

Taylor
Wimpey

KINGS DOWN



BRIDGWATER | 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.



KINGS DOWN. A VERY SPECIAL PLACE TO BE

A warm welcome to Kings Down.

Here you'll find a mix of energy efficient two, three, and four bedroom homes that have been built with you in mind. Situated in the historic market town of Bridgwater.

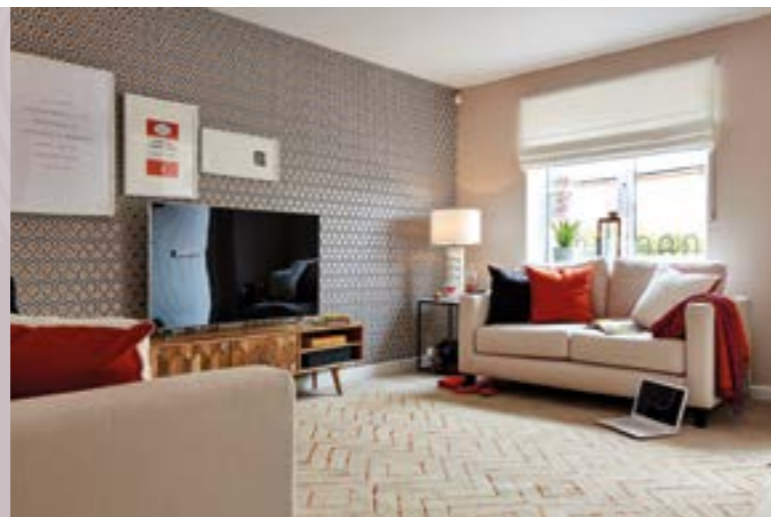
MAKE YOURSELF AT HOME

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.

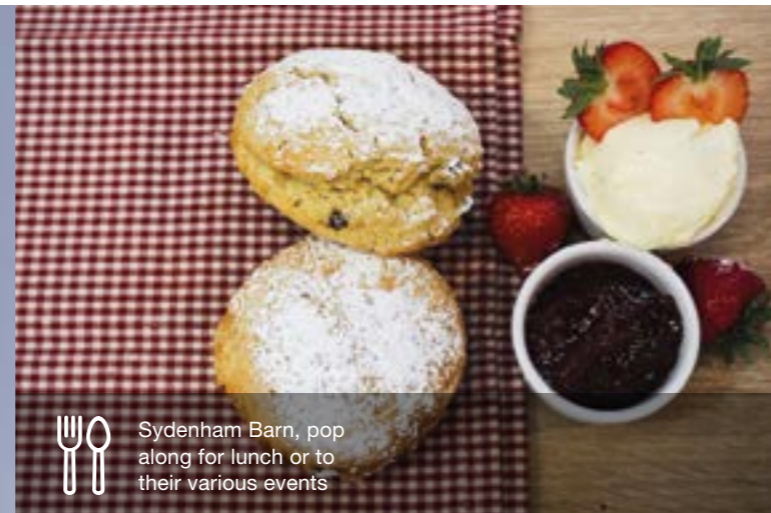



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

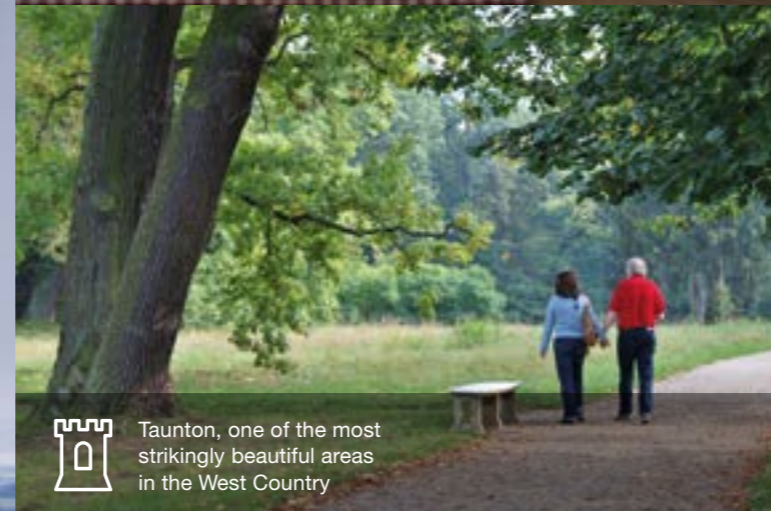
LIVE AND LOVE TOWN LIFE


The rural charm of this richly historic town is captured in its beautiful woodland surroundings. For those that love the outdoors, Quantock Hill Area of Outstanding Natural Beauty is under 11 miles away – perfect for walking, cycling and horse riding.

Packed with a selection of restaurants and supermarkets, you have everything you need for contemporary living. Despite Bridgwater's rural nature, the town comes to life with the help of its community. The traditional Bridgwater Carnival that celebrates Guy Fawkes Night is always a popular event, bringing the local community together for the evening.




 Sydenham Barn, pop along for lunch or to their various events



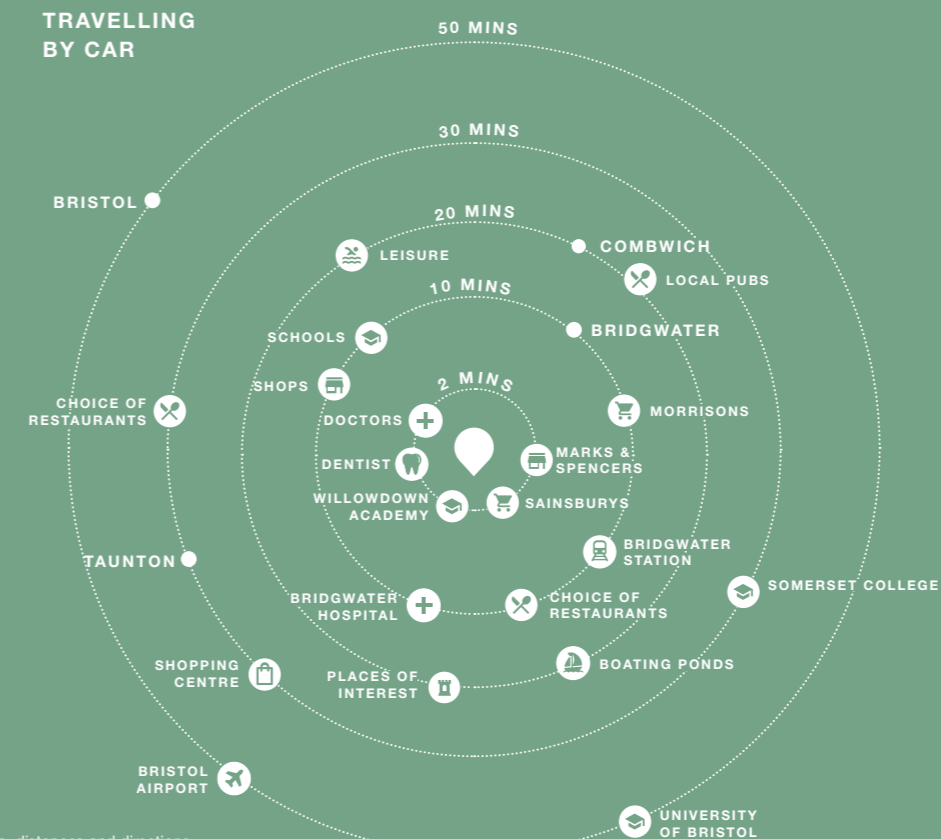
 Taunton, one of the most strikingly beautiful areas in the West Country



 Bridgwater Carnival, showcases the talents of Bridgwater with a spellbinding display


THE PERFECT PLACE TO BE

Despite the vast countryside that encompasses the quaint town of Bridgwater, its transport links are convenient for commuters. Bridgwater Station is 1.9 miles away from Kings Down and the M5 is accessible in just 5 minutes. If you're looking to travel further afield, Bristol airport is 41 minutes away by car. With access to local bus services as well, you have everything you need to commute in and out of Bridgwater.




Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps




 Blake Museum, a 16th century house in the heart of Bridgwater



 Bridgwater Willowdown Primary Academy, a new, purpose built school accepts students from age 3 to 16



 Scott Cinema, showing the latest mainstream and 3D releases



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 means you can make the move to your first home – or move to a new one – 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

KINGS DOWN

BRIDGWATER | SOMERSET

A collection of beautifully designed, light-filled 2, 3 & 4 bedroom homes in a convenient location.

Come in and take a look around our Show Home/ Sales Area



- V = Visitor Parking Place
- ▶ = Garage Access
- ▭ = Shed
- BS = Bin Store
- CS = Cycle Storage Area
- *ah/r = Rented
- *ah/so = Shared Ownership

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. 36550 / February 2019.



The Amersham
3 bedroom home
Plots: 305, 306, 315, 321, 322, 331, 332, 334, 335, 338, 339, 342, 343, 362, 363, 383, 384, 421, 424, 429, 449 & 450



The Easdale
3 bedroom home
Plots: 302, 313, 314, 316, 329, 333, 344, 349, 356, 357, 364, 369, 381, 382, 395, 400, 407, 410, 419, 441, 451, 453, 457 & 462



The Gosford
3 bedroom home
Plots: 301, 309, 310, 312, 317, 319, 320, 327, 328, 336, 337, 345, 348, 350, 351, 358, 359, 360, 365, 366, 367, 368, 378, 379, 380, 387, 388, 389, 390, 398, 399, 406, 408, 409, 411, 412, 415, 416, 417, 418, 420, 422, 423, 439, 440, 452, 460 & 461



3 bedroom home*
Plots: 430, 431, 432, 435 & 438

4 BEDROOM HOMES



The Fernbury
4 bedroom home
Plots: 307, 308, 323, 324, 325, 326, 354, 355, 370, 371, 372, 373, 376, 377, 413, 414, 458 & 459



The Midford
4 bedroom home
Plots: 303, 304, 311, 318, 330, 346, 347, 361 & 363

2 BEDROOM HOMES



The Belford
2 bedroom home
Plots: 391, 392, 393, 394, 396, 397, 401, 402, 403, 454, 455 & 456

3 BEDROOM HOMES



The Colton
3 bedroom home
Plots: 340, 341, 352, 353, 374, 375, 385, 386, 404, 405, 425, 426, 427 & 428



2 bedroom home*
Plots: 433, 434, 436, 437, 446, 447 & 448

1-2 BEDROOM APARTMENTS



1-2 bedroom home*
Plots: 442, 443, 444 & 445

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THE FERNBURY

4 BEDROOM HOME

The Fernbury is a 4 bedroom home with substantial accommodation for growing families. On the ground floor you will find the integral garage plus the kitchen/dining area which leads through double doors to the rear garden. A separate living room, family bathroom and a flexible bedroom can be found on the first floor. While on the second floor are three bedrooms, with the master bedroom boasting an en suite shower room.

TOTAL 126.7 sq. m. / 1,364 sq. ft.

GROUND FLOOR



Kitchen/Dining Area
5.33m x 3.94m 17'6" x 12'11"

FIRST FLOOR



Living Room
5.33m x 3.49m 17'6" x 11'6"

Bedroom 3
3.36m x 3.10m 11'1" x 10'2"

SECOND FLOOR



Master Bedroom *max*
3.91m x 3.30m 12'10" x 10'10"

Bedroom 2
3.46m x 2.77m 11'4" x 9'1"

Bedroom 4
2.90m x 2.46m 9'6" x 8'1"

Plots: 307, 308, 323, 324, 325, 326, 354, 355, 370, 371, 372, 373, 376, 377, 413, 414, 458 & 459

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 36551 / February 2019.

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Find a development and book an online appointment at:

taylorwimpey.co.uk

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THE COLTON

3 BEDROOM HOME



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THE COLTON

The Colton is a 3 bedroom property with bags of versatility to appeal to growing families or professional couples. The entrance hallway leads to a light and airy living/dining area with double doors to the rear garden, as well a separate kitchen. On the middle floor, you'll find two bedrooms and the family bathroom. A private staircase leads up to the second floor, where the master bedroom features high galleried ceilings and an en suite shower room.

TOTAL 105.4 sq. m. / 1,134 sq. ft.

GROUND FLOOR



Kitchen
3.43m x 2.57m (min) 11'3" x 8'5" (min)

Living/Dining Area
4.78m x 3.27m 15'8" x 10'9"

FIRST FLOOR



Bedroom 2
4.78m x 3.07m (max) 15'8" x 10'1" (max)

Bedroom 3
2.93m x 2.55m 9'8" x 8'5"

SECOND FLOOR



Master Bedroom
6.19m x 3.74m (max) 20'4" x 12'4" (max)

 **Plots:** 340, 341, 352, 353, 374, 375, 385, 386, 404, 405, 425, 426, 427 & 428

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THE BELFORD

2 BEDROOM HOME



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THE BELFORD

The 2 bedroom Belford is ideal for first-time buyers or downsizers keen to enjoy the benefits of contemporary open-plan living. Through the entrance hallway a kitchen/living/dining area provides ample room for relaxing and socialising in one flexible space, while double doors open out to the garden. On the first floor, there are two double bedrooms and a family bathroom.

TOTAL 62.8 sq. m. / 676 sq. ft.

GROUND FLOOR



Kitchen
2.74m x 2.11m 9'0" x 6'11"

Living/Dining Area
3.98m x 3.75m 13'1" x 12'4"

FIRST FLOOR



Master Bedroom
3.98m x 3.11m 13'1" x 10'3"

Bedroom 2
3.98m (max) x 2.52m 13'1" (max) x 8'3"

 **Plots:** 391, 392, 393, 394, 396, 397, 401, 402, 403, 454, 455 & 456

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THE GOSFORD

3 BEDROOM HOME

THE GOSFORD

The 3 bedroom Gosford will appeal to first-time buyers, couples and families looking for a little extra space. On the ground floor is the living room and the kitchen/dining area which opens through double doors to the rear garden, making it perfect for entertaining. The first floor comprises of the en suite master bedroom, a further double bedroom, the family bathroom and a versatile bedroom which could provide a dedicated work space or play room.

TOTAL 79.2 sq. m. / 852 sq. ft.

GROUND FLOOR



FIRST FLOOR



Kitchen/Dining Area	4.72m x 2.87m	15'6" x 9'5"
Living Room_{max}	4.26m x 3.69m	14'0" x 12'1"

Master Bedroom_{min}	2.96m x 2.83m	9'9" x 9'4"
Bedroom 2	3.30m x 2.63m	10'10" x 8'8"
Bedroom 3	3.55m (<i>max</i>) x 2.00m	11'8" (<i>max</i>) x 6'7"

Plots: 301, 309, 310, 312, 317, 319, 320, 327, 328, 336, 337, 345, 348, 350, 351, 358-360, 365-368, 378-380, 387-390, 398, 399, 406, 408, 409, 411, 412, 415-418, 420, 422, 423, 439, 440, 452, 460 & 461

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THE MIDFORD

4 BEDROOM HOME

The Midford is a 4 bedroom detached property which would ideally suit a growing family. The entrance hallway leads to a kitchen/dining area, a handy utility room and a light and airy living room. Upstairs, the landing leads to the master bedroom with an en suite shower room, two further double bedrooms, a main bathroom and a versatile bedroom which could alternatively be used as a study or nursery.

TOTAL 107.1 sq. m. / 1,153 sq. ft.

GROUND FLOOR




Kitchen/Dining Area	5.71m x 3.38m	18'9" x 11'1"
Living Room	4.49m x 3.62m	14'9" x 11'11"

FIRST FLOOR



Master Bedroom	3.61m x 3.27m	11'10" x 10'9"
Bedroom 2	3.53m x 2.81m	11'7" x 9'3"
Bedroom 3	2.81m x 2.52m (min)	9'3" x 8'3" (min)
Bedroom 4	2.35m x 2.23m	7'9" x 7'4"

 **Plots:** 303, 304, 311, 318, 330, 346, 347, 361 & 463

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THE AMERSHAM

3 BEDROOM HOME



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THE AMERSHAM

The Amersham is a 3 bedroom detached property which would ideally suit a couple or a family. On the ground floor is the spacious living room and the kitchen/dining area, which opens out to the garden through double doors, plus an integral garage.. Upstairs, the landing leads to the master bedroom with an en suite shower room, two further double bedroom, the family bathroom and a study.

TOTAL 90.6 sq. m. / 975 sq. ft.

GROUND FLOOR



Kitchen/Dining Area

4.37m x 2.88m 14'4" x 9'5"

Living Room

4.03m x 3.50m (max) 13'3" x 11'6" (max)

FIRST FLOOR



Master Bedroom

4.21m x 3.21m 13'10" x 10'6"

Bedroom 2 max

4.37m x 3.02m 14'4" x 9'11"

Bedroom 3 max

2.90m x 2.89m 9'6" x 9'6"

Plots: 305, 306, 315, 321, 322, 331, 332, 334, 335, 338, 339, 342, 343, 362, 363, 383, 384, 421, 424, 429, 449 & 450

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THE EASDALE

3 BEDROOM HOME



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THE EASDALE

The Easdale is a 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room which has double doors to the garden. Upstairs, the landing leads to the master bedroom with an en suite shower room, a further double bedroom, the family bathroom and a versatile bedroom which could alternatively be used as a study or nursery.

TOTAL 85.2 sq. m. / 917 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.10m x 2.95m	16'9" x 9'8"
Living Room	5.10m x 3.02m	16'9" x 9'11"

FIRST FLOOR



Master Bedroom	3.81m x 3.08m	12'6" x 10'1"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	2.95m x 2.15m	9'8" x 7'1"

 **Plots:** 302, 313, 314, 316, 329, 333, 344, 349, 356, 357, 364, 369, 381, 382, 395, 400, 407, 410, 419, 441, 451, 453, 457 & 462

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FROM LOOKING ROUND TO MOVING IN...



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SATNAV

TA6 4TS

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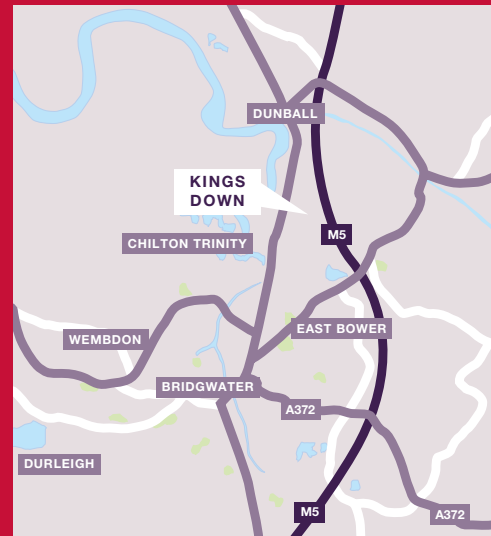
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FROM THE M5 NORTH:

- Leave the motorway at Junction 23
- At the roundabout, take the exit signposted Bridgwater
- At the Dunball roundabout take the first exit signposted Bridgwater
- Continue along the A38 and turn left at the first roundabout
- Continue straight over the next roundabout
- Follow the road around until you reach Kings Down
- The development can be found on your right hand side



FROM THE M5 SOUTH:

- Leave the motorway at Junction 24, exiting towards A39/Minehead
- Take the 3rd exit over the next two roundabouts, exiting onto Taunton Rd/A38
- Go straight over the next roundabout to stay on Taunton Rd/A38
- Use the two right-hand lanes to turn right onto Broadway/A38
- At the roundabout, take the 3rd exit onto Bath Rd/A39
- Turn left towards Kings Drive and follow the road
- The development can be found on your left hand side

