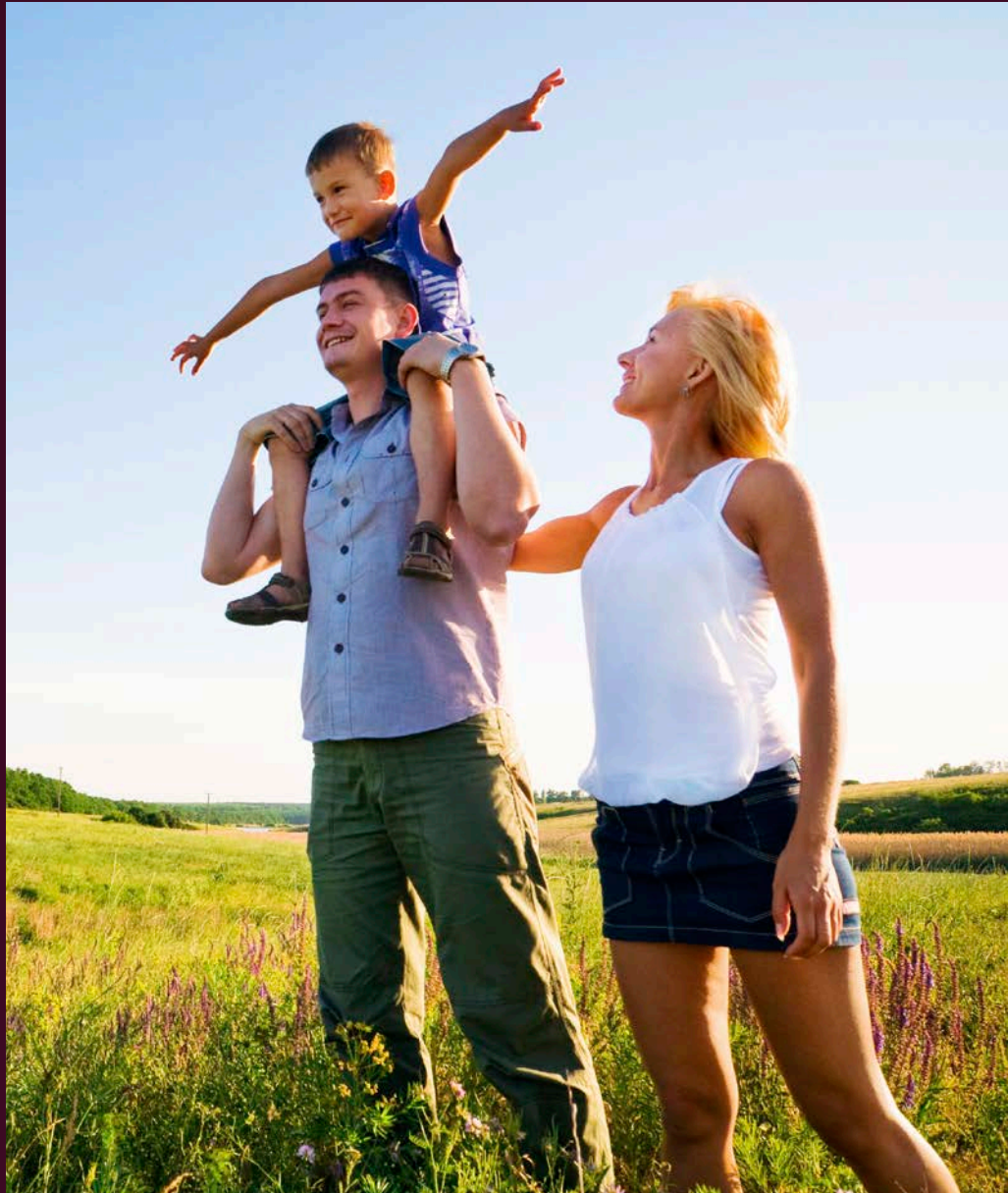




Welcome

Located on the edge of the countryside but highly accessible to the town, Killams Park offers an ideal combination of convenience with open space and great rural views.

58 Mattravers Way offers an exceptional 4 bedroom house designed to provide a blend of traditional craftsmanship, character and comfort with the latest energy efficient features to create a great place to live for many years to come.





More Individual, More You

Summerfield Homes are a local development Company, designing and building homes tailored to fit with how people want to live today.

Each home is designed to optimise living space inside and out, with design touches that give each home a distinct style and character.

All our homes come with a 10 year guarantee to give complete peace of mind and a choice of specification upgrade options for those that want to personalise even more to their individual requirements. Killams Park enjoys an exceptional location with surrounding countryside and this sense of space is maintained with careful planning of the development, with much lower density of building than regulation requires and many other sites adopt.

This has enabled more green space and play areas to be created for families to enjoy, including an orchard as an integral part of the development.

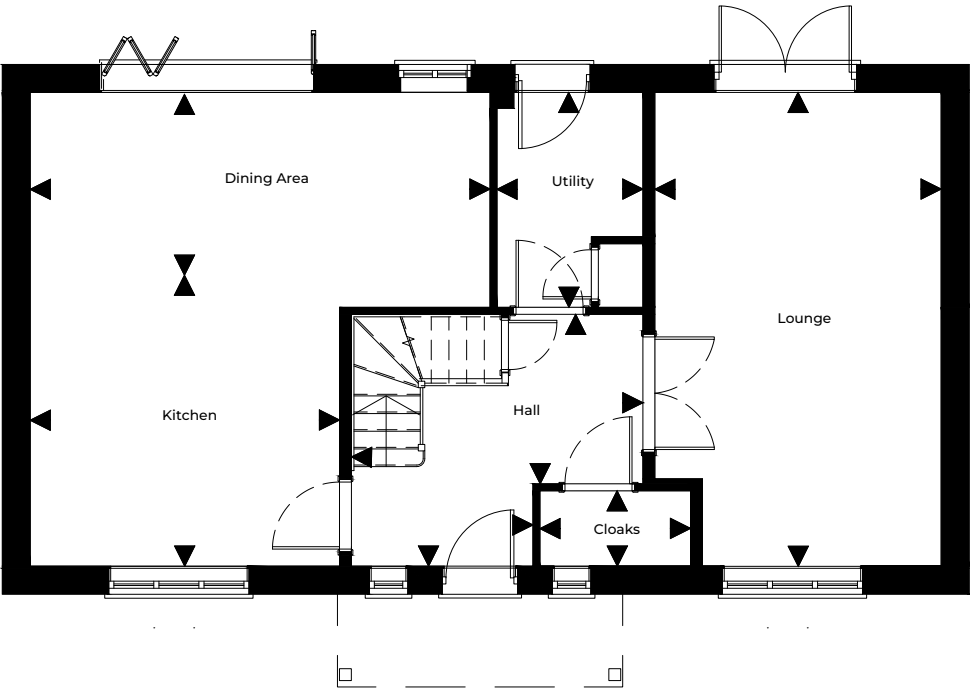
58 Matravers Way, Taunton

* Minimum / maximum dimensions supplied for irregular shaped rooms

Floor Plans & Dimensions We have provided floor plans 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. External finishes will vary from plot to plot. Some plots may be handed versions of the illustrations (mirror image) and may be detached, semi-detached or terraced. Elevations and Internal Finishes Artist impressions/CCI's have been used to represent the houses to be built. The colours and finish of the various external elevations may vary from house to house. The area surrounding each property may also differ from that shown. Please be sure to check with our sales representative for details of the finishes relating to your chosen property at the time of reservation.

Ground Floor

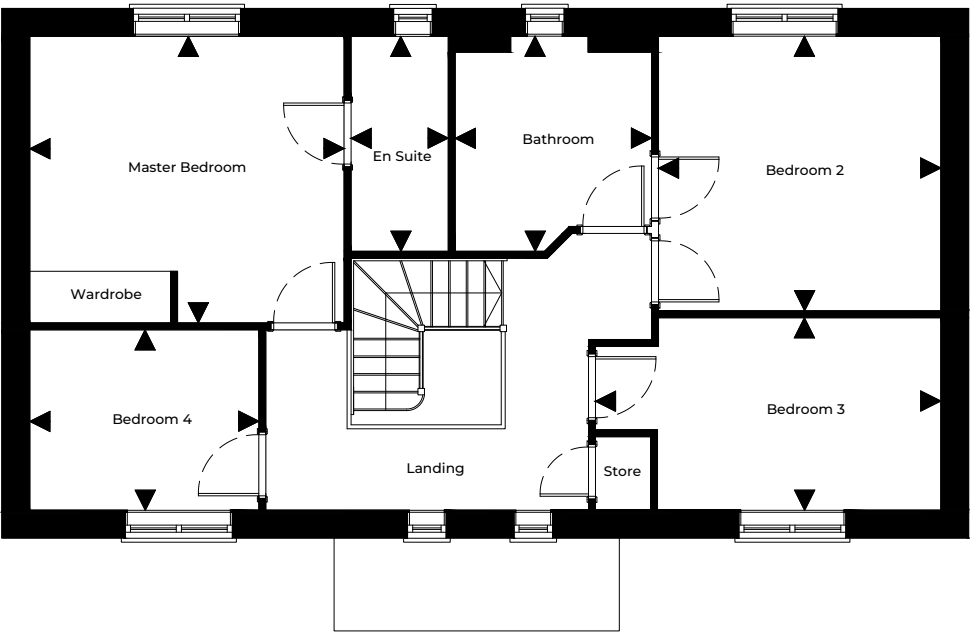
Hall	3.67m* / 2.28m* x 3.17m* / 2.13m*	12'1"* / 7'6"* x 11'5"* / 7'0"*
Kitchen	3.90m x 3.70m	12'9" x 12'0"
Dining Area	5.79m x 2.71m* / 2.28m*	19'0" x 8'10"* / 7'5"*
Lounge	3.61m* / 3.01m* x 5.97m	11'10"* / 9'10"* x 19'7"
Utility	1.84m x 2.71m	6'0" x 8'10"
Cloaks	1.89m x 0.95m	6'1" x 3'0"



Ground Floor

First Floor

Master Bedroom	3.96m x 3.61m	13'0" x 11'10"
En Suite	1.22m x 2.71m	4'0" x 8'10"
Bedroom 2	3.56m x 3.46m	8'4" x 11'4"
Bedroom 3	4.35m* / 3.56* x 2.43m	14'3"* / 11'8"* x 7'11"
Bedroom 4	2.88m x 2.27m	9'5" x 7'5"
Bathroom	2.47m x 2.71m	8'1" x 8'11"



First Floor

4 Bedroom Homes

Pippins

Plot: 226

Springfield

Plot: 228

Willowbrook

Plot: 229

● 58 Mattravers Way

Plot: 235

5 Bedroom Homes

Cotlake

Plot: 230

Sunnyside

Plot: 231

Greenacres

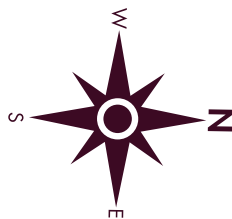
Plot: 232

Long View

Plot: 233

The Grange

Plot: 234



Map shown for illustrative purposes only and actual site layout may vary

As the house type finishes vary from property to property it is important to check prior to exchange of contracts the finish of the property

Specification

58 Mattravers Way Plot 235

General

- Traditional brick and block construction
- 10 Year NHBC Warranty
- 2 years customer after care from Summerfield Homes

Kitchen and Utility Room (where applicable)

- Choice of Ash painted solid timber kitchen door units from a selected range (subject to build stage)
- Choice of 20mm silestone worktops with matching upstands (subject to build stage)
- Silestone hob splashback (where applicable)
- Soft close doors and drawers
- LED tape lighting to underside of kitchen wall units
- Blanco stainless steel under mounted twin bowl sink with Grohe Concetto single lever mixer tap with Flexi hose in kitchen
- AEG 60cm wide built-in single steam oven
- AEG 45cm wide built-in combi oven/microwave
- AEG 83cm wide induction combo hob
- AEG 60cm wide integrated dishwasher
- AEG 60cm integrated 50/50 fridge/freezer

Utility Room

- 20mm Silestone worktops and upstands (as kitchen) (subject to build stage)
- Blanco stainless steel under mounted sink with Grohe Concetto single lever mixer tap
- Space, plumbing and electrics for a 60cm washing machine and tumble dryer

Cloakroom, Bathroom and En Suite

- Armera White sanitaryware to cloakroom, bathroom and en-suite
- Wall hung vanity basin units in white to cloakroom, bathroom and en-suites
- Combined mirror/splashback over wash basin to cloakroom
- Grohe thermostatic overflow bath filler and pull out deck mount shower
- Quantum white double end bath
- Full height wall tiling to shower enclosure and around three sides of the bath. Half height wall tiling behind WCs and wash basin to bathroom and en-suite
- Pisa designer towel rail in chrome finish to bathroom and en-suites
- Saxby Nico illuminated mirror and shaver socket to bathroom and en-suite
- Grohe thermostatic mixer shower with drencher head to master en-suite
- MX low profile shower trays in white with Roman shower doors
- Porcelain flooring to the bathroom, en-suite including tiled skirtings from the Summerfield range

Plumbing and heating

- Ideal Gas Fired combi boiler
- Stelrad Vita silhouette radiators with Honeywell TRVs fitted to all rooms excluding hall
- Eco friendly showersave, simple counter flow heater exchange fitted to all plots

Killams Park open market properties (excluding My Home) have been designed to provide a variety of finishes across the development. The specification can be subject to change and/or availability. Please be sure to check the finishes/specification with a sales representative at the time of reservation. Please note that any customer upgrades are subject to build stage and availability. Payments for customer upgrades are non refundable.



Electrics

- Downlighters to cloakroom, kitchen, bathroom and en suite
- Energy efficient light fittings throughout
- Low energy security light with solar sensor and auto shut off PIR sensor to front and rear of property
- Internal wiring for TV aerial in loft (aerial not fitted)
- Satin Chrome electrical sockets
- USB-C twin socket to kitchen, living room and all bedrooms
- Master telecom socket to hall area or understairs cupboard with sockets to living room and master bedroom
- TV point to living room and all bedrooms
- Mains operated interconnected smoke/heat/CO2 detectors fitted with battery back up
- Wireless door bell
- Mains wired intruder alarm system
- Feature light point over all island/breakfast bars

Joinery and Decorative Finishes

- GRP insulated front door finished in black, grey or green (colour is pre-chosen and detailed in materials schedule – speak with the Sales Advisor for more information)
- Front and rear door fitted with multi point locking and chrome ironmongery
- White or green double glazed PVCu windows with chrome ironmongery (colour is pre-chosen and detailed in materials schedule – speak with the Sales Advisor for more information)

- Aluminium bi-fold patio doors to dining room
- Oak pattern 10 internal doors finished with satin chrome ironmongery
- Wardrobe with deluxe shaker sliding 3-panel doors, hanging rail and shelf
- Walls and ceilings finished in super matt white emulsion throughout
- Skirting, architrave internal door frames and stairs finished in white satin
- Staircase with Oak strings, handrails, newels and balustrades – finished in clear varnish

Outside

- External tap to rear of property
- Front gardens as per approved planting scheme
- Rear gardens to be topsoiled and rotovated
- Up and over garage doors with electric operators to match front door colour black, grey or green (colour is pre-chosen and detailed in materials schedule – speak with the Sales Advisor for more information)
- Power and light to garages
- External electric car charging point
- Paving to path patios
- Built in roof Solar PV Panels to rear of property

Management Company

- An approved third party management company will be contracted to maintain attenuation and public open spaces at Killams Park. Each property is required to pay a yearly annual fee of £200 to the Management Company. (Figure could be subject to change).

