Plots: 2, 7 & 22

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THE MARFORD

The Marford offers plenty of space, perfect for busy family life. The living room and dining room open onto the garden through double doors. A contemporary kitchen, family room and guest cloakroom completes the ground floor. Upstairs, there is a well-proportioned master bedroom with en suite and a further three bedrooms, plus a family bathroom.

TOTAL 145.3 sq. m. / 1,564 sq. ft.

Ground floor



Kitchen	4.79m x 3.32m	15'9" x 10'11"
Dining Room	3.91m x 3.26m	12'0" x 10'8"
Living Room	4.76m x 3.91m	15'8" x 12'10"
Family Room	3.04m x 2.66m	10'0" x 8'9"

First floor



Master Bedroom	4.91m x 3.64m max	16'2" x 12'0" max
Bedroom 2	4.0m x 3.32m	13'2" x 10'0"
Bedroom 3	4.03m x 3.23m max	13'3" x 10'7" max
Bedroom 4	3.80m x 2.55m	12'6" x 8'4"

 Plots: 24, 29, 34 & 51

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Taylor Wimpey

THE BRAXTON

3 bedroom home

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THE BRAXTON

An ideal choice for families or couples looking for extra space. The Braxton features a front-facing living room. The kitchen/dining area with double doors to the garden and guest cloakroom completes the ground floor. On the first floor are two bedrooms and a family bathroom. A private staircase leads up to the spacious en suite master bedroom on the second floor.

TOTAL 101.3 sq. m. / 1,091 sq. ft.

Ground floor



Kitchen/Dining Area	
4.25m x 3.43m max 2.71m min	
14'0" x 11'3" max 8'11" min	
Living Room	
4.19m x 3.19m max 2.44m min	
13'9" x 10'6" max 8'0" min	

First floor



Bedroom 2	
4.25m x 2.82m	14'0" x 9'3"
Bedroom 3	
3.59m x 2.15m	11'0" x 7'1"

Second floor



Master Bedroom	
6.64m x 3.16m max	21'0" x 10'4" max

 **Plots:** 56, 57, 58, 59, 60 & 61

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THE GARRTON

5 bedroom home

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THE GARRTON

The Garrton is made for the demands of family living. The entrance hallway leads to the living room, study and cloakroom. The spacious kitchen/dining area has two sets of double doors opening onto the garden. The first floor features the master bedroom with en suite and dressing area plus two bedrooms and a family bathroom. Two further bedrooms and a shower room are on the second floor.

TOTAL 168.1 sq. m. / 1,810 sq. ft.

Ground floor



Kitchen	4.78m x 3.46m	15'7" x 11'4"
Dining Area	3.55m x 2.83m	11'8" x 9'4"
Living Room	4.74m x 3.34m	15'7" x 11'0"
Study	2.73m x 2.31m	9'0" x 7'7"

First floor



Master Bedroom	3.98m x 3.34m	13'1" x 11'0"
Bedroom 4	3.62m x 2.75m	11'11" x 9'0"
Bedroom 5	2.98m x 2.54m	9'9" x 8'4"
Dressing Room	3.34m x 2.00m	11'0" x 6'7"

Second floor



Bedroom 2	4.59m x 3.36m	15'1" x 11'1"
Bedroom 3	3.65m x 2.78m	12'0" x 9'2"

 **Plots:** 1, 8, 9, 10, 52, 53 & 65

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THE ROSSDALE

A spacious 4 bedroom home, ideal for a busy family lifestyle. The ground floor features an open-plan kitchen/dining area, utility, guest cloakroom and a living room with double doors to the garden. Upstairs a master bedroom with en suite shower room is found, along with a further double bedroom, two additional bedrooms and the family bathroom.

TOTAL 115.4 sq. m. / 1,243 sq. ft.

Ground floor

Kitchen	3.58m x 2.88m	11'9" x 9'5"
Dining Area	3.21m x 2.23m min	10'6" x 7'4" min
Living Room	6.09m x 3.46m	20'0" x 11'4"

First floor

Master Bedroom	3.74m x 3.52m max	12'4" x 11'7" max
Bedroom 2	3.64m x 2.95m	11'11" x 9'8"
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m max x 2.24m max	11'7" max x 7'5" max

Plots: 5, 25 & 26

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Taylor Wimpey



THE TRUSDALE

This 4 bedroom home will appeal to growing families looking for extra space. The entrance hallway leads to a dual aspect living room which opens onto the garden through double doors. There is also a spacious kitchen/dining area and utility on the ground floor. The first floor has the master bedroom with an en suite shower room, a second double bedroom, two further bedrooms and a family bathroom.

TOTAL 115.4 sq. m. / 1,243 sq. ft.

Ground floor



Kitchen	3.58m x 2.97m	11'9" x 9'9"
Dining Area	3.11m x 2.23m min	10'3" x 7'4" min
Living Room	6.09m x 3.46m	20'0" x 11'4"

First floor




Master Bedroom	3.74m max x 3.52m max	12'4" max x 11'7" max
Bedroom 2	3.64m x 2.95m	11'11" x 9'8"
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m max x 2.25m max	11'7" max x 7'5" max

 Plots: 4, 6, 11, 13 & 64

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THE WAYSDALE

The Waysdale appeals to families in search of extra space. A dual aspect living room and a spacious kitchen/breakfast/family area open onto the garden through double doors. A separate dining room and cloakroom completes the ground floor.

The first floor features a master bedroom with en suite along with a further two double bedrooms, plus another well-proportioned bedroom and family bathroom.

TOTAL 143.9 sq. m. / 1,549 sq. ft.

Ground floor



Kitchen	3.50m x 3.40m	11'6" x 11'2"
Family Room	3.50m x 3.42m	11'6" x 11'3"
Living Room	4.62m x 4.47m	15'2" x 14'8"
Dining Room	3.05m x 2.89m	10'0" x 9'6"

First floor



Master Bedroom	3.77m min x 3.50m	12'5" min x 11'6"
Bedroom 2	4.62m x 2.95m	15'2" x 9'8"
Bedroom 3	3.05m x 2.89m	10'0" x 9'6"
Bedroom 4	3.54m max x 2.78m	11'8" max x 9'2"

 Plots: 3, 21, 23, 54 & 55

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THE AMERSHAM

3 bedroom home

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THE AMERSHAM

The Amersham is ideal for growing families with its three bedrooms and an integral garage. The kitchen/dining area opens out to the garden through double doors. A spacious living room with stairs to the first floor as well as a downstairs cloakroom completes the ground floor. Upstairs, the landing leads to an en suite master bedroom, a further two bedrooms, a study and family bathroom.

TOTAL 91.9 sq. m. / 990 sq. ft.

Ground floor



Kitchen/Dining Area	4.36m x 2.87m	14'4" x 9'5"
Living Room	4.03m x 3.49m max	13'3" x 11'6" max

First floor



Study	2.22m x 1.67m	7'4" x 5'6"
Master Bedroom	4.21m x 3.21m	13'10" x 10'6"
Bedroom 2	4.36m max x 3.02m	14'4" max x 9'11"
Bedroom 3	2.89m max x 2.88m max	9'6" max x 9'6" max

 **Plots:** 12, 27, 28, 35, 36 & 50

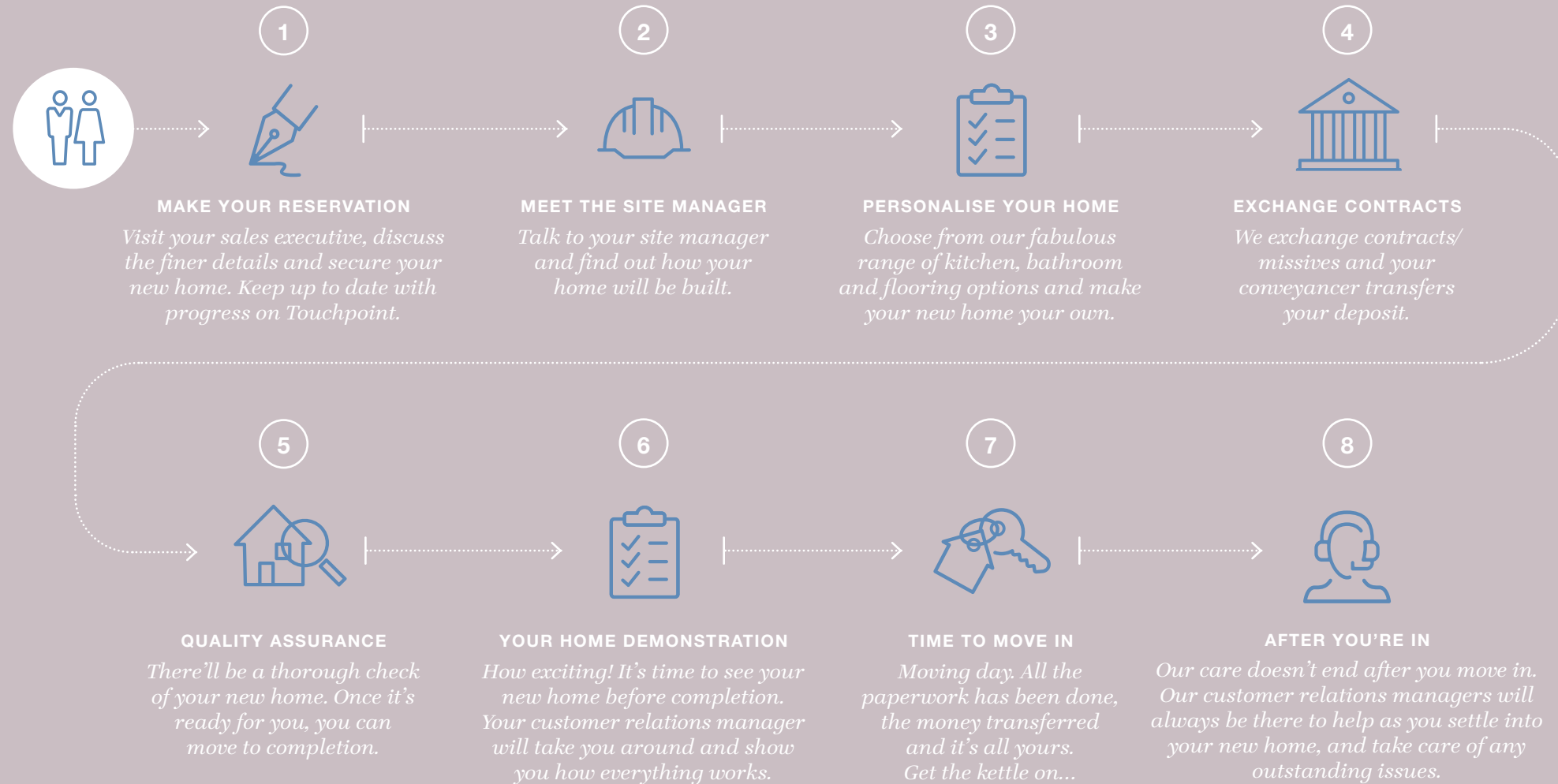
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FROM LOOKING ROUND TO MOVING IN...



COPPICE PLACE

Moor Lane
Backwell
Somerset
BS48 3LL

CONTACT US ON

01275 406 013

SATNAV

BS48 3LL

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Twitter [@TaylorWimpey](#)

Facebook [taylorwimpey](#)

taylorwimpey.co.uk

FROM THE M5:

- Take junction 20 for Clevedon (Nailsea)
- At the roundabout take the B3133 exit onto Ettlingen Way
- At the next roundabout take the third exit onto Northern Way/B3133
- At the next roundabout take the second exit onto Tickenham Road/B3130
- Follow the B3130 for 4.4 miles, then turn right onto Nailsea Park
- Continue straight for 1.3 miles, then turn right onto Moor Lane

FROM BRISTOL:

- Leave the city centre on the west side via Brunel Way
- Join the A370 and drive for 6.3 miles
- After entering Backwell West Town, turn right onto Station Road
- Continue for 0.5 miles, then turn left onto Moor Lane

