

# The Maples

Curry Rivel - Somerset







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Welcome...

Perfectly placed in the stunning rural location of Curry Rivel, The Maples offers traditional build 2, 3 & 4 bedroom homes and 2 bedroom bungalows that provide the perfect balance between tranquil countryside living and practical daily life.



Burton Pynsent Monument



# Location

Curry Rivel is a tranquil village, located just above the vast Somerset Levels.

It is said the village was awarded its name by Sir Richard Rivell, the lord of the manor in 1216. It is said that he gave the village his name along with the title of Curry which also belongs to North Curry and Curry Mallet meaning village.

Standing proud over the village stands the Burton Pynsent Monument, the construction of the 140-foot monument was finished in 1768 for two thousand pounds which was a considerable amount at the time. The monument was constructed in memory of Sir William Pynsent who was a highly successful businessman in the Somerset cider trade.

In the historic centre of Curry Rivel, you can find the local Church of England Junior School, just off Church Street. If you are looking for a tasty treat, the popular tea shop Living Pretty have a wonderful mouth-watering selection of homemade cakes and freshly baked bread made to order, and The Firehouse Somerset, offers a superb dining experience with a menu that caters for most tastes and a range of lovingly handmade pizzas, paired with a delightful ambience to unwind with a glass of your favourite tipple.



The Firehouse, Somerset



Burton Pynsent Monument

# Things to do

If you are wondering how to occupy yourself, don't be fooled by Curry Rivel's peaceful setting, there is lots going on.

To keep the children entertained the village is home to its own Brownies, Guides and Scout groups where the little ones can brush up on their orienteering, camping, cooking, and craft skills. These groups are wonderful for meeting new children in the area and teaching them some worthy life skills. The village also regularly hold events like the Flower Show or the Village Fete which is fun for all the family.

Looking to join a club or learn some new skills? Look no further! Curry Rivel has a wealth of clubs to suit many tastes including, art, entertainment and music clubs, walking, gardening, bowls and cricket clubs.

The village also has excellent facilities including a post office, dentist, garage, florist, convenience store, hair dressers, playgroup, The Drayton Crown which is a pub and hotel and a local taxi service.



Living Pretty Tea Shop



Living Pretty Tea Shop



The Drayton Crown



The Village Green



# On your doorstep

Located a mere 2 miles away is the market town of Langport, this stunning rural town lies at the heart of the Somerset Levels.

Langport is a flourishing town with lots to offer for neighbouring villages as it is home to a range of superb facilities including a post office, doctors surgery, children's centre, vets, physiotherapy clinic, sports and social club, retail outlets and supermarkets. Accompanying these facilities, Langport has a haven of excellent restaurants and bars. The local secondary school, Huish Episcopi Academy, is located just outside of town.

Surrounding Langport you are spoilt by breathtaking landscapes which provides opportunity to partake in outdoor activities such as leisurely walks with a furry friend, or a challenging cross country run, and the River Parrett lies on the east bank of Langport and provides a fisherman's paradise.



Langport



Art Tea Zen Cafe, Langport



Glastonbury Tor and view of the Somerset Levels

# Further afield

Taunton, the county town of Somerset is around a 12 mile drive from The Maples and offers a variety of leading retail chains and independent shops, as well as an extensive range of amenities that include leisure centres, a multiscreen cinema, bowling alley and The Brewhouse Theatre. The town also boasts many popular restaurants and eateries situated in the centre to cater for all tastes. Taunton is also home to Somerset County Cricket Club and is one of eighteen first-class county clubs within the domestic cricket structure of England and Wales.

If you are looking to escape the traditional town life you can find the vibrant and bustling cities of Exeter and Bristol just over 40 miles away, offering a wide range of shops, sightseeing opportunities, restaurants and buzzing nightlife with something for everyone. If you don't feel like driving then why not take a train or bus? Taunton offers excellent public transport routes to many places across England with London just under two hours by train.



Bristol Harbour



Taunton Cricket Ground

## Within Reach

Taunton	c.12.0 miles
M5 Junction 25	c.9.08 miles
Taunton Train Station	c.11.8 miles
Bridgwater	c.14.4 miles
Exeter	c.42.0 miles
Bristol	c.48.5 miles



# The properties

Setting the standard of quality new homes in the area, the 27 plots at The Maples offer a selection of 2, 3 & 4 bedroom homes in this popular market town. Each property has been designed with great care and attention to detail to ensure they will appeal to the most discerning of buyers.

Built and finished to the finest quality; the contemporary kitchens offer the perfect blend of style and practicality, whilst the elegant bathrooms exude style and luxury with bright white sanitaryware and modern fittings.





# Creating outstanding homes for life...

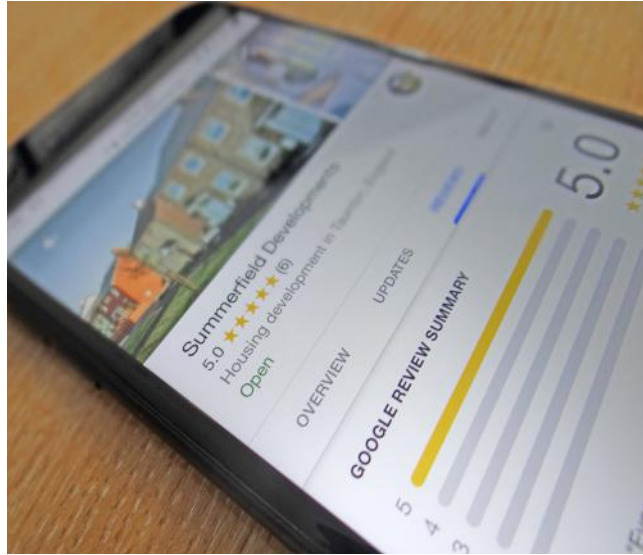
Summerfield is an established local property development company with a longstanding reputation for building and selling quality new homes throughout the South West.

Formed in central Somerset in 1987, Summerfield evolved from a family-run construction company founded in 1823. Drawing on a deep store of local knowledge and experience, Summerfield build a range of commercial and residential properties to high construction and environmental standards.

With a strong track record of delivering quality property, Summerfield Homes build a wide selection of residential property ranging from two and three bedroom affordable homes to two, three, four and five bedroom prestige properties. Every home is designed to complement its setting, incorporating a traditional style typical of the local area with character features and individual finishes.

Built using the latest construction techniques, all Summerfield Homes are built using traditional construction methods of brick and blockwork and come with a 10-year National House Builders Council (NHBC) warranty.

We offer a friendly and personal approach to business that is based on trust, openness and reliability.



## What our customers say about us

We have recently exchanged on our home with Summerfield Homes and the service has been exceptional.

Rene our Sales Advisor has been extremely efficient, all queries and questions have been dealt with promptly, she is an asset the Summerfield Team and has made what should have been a stressful experience, fun and enjoyable.

Thank you to everyone at Summerfields. We will highly recommend to anyone that asks. A fantastic product and service!

Miss E

# We pride ourselves on our excellent customer aftercare...

We are proud of the reputation Summerfield Homes has earned for constructing homes of the highest quality throughout the West Country for over 30 years.

Your new home will undergo a series of inspections before we are ready to hand it over to you. Building Control Inspections and inspections by our Home Warranty provider are complemented by our own rigorous checks. This will ensure that the standard of finish meets the standards that both we, and you, would expect.

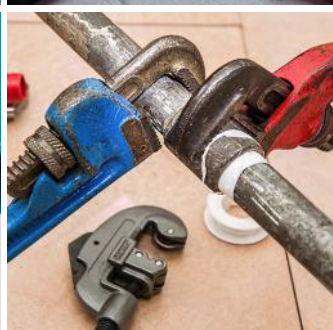
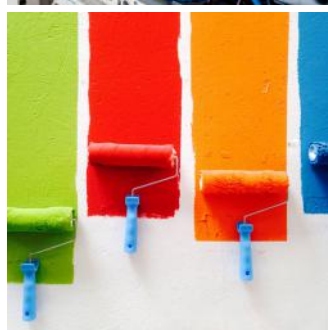
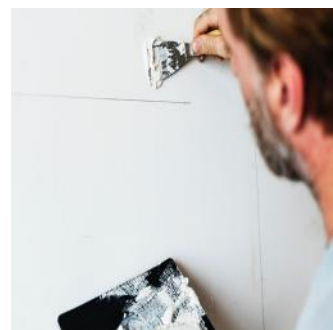
Our commitment continues for two years after completing your purchase. During this time our Customer Care Department is on hand if you need to report any problems or faults.

## What our customers think about our aftercare service

We are thrilled to be living in this comfortable house as it has such an impressive specification and more than lives up to the promise offered by the show homes. Plus it is on an amazing development. Our journey to this point has not been straight forward, as the first buyer for our previous house pulled out at the last minute, but Summerfield kept the faith and helped and encouraged us without pressuring us too much while we found our second and successful buyer.

Four weeks after moving in we have been impressed by the aftercare which has been second to none. Throughout the somewhat protracted purchase process, and through to completion, the Sales Office team has been very encouraging and all we could wish for.

Mr & Mrs C









# Site Plan

## 2 Bedroom Homes

-  The Langport (650sq.ft)  
Plots 14 & 15
-  The Hambridge (818sq.ft)  
Plots 16 & 17
-  Affordable

## 3 Bedroom Homes

-  The Milverton (844sq.ft)  
Plot 3
-  The Polden (864sq.ft)  
Plots 1, 2, 22, 23, 24 & 25
-  The Stapleton (915sq.ft)  
Plots 20 & 21
-  The Edington (946sq.ft)  
Plots 6, 7, 9 & 12

## 4 Bedroom Homes

-  The Moorlinch (1175sq.ft)  
Plots 5, 10, 11 & 13
-  The Martock (1302sq.ft)  
Plots 4 & 8

This site plan is for illustrative purposes only and the actual site layout may vary. Whilst it is always our intention to build in accordance with this plan, there are occasions where boundaries may change as the development proceeds. Please check the details of your chosen home with our sales representatives at the point of reservation.



**From Taunton** take the A378 signposted to Langport. On reaching the village of Curry Rivel turn left into Stanchester Way just after passing the garage on your right. You will find The Maples on your left-hand side after approx. 100 yards.

**From Langport** follow the A378 signposted to Taunton. On reaching the village of Curry Rivel turn right into Stanchester Way before you see the garage on your left. You will find The Maples on your left-hand side after approx. 100 yards.

**For satellite navigation purposes use TA10 0AG**

The internal photographs contained within this brochure are of a previous Summerfield show home.



## Health & Safety

Your safety is of the utmost importance to us, and hence we have produced the following guidelines which comply with the current Health & Safety Legislation:

- Please only use designated car parking spaces and visit our site sales office first. Please avoid parking outside any neighbouring properties
- You **MUST** always be accompanied by a representative of Summerfield Homes anywhere on site outside of the sales area.
- Hard hats, appropriate footwear and high visibility wear **MUST** be worn at all times on the site during construction.
- Access cannot be given to areas where scaffolding is in place.
- Please wear appropriate footwear when visiting the site, as footpaths and grounds may be uneven or unfinished.
- Please note that there may be construction vehicles moving around the site, you must ensure that you follow the clearly defined pedestrian footpaths at all times.
- Please note that children are not allowed on site at any time.

## Floor Plans & Dimensions

We have provided floor plans as part of this brochure to show the approximate dimensions of the properties on this site. The dimensions may vary as each property is built individually and precise internal finishes may vary during the course of construction.

## Elevations and Internal Finishes

Artist's Impressions, Site Plans, Floor Plans and CGI's have been used to represent the houses to be built on this site. The colours and finish of the various external elevations may vary from plot to plot. Some plots may be handed versions of the illustrations (mirror image) and some may be detached, semi-detached or terraced. The area surrounding each property may also differ from that shown. The specification may also be subject to change and/or availability. Please be sure to check with the Summerfield Homes Sales Representative for details of the finishes relating to your chosen property at the time of reservation.

## Management Company

An approved 3rd party management company will be contracted to maintain the attenuation and public open space at The Maples. Each property is required to pay a yearly annual fee of £200 to the management company.



## What is Help to Buy?

With a Help to Buy: Equity Loan the Government lends you up to 20% (40% if you're in London) of the cost of your newly built home. You pay a deposit of 5% or more and arrange a mortgage of 25% or more to make up the rest.

You won't be charged interest on the 20% loan for the first five years of owning your home

## Who is eligible?

If you're a first-time buyer in England, you can apply for a Help to Buy: Equity Loan. This is a loan from the government that you put towards the cost of buying a newly built home.

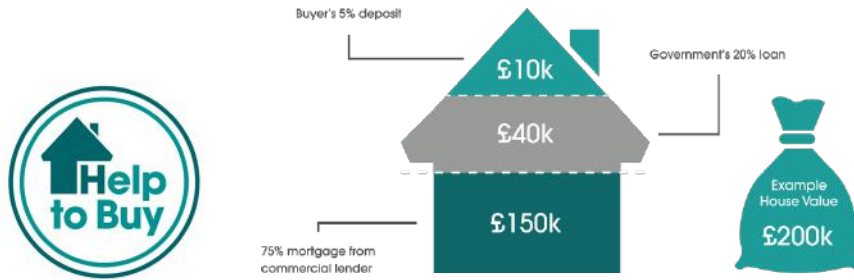
You can borrow a minimum of 5% and up to a maximum of 20% of the full purchase price of a new-build home. You must buy your home from a homebuilder registered for Help to Buy: Equity Loan.

The amount you pay for a home depends on where in England you buy it.

Information is taken from <https://www.helptobuy.gov.uk/equity-loan/equity-loans/> (information correct at time of print March 2021)

Did you know Help to Buy is available on selected\* open market properties at The Maples?

(\*Help to Buy is not available on properties over the value of £349,000)



## What is NHBC Buildmark?

Buying a home is typically the largest investment people make and Buildmark provides warranty and insurance protection to newly built or converted homes. Cover starts from exchange of contracts and lasts up to a maximum period of 10 years after the legal completion date.

## What are NHBC Requirements?

These are contained in the NHBC Standards which include the technical requirements, performance standards and guidance for the design and construction of new homes that all NHBC registered builders and developers are required to build to.

Information is taken from <http://www.nhbc.co.uk/Homeowners/WhatdoesBuildmarkcover/> (information correct at time of print March 2021)



Killams Park, Moorlinch Show Home Kitchen





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