

**Taylor
Wimpey**

Find your way around

ORCHARD GROVE

COMEYTROWE | TAUNTON



ORCHARD GROVE A VERY SPECIAL PLACE TO BE

A warm welcome to Orchard Grove

Located within Comeytrove on the outskirts on of Taunton,
offering a great selection of two, three, four and five bedroom
homes, Orchard Grove is the perfect place to call home

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.



MODERN LIVING WITH A RURAL EDGE

Orchard Grove offers something for everyone, with a range of homes available for a variety of needs.

Located close to central Taunton, those that choose to live at this development will enjoy life in a new build home in close proximity to a bustling town with far reaching views of the Blackdown Hills Area of Natural Outstanding Beauty and glimpses of the Wellington Monument. This new community will also benefit from a new primary school, play areas, sports pitches, allotments, a local centre and a business park, as well as 100 acres of accessible green open space to reflect the surrounding Somerset countryside. There will also be a walking and cycle routes throughout the development and new park and bus service to encourage sustainable travel.



Shop until you drop at high street and boutique shops in Taunton Town Centre



Enjoy a picturesque stroll along the River Tone, running through Taunton Town Centre



Relax in the nearby Vivary Park, 7.5 hectares of beautiful parkland with a range of facilities available for all ages

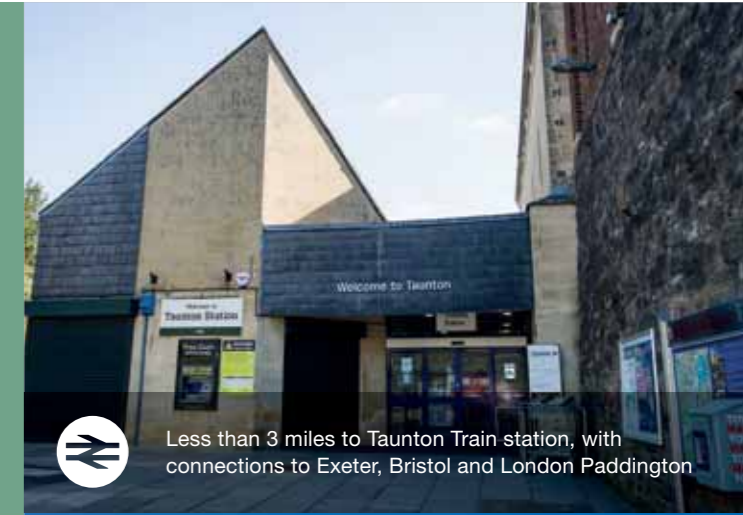
THE IDEAL PLACE TO BE

This brand new community is located to the south west of Taunton, less than 2 miles from the town centre, close to the surrounding parishes of Comeytrove, Trull and Galmington. There are a number of local amenities on your doorstep, including Rumwell Farm Shop, The Co-operative Food and Shepherds Rest Public House, as well as high street shops, great schools and leisure centres in Taunton itself. Perfectly placed for commuters, Taunton railway station offers links to Exeter, Bristol and beyond. The A38 runs through the town, connecting the development to the M5 and nearby towns and cities.

TRAVELLING BY CAR



Maps shown are not to scale. Distances and directions are taken from [google.co.uk/maps](https://www.google.co.uk/maps)



Less than 3 miles to Taunton Train station, with connections to Exeter, Bristol and London Paddington



Great range of local amenities including Rumwell Farm Shop just over 1 mile away



Discover great tourist attractions such as Taunton Castle and its stunning glass walkway



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 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.

FROM LOOKING ROUND TO MOVING IN...



Get to know

MULBERRY PLACE AT ORCHARD GROVE

COMEYTROWE | TAUNTON

A new collection of homes in the suburb of Comeytrove on the outskirts of Taunton. With a wide collection of 2, 3, 4 & 5 bedroom homes available Mulberry Place at Orchard Grove is the perfect place to call home.

4 BEDROOM HOMES

-  **The Huxford**
4 bedroom home
Plots: 3, 64, 66 & 70
-  **The Marford**
4 bedroom home
Plots: 53 & 65
-  **The Manford**
4 bedroom home
Plots: 4 & 52

2 BEDROOM HOMES

-  **The Ashenford**
2 bedroom home
Plots: 6-9*, 14-17*, 31 & 32
-  **The Edale**
2 bedroom home
Plots: 49, 58 & 59

*ah/r = Rental homes
*ah/so = Shared ownership
▶ = Garage access
▷ = Parking access
V = Visitor parking

3 BEDROOM HOMES

-  **The Byford**
3 bedroom home
Plots: 2, 19, 20, 22-30,
34-39, 42-47, 50, 51,
54-57, 60-63, 68 & 69
-  **The Kingdale**
3 bedroom home
Plots: 5, 18, 21, 33, 40, 41,
48 & 67
-  **The Ardale**
3 bedroom home
Plots: 1
-  **The Benford***
Plots: 10-13



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. TWE 64760/SEPT 2021.

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THE HUXFORD

4 BEDROOM HOME



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THE HUXFORD

Families looking for practical living space will find all they need in the well proportioned 4 bedroom Huxford. A spacious kitchen/dining room leads through French doors to the garden, making a perfect spot for al fresco dining. Meanwhile, a separate living room and guest cloakroom complete the ground floor layout. An en suite master is found upstairs, along with three further bedrooms and a main bathroom.

TOTAL 109.20 sq. m. / 1175 sq. ft.

GROUND FLOOR



Lounge	3.63m x 4.66m	11' 11" x 15' 4"
Kitchen/Dining	5.73m x 3.00m	18' 10" x 9' 10"

FIRST FLOOR



Bedroom 1	3.42m x 3.16m	11' 3" x 10' 5"
Bedroom 2	3.23m x 2.84m	10' 7" x 9' 4"
Bedroom 3	2.23m x 3.25m	7' 4" x 10' 8"
Bedroom 4	2.41m x 2.52m	7' 11" x 8' 3"



Plots: 3, 64, 66 & 70

* Plot specific windows. 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. 64760 TWE SEP 2021

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THE MARFORD

4 BEDROOM HOME



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THE MARFORD

The Marford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/breakfast room, a dining room, and two reception rooms with French doors to the rear garden. The ground floor is completed by a guest cloakroom/utility and under stairs storage room. An en suite bedroom and three further double bedrooms are found upstairs, along with a main bathroom.

TOTAL 145.34 sq.m / 1564 sq.ft

GROUND FLOOR



Lounge	4.75m × 3.91m	15' 8" × 12' 10"
Family Room	3.26m × 3.91m	10' 8" × 12' 10"
Kitchen	3.32m × 4.79m	10' 11" × 15' 9"
Dining Room	2.66m × 3.04m	8' 9" × 10' 0"

FIRST FLOOR



Bedroom 1 (max.)	3.64m × 4.91m	12' 0" × 16' 2"
Bedroom 2 (max.)	3.32m × 4.00m	10' 11" × 13' 2"
Bedroom 3 (max.)	3.23m × 4.72m	10' 7" × 13' 3"
Bedroom 4	2.55m × 3.81m	8' 4" × 12' 6"



Plots: 53 & 65

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THE MANFORD

4 BEDROOM HOME



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THE MANFORD

The Manford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A living room and a separate study are found at the front of the property, as well as a guest cloakroom/utility.

An en suite bedroom and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

TOTAL 128.68 sq.m / 1385 sq.ft

GROUND FLOOR



Lounge	3.88m x 4.74m	12' 9" x 15' 7"
Kitchen/Dining	8.11m x 2.88m	26' 7" x 9' 6"
Study	2.10m x 2.61m	6' 11" x 8' 8"

FIRST FLOOR



Bedroom 1 (max.)	3.88m x 3.71m	12' 9" x 9' 11"
Bedroom 2 (max.)	3.09m x 4.02m	10' 2" x 10' 11"
Bedroom 3 (max.)	3.03m x 3.66m	10' 0" x 12' 0"
Bedroom 4 (max.)	2.75m x 3.97m	9' 0" x 10' 9"



Plots: 4 & 52

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THE BYFORD

3 BEDROOM HOME



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THE BYFORD

The Byford is a 3 bedroom property, ideal for young families. The entrance hallway opens onto a well-sized living room, which leads on through to a light and airy kitchen/dining room. A guest cloakroom and under stairs storage cupboard complete the ground floor layout. Upstairs an en suite bedroom is found along with the main bathroom, and two further well proportioned bedrooms.

TOTAL 90.69 sq. m. / 976 sq. ft.

GROUND FLOOR



Lounge	3.98m x 4.24m	13' 1" x 13' 11"
Kitchen/Dining	5.06m x 2.87m	16' 7" x 9' 5"

FIRST FLOOR



Bedroom 1	3.98m x 3.00m	13' 1" x 9' 10"
Bedroom 2	2.82m x 3.46m	9' 3" x 11' 4"
Bedroom 3	2.15m x 3.91m	7' 1" x 12' 10"

 **Plot:** 2, 19, 20, 22-30, 34-39, 42-47, 50, 51, 54-57, 60-63, 68 & 69

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The Taylor Wimpey logo is positioned in the top right corner of the image. It consists of the words "Taylor" and "Wimpey" stacked vertically in a white, serif font against a red background.

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THE KINGDALE

3 BEDROOM HOME

The main image shows a two-story white house with a grey tiled roof. The house has a central front door with a small porch and several windows with white frames. A front garden with a black metal fence and a paved driveway is visible. The house is part of a row of similar properties.

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THE KINGDALE

The 3 bedroom Kingdale would ideally suit a couple or young family. The entrance hallway leads to a kitchen/dining room and a light and airy lounge with French doors onto the garden. There's also a guest cloakroom downstairs. Upstairs, the landing leads to an en suite bedroom, a further double bedroom, a main bathroom and a third bedroom which could alternatively be used as a study.

TOTAL 96.62 sq. m. / 1026 sq. ft.

GROUND FLOOR



Lounge	3.07 x 5.41m	10' 1" x 17' 9"
Kitchen/Dining (max.)	3.35m x 5.41m	11' 0" x 17' 9"

FIRST FLOOR



Bedroom 1	3.09m x 4.10m	10' 2" x 13' 6"
Bedroom 2	3.33m x 2.95m	8' 8" x 9' 8"
Bedroom 3	3.41m x 2.37m	11' 2" x 7' 9"



Plots: 5, 18, 21, 33, 40, 41, 48 & 67

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THE ASHENFORD

2 BEDROOM HOME



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THE ASHENFORD

The Ashenford is a 2 bedroom starter home offering convenient accommodation for individuals and couples. At the heart of the home is a light and airy kitchen/dining/living room with French doors opening out to the garden. Upstairs, a main bedroom spans the full width of the property, while the landing also leads to a main bathroom and a second double bedroom.

TOTAL 71.61 sq. m. / 771 sq. ft.

GROUND FLOOR



Lounge/Dining 4.31m x 4.02m 14' 2" x 13' 2"

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

FIRST FLOOR



Bedroom 1 4.31m x 3.27m 11' 11" x 10' 9"

Bedroom 2 (max.) 4.31m x 2.51m 14' 2" x 8' 3"



Plots: 6-9*, 14-17*, 31 & 32

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THE EDALE

2 BEDROOM HOME



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THE EDALE

Ideal for couples, first time buyers or those looking to downsize is the 2 bedroom Edale coach house. This first floor accommodation includes an airy living/kitchen/dining room running the entire width of the property, an en suite bedroom, a further double room and a main bathroom.

TOTAL 66.90 sq.m / 720 sq.ft

GROUND FLOOR



FIRST FLOOR



Lounge/Kitchen/Dining	3.80m × 5.35m	10' 3" × 13' 6"
Bedroom 1 (min.)	3.15m × 3.83m	8' 5" × 9' 8"
Bedroom 2 (min.)	3.46m × 2.45m	11' 2" × 7' 9"



Plots: 49, 58 & 59

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FROM THE SOUTH

- Join the M5 towards Bristol Taunton
- Take the first exit off the roundabout at junction 26 and head straight towards the roundabout for the A38
- At the Chelston roundabout take the 4th Exit onto the A38
- Follow the A38, pass the Sheppy's Cider Farm on your right and then the Rumwell Farm shop on your left
- Turn next right signposted Orchard Grove

FROM THE NORTH

- Follow M5 until junction 25 Taunton. At the roundabout stay right and take the 5h exit on to Toneway A358.
- Continue straight on through the next roundabout and traffic lights on the A358.
- Take the 1st Exit at the next roundabout following the road around on to the A38 Chritchard Way, continue along 0.7 miles.
- At the top of Critchard Way stay left onto Silver Street A38.
- Continue through the traffic lights past Sainsburys and Vivary Park, continue on upper High Street A38 heading towards the Crescent 0.3 miles.
- Stay right onto the Galmington Road heading to Wellington New road A38 1.5 miles.
- At the roundabout take the first exit on to Wellington New Road A38 and continue 1.2 miles and the development will be on the left hand side.

