

Taylor  
Wimpey

# ROSE BANKS

—  
WELLS | 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.

## ROSE BANKS. A VERY SPECIAL PLACE TO BE

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A warm welcome to Rose Banks, Wells.

This exciting collection of 2, 3 and 4 bedroom homes lies on the edge of the cathedral city of Wells, off the A371. Situated near the Mendip Hills, it's a great place to live, work and enjoy life.



## MAKE YOURSELF AT HOME

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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.




These images show a typical Taylor Wimpey home and may include optional upgrades at an additional cost.




# LIVE AND LOVE WELLS LIFE

Rose Banks is in a beautiful part of Somerset surrounded by rolling countryside, charming villages and the Mendip Hills. Just 1.5 miles by car to the centre of the city of Wells, you can relax and enjoy the peace and charm of the surrounding area. Immerse yourself into the community and enjoy the stunning countryside while maintaining an easy reach to local amenities.




 Wells Cathedral  
Majestic late 12th century Gothic cathedral.



 The Bishop's Palace and Gardens  
Stunning medieval palace with drawbridge and moat.



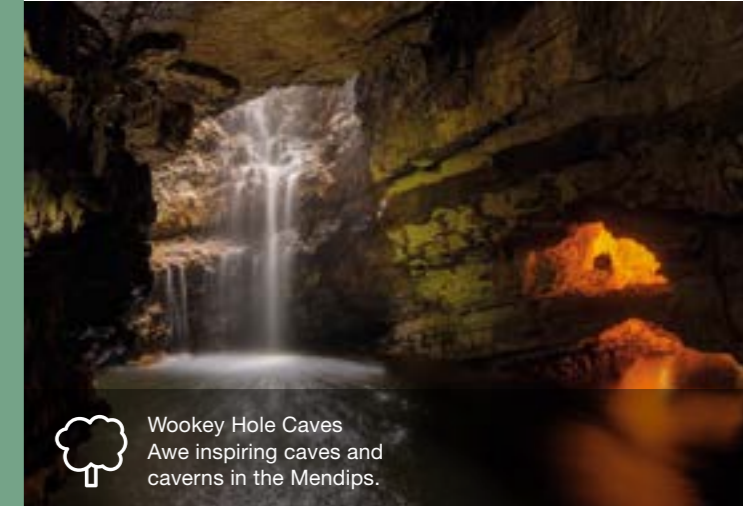
 Wells High Street  
A range of pubs and restaurants along Wells High Street


# THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress-free links to other parts of the country too. So it's good to know Rose Banks has excellent road links with the A317, your link to Wells city, and the A39 linking you south towards Glastonbury or north towards Bristol and Bath. With only 20 miles to Bristol, home to Bristol Airport and direct train links into London Paddington, this location gives you the freedom to go further afield at ease.




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).




 Wookey Hole Caves  
Awe inspiring caves and caverns in the Mendips.



 Wells Sport & Fitness Centre  
Excellent gym, swimming pool, sauna and steam room.



 Glastonbury Tor  
A hill near Glastonbury in Somerset, topped by the roofless St Michael's Tower.





## 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](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.



Get to know  
**ROSE BANKS**

WELLS | SOMERSET

This exciting collection of 2, 3 and 4 bedroom homes lies on the edge of the cathedral city of Wells.



**4 BEDROOM HOMES**

-  **The Stanford**  
4 bedroom home  
**Plots:** 111, 113, 115, 123, 138, 140, 162 & 164

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-  **The Waysdale**  
4 bedroom home  
**Plots:** 154, 160, 165 & 171

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-  **The Marford**  
4 bedroom home  
**Plots:** 112, 116, 139, 153 & 163

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-  **The Manford**  
4 bedroom home  
**Plots:** 114, 122 & 159

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-  **The Trusdale**  
4 bedroom home  
**Plot:** 179

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-  4 bedroom home  
**Plots:** 130\*, 148\* & 149\*

**3 BEDROOM HOMES**

-  **The Braxton**  
3 bedroom home  
**Plots:** 117, 118, 119, 188, 189, 190, 195, 196, 197, 198, 199 & 200


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-  **The Amersham**  
3 bedroom home  
**Plots:** 120, 121, 124, 125, 166 & 172

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-  **The Yewdale**  
3 bedroom home  
**Plot:** 156

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-  **The Easedale**  
3 bedroom home  
**Plots:** 127, 141, 152, 155, 161, 183, 184, 201 & 207


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-  **The Gosford**  
3 bedroom home  
**Plots:** 126, 142, 150, 151, 157, 158, 180, 181, 182, 187, 191, 192, 193, 194 & 208


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-  3 bedroom home  
**Plots:** 128\*, 129\*, 131\*, 132\*, 143\*, 144\*, 145\*, 146\*, 147\*, 219\* & 220\*


**2 BEDROOM HOMES**

-  **The Belford**  
2 bedroom home  
**Plots:** 185 & 186


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-  2 bedroom home  
**Plots:** 133\*, 134\*, 135\*, 136\*, 137\*, 167\*, 168\*, 169\*, 170\*, 202\*, 203\*, 204\*, 205\*, 206\* & 218\*

**1 & 2 BEDROOM APARTMENTS**

-  1 & 2 bedroom home  
**Plots:** 209\*, 210\*, 211\*, 212\*, 213\*, 214\*, 215\*, 216\* & 217\*

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-  1 & 2 bedroom home  
**Plots:** 173\*, 174\*, 175\*, 176\*, 177\* & 178\*

- V = Visitor Parking
- ▶ = Garage Access
-  = Bin Collection Point
-  = Bin Store
-  = Cycle Storage
-  = Sub Station
- \*ah/so = Shared Ownership
- \*ah/r = Rented Homes
-  = Shed

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. 44443 / December 2020.





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# THE STANDFORD

4 BEDROOM HOME

# THE STANDFORD

The Standford is a 4 bedroom home which will appeal to growing families. The central hallway leads to a large living room with doors through to the dining room where large double doors open out to the garden. Double doors lead through to the kitchen/breakfast area, with a separate utility, which also opens out to the garden. A study completes the ground floor. Upstairs, bedroom 1 and 2 boast en suite shower rooms, while a family bathroom and two further double bedrooms complete the floor.

TOTAL 160 sq. m. / 1,717 sq. ft.

## GROUND FLOOR




<b>Kitchen</b>	3.67m x 3.31m	12'1" x 10'10"
<b>Breakfast area</b>	3.80m x 2.64m	12'6" x 8'8"
<b>Dining room</b>	3.66m x 2.72m	12'0" x 8'11"
<b>Living room</b>	4.96m x 3.66m	16'3" x 12'0"
<b>Utility room</b>	2.48m x 1.30m	8'2" x 4'3"
<b>Study</b>	2.92m x 2.54m	9'7" x 8'4"

## FIRST FLOOR



<b>Bedroom 1</b>	4.62m (max) x 3.72m (max)	15'2" (max) x 12'3" (max)
<b>Bedroom 2</b>	4.21m x 2.75m (min)	13'10" x 9'0" (min)
<b>Bedroom 3</b>	4.06m (max) x 3.47m (max)	13'4" (max) x 11'5" (max)
<b>Bedroom 4</b>	3.72m (max) x 3.06m (max)	12'3" (max)* x 10'1" (max)

 **Plots:** 111, 113, 115, 123, 138, 140, 162 & 164

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. \*Maximum dimensions. †Minimum dimensions.\*\*Plot specific windows. 44445/January 2021.

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# THE WAYSDALE

4 BEDROOM HOME



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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 area both open onto the garden through double doors. A separate dining room and cloakroom completes the ground floor. The first floor features bedroom 1 with en suite along with a further two double bedrooms, plus another well-proportioned bedroom and family bathroom.

TOTAL 144 sq. m. / 1,549 sq. ft.

## GROUND FLOOR



<b>Kitchen/Breakfast area</b>	6.82m x 3.50m	22'5" x 11'6"
<b>Dining room</b>	3.05m x 2.89m	10'0" x 9'6"
<b>Living room</b>	4.62m x 4.47m	15'2" x 14'8"

## FIRST FLOOR



<b>Bedroom 1</b>	6.07m (max) x 3.50m (max)	19'11" (max) x 11'6" (max)
<b>Bedroom 2</b>	4.62m x 2.95m	15'2" x 9'8"
<b>Bedroom 3</b>	3.05m x 2.89m	10'0" x 9'6"
<b>Bedroom 4</b>	3.54m (max) x 2.78m (max)	11'8" (max) x 9'2" (max)

**Plots:** 154, 160, 165 & 171

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# THE MARFORD

4 BEDROOM HOME



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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. On the ground floor is a guest cloakroom, family room and a contemporary kitchen, which leads through to the family room. Upstairs there is a well-proportioned bedroom with en suite and a further three bedrooms, plus a family bathroom.

TOTAL 145 sq. m. / 1,564 sq. ft.

## GROUND FLOOR



<b>Kitchen</b>	4.79m x 3.32m	15'9" x 10'11"
<b>Dining room</b>	3.91m x 3.26m	12'10" x 10'8"
<b>Living room</b>	4.76m x 3.91m	15'8" x 12'10"
<b>Family room</b>	3.04m x 2.66m	10'0" x 8'9"

## FIRST FLOOR



<b>Bedroom 1</b>	4.91m (max) x 3.64m (max)	16'2" (max) x 12'0" (max)*
<b>Bedroom 2</b>	4.00m x 3.32m	13'2" x 10'11"
<b>Bedroom 3</b>	4.03m (max) x 3.23m (max)	13'3" (max) x 10'7" (max)
<b>Bedroom 4</b>	3.80m (max) x 2.55m (max)	12'6" x 8'4"

Plots: 112, 116, 139, 153 & 163

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. \*Maximum dimensions. 44445/January 2021.

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# THE MANFORD

4 BEDROOM HOME



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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 complete the ground floor. On the first floor you'll find bedroom 1 with en suite along with three further double bedrooms and a family bathroom.

TOTAL 129 sq. m. / 1,385 sq. ft.

## GROUND FLOOR



<b>Kitchen</b>	4.08m x 3.26m	13'5" x 10'9"
<b>Dining room</b>	4.03m x 2.88m	13'3" x 9'6"
<b>Living room</b>	4.74m x 3.88m	15'7" x 12'9"
<b>Study</b>	2.61m x 2.10m	8'7" x 6'11"

## FIRST FLOOR



<b>Bedroom 1</b>	3.88m (max) x 3.71m (max)	12'9" (max) x 12'2" (max)
<b>Bedroom 2</b>	4.02m (max) x 3.09m (max)	13'2" (max) x 10'2" (max)
<b>Bedroom 3</b>	3.66m (max) x 3.03m (max)	12'0" (max) x 10'0" (max)
<b>Bedroom 4</b>	3.97m (max) x 2.75m (max)*	13'0" (max) x 9'0" (max)

Plots: 114, 122 & 159

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. \*Maximum dimensions. 44445/January 2021.

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# THE TRUSDALE

4 BEDROOM HOME

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 which opens to the garden. The first floor has bedroom 1 with an en suite shower room, two double bedrooms, a further bedroom and a family bathroom.

TOTAL 115 sq. m. / 1,243 sq. ft.

## GROUND FLOOR



<b>Kitchen</b>	3.58m x 2.97m	11'9" x 9'9"
<b>Dining room</b>	3.11m x 2.23m	10'3" x 7'4"
<b>Living room</b>	6.09m x 3.46m	20'0" x 11'4"

## FIRST FLOOR



<b>Bedroom 1</b>	3.74m (max) x 3.52m (max)	12'4" (max) x 11'7" (max)
<b>Bedroom 2</b>	3.64m x 2.95m	11'11" x 9'8"
<b>Bedroom 3</b>	3.05m x 2.51m	10'0" x 8'3"
<b>Bedroom 4</b>	3.54m (max) x 2.25m (max)	11'7" (max) x 7'5" (max)

 Plot: 179

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. \*Maximum dimensions. 44445/January 2021.

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# 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 complete the ground floor. On the first floor are two bedrooms and a family bathroom. A private staircase leads up to the second floor, offering a spacious en suite bedroom.

TOTAL 101 sq. m. / 1,091 sq. ft.

### GROUND FLOOR



**Kitchen/Dining area**  
4.25m x 3.43m (max) 14'0" x 11'3" (max)

**Living room**  
4.19m x 3.19m (max) 13'9" x 10'6" (max)

### 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



**Bedroom 1**  
6.64m x 3.16m (max) 21'0" x 10'4" (max)

 **Plots:** 117, 118, 119, 188, 189, 190, 195, 196, 197, 198, 199 & 200

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# THE AMERSHAM

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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 bedroom 1 with en suite, a further two bedrooms, a study and family bathroom.

TOTAL 92 sq. m. / 990 sq. ft.

## GROUND FLOOR



<b>Kitchen/Dining area</b>	4.36m x 2.87m	14'4" x 9'5"
<b>Living room</b>	4.03m x 3.49m*	13'3" x 11'6"

## FIRST FLOOR



<b>Bedroom 1</b>	4.21m x 3.21m	13'10" x 10'6"
<b>Bedroom 2</b>	4.36m (max) x 3.32m (max)	14'4" (max) x 10'11" (max)
<b>Bedroom 3</b>	2.89m (max) x 2.88m (max)	9'6" (max) x 9'6" (max)
<b>Study</b>	2.22m x 1.67m	7'4" x 5'6"

**Plots:** 120, 121, 124, 125, 166 & 172

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# THE YEWDAL

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## THE YEWDAL

The Yewdale is a family-sized property with plenty of space for contemporary living. The dual aspect living room features double doors out to the rear garden, while there's also a light and airy kitchen/dining area and useful cloakroom off the entrance hallway. Bedroom 1 with en suite is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

TOTAL 86 sq. m. / 931 sq. ft.

### GROUND FLOOR



<b>Kitchen/Dining area</b>	5.10m x 2.95m	16'9" x 9'8"
<b>Living room</b>	5.10m x 3.02m	16'9" x 9'11"

### FIRST FLOOR



<b>Bedroom 1</b>	3.81m x 3.08m	12'6" x 10'11"
<b>Bedroom 2</b>	2.95m x 2.86m	9'8" x 9'5"
<b>Bedroom 3</b>	2.95m x 2.15m	9'8" x 7'1"

Plot: 156

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# THE EASEDALE

3 BEDROOM HOME



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# THE EASEDALE

The Easedale 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 the separate living room, which features double doors to the rear garden. Upstairs, the landing leads to bedroom 1 with en suite shower room, a further two bedrooms and family bathroom.

TOTAL 86 sq. m. / 931 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



Bedroom 1	3.78m x 3.08m	12'5" 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:** 127, 141, 152, 155, 161, 183, 184, 201 & 207

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# THE GOSFORD

3 BEDROOM HOME



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# THE GOSFORD

Perfect for first time buyers, couples and families looking for a little extra space. The kitchen/dining area opens through double doors to the private rear garden, making it perfect for entertaining and al fresco dining. A good sized living room and guest cloakroom complete the ground floor. The first floor comprises bedroom 1 with en suite, a further double bedroom, a single bedroom and the family bathroom.

TOTAL 80 sq. m. / 866 sq. ft.

## GROUND FLOOR



<b>Kitchen/Dining area</b>	4.72m x 2.87m	15'6" x 9'5"
<b>Living room</b>	4.26m x 3.69m*	14'0" x 12'11"

## FIRST FLOOR



<b>Bedroom 1</b>	2.96m x 2.83m	9'9" x 9'4"
<b>Bedroom 2</b>	3.30m x 2.63m	10'10" x 8'8"
<b>Bedroom 3</b>	3.55m x 2.00m	11'8" x 6'7"

 **Plots:** 126, 142, 150, 151, 157, 158, 180, 181, 182, 187, 191, 192, 193, 194 & 208

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. \*Maximum dimensions. 44445/January 2021.

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**Taylor Wimpey**



Taylor Wimpey

# THE BELFORD

2 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

## THE BELFORD

Ideal for first time buyers or downsizers keen to enjoy the benefits of open-plan living. The kitchen/living/dining area provides ample room for relaxing and socialising and features double doors to the garden. A guest cloakroom and a storage cupboard complete the ground floor.

On the first floor, there are two double bedrooms and a family bathroom.

TOTAL 64 sq. m. / 689 sq. ft.

### GROUND FLOOR



<b>Kitchen</b>	2.74m x 2.11m	9'0" x 6'11"
<b>Living/Dining area</b>	3.98m x 3.75m	13'1" x 12'4"

### FIRST FLOOR



<b>Bedroom 1</b>	3.98m x 3.11m	13'1" x 10'3"
<b>Bedroom 2</b>	3.98m (max) x 2.52m (min)	13'1" (max) x 8'3" (min)

 Plots: 185 & 186

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. \*Maximum dimensions. †Minimum dimensions. 44445/January 2021.

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# STANDARD SPECIFICATIONS

## ROSE BANKS

Haybridge, Wells, Somerset, BA5 1LZ

## TELEPHONE

01454 628 484

## OPEN TIMES

7 days a week, 10:30am–5:30pm

Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

General	2/3	4+
Double glazed uPVC windows with multi-point locking	✓	✓
Double glazed uPVC multi-point locking double doors	✓	✓
Multi-point lock front door with chrome finishes	✓	✓
White emulsion to walls	✓	✓
Doorbell	✓	✓
Front outdoor light	✓	✓
White sockets throughout	✓	✓
Chrome door furniture	✓	✓
White internal doors	✓	✓
Combination/condensing gas boiler and heating system to radiators	✓	✓

## Kitchen

'Symphony' kitchen with a selection of doors, worktops and upstands choices from our 'Standard Range'	✓	✓
1.5 bowl stainless steel insert sink and Pura taps	✓	✓
Zanussi 'A-Rated' built under double stainless steel oven	✓	✓
Fully integrated hood in silver grey with filter	✓	✓
Zanussi 4 burner stainless steel gas hob	✓	✓
Stainless steel splashback	✓	✓
Zanussi integrated dishwasher and 70/30 fridge freezer		✓
Under cupboard lights to kitchen	✓	✓
Utility with 'Symphony' base unit and worktop choices from our 'Standard Range' and plumbing for appliances (plot specific)	✓	✓

## Living room

TV socket and telecom point	✓	✓
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Family room/study	2/3	4+
TV socket and telecom point	✓	✓

## Bedroom

TV socket to bedroom 1	✓	✓
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## Bathroom

Roca Debba white bathroom suite	✓	✓
Alto chrome taps	✓	✓
Half-height tiling to all walls	✓	✓
Bath shower mixer with Roman hinged bath screen and full-height tiling around the bath (only in properties without en suite)	✓	✓

## En suite and shower room (plot specific)

Roca Debba bathroom suite	✓	✓
Alto chrome taps	✓	✓
Full-height tiling to shower enclosure and splashback to basin	✓	✓
Envirotec white alcove shower enclosure, low profile tray, sliding door, clear glass, silver frame	✓	✓
Aqualisa 10.5Kw electric shower (combination boiler)/thermostatic shower (condensing boiler)	✓	✓

## External features

Riven buff scape slabs approx 4.3 sq. m. to rear garden	✓	✓
Graded and rotavated to rear garden	✓	✓
Garage (attached or detached) within curtilage	✓	✓
Outside tap to the rear of the property (excluding coach houses and apartments)	✓	✓
Close board fencing to garden	✓	✓

## Other features

NHBC warranty against structural defects for a 10-year period following the date of build completion	✓	✓
A range of optional upgrades are available subject to build stage	✓	✓



# FROM LOOKING ROUND TO MOVING IN...





## ROSE BANKS

Off the A371  
Haybridge  
Wells  
Somerset  
BA5 2GA

## CONTACT US ON

01749 467 163

## SATNAV

BA5 2GA

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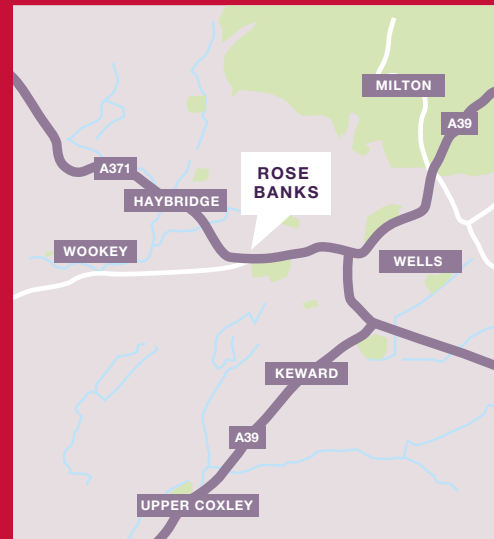
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## FROM BATH:

- Leave Bath south across the river to Bearflat and join the A367
- Take the A367, B3115 and Weekesley Lane to Paulton
- Take Paulton Road to the A362 in Farrington Gurney
- Follow the signs to Wells and link with the A39
- In Wells join the A371 and Rose Banks will be on your right in 0.6 miles



## FROM GLASTONBURY:

- Leave Glastonbury to the north on the A39 following signs to Wells
- In 5 miles join the A371 at the roundabout
- Take the first exit
- In half a mile turn left and follow the A371
- In 0.6 miles Rose Banks will be on your right

