

Orchard Grove

Taunton





Orchard Grove

Taunton

Development plan

bovishomes.co.uk



Orchard Grove

Taunton

3 bedroom homes

- The Rowan
- The Spruce
- The Cypress

4 bedroom homes

- The Willow
- The Somerton
- The Aspen

Pre-sold homes

- 1 and 2 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes
- visitor space



Orchard Grove

Comeytrowe



3 bedroom homes

- The Rowan
- The Cypress
- The Beech

4 bedroom homes

- The Somerton
- The Aspen

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes
- v visitor space

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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DS12942 / 12.24



The Rowan

3 bedroom home

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**Bovis
Homes** 

The Rowan

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.86 x 2.46	9' 5" x 8' 1"
Sitting / dining room	5.50 x 5.22	18' 1" x 17' 1"

First floor	metres	feet / inches
Bedroom 1	3.73 x 3.58	12' 3" x 11' 9"
Bedroom 2	2.98 x 2.45	9' 9" x 8' 0"
Bedroom 3	3.55 x 2.14	11' 8" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Rowan | X306 Orchard Grove |

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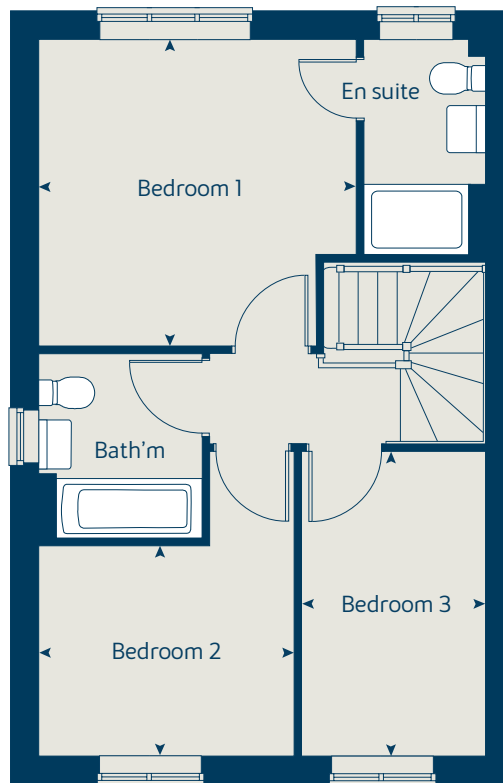
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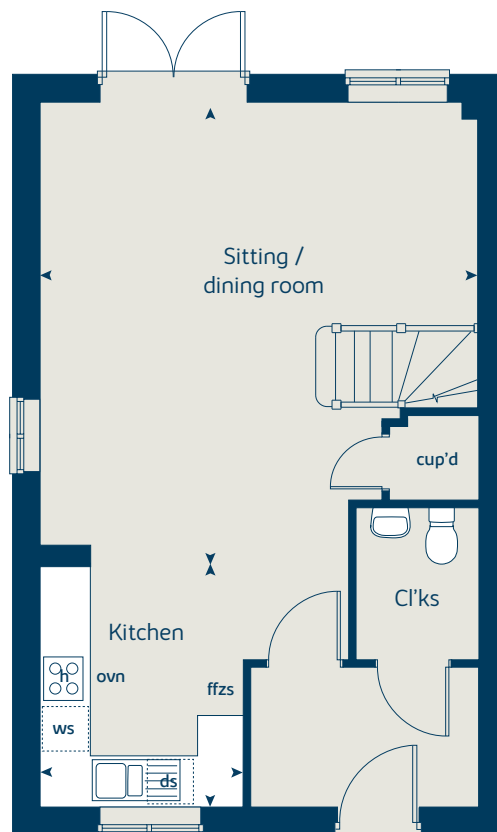
DS14283 / 09.25



First floor



Ground floor





The Spruce

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 10"
Dining area	3.17 x 2.39	10' 5" x 7' 10"
Sitting room	5.55 x 3.36	18' 2" x 11' 0"

First floor	metres	feet / inches
Bedroom 1	3.36 x 2.95	11' 0" x 9' 8"
Bedroom 2	3.64 x 3.28	11' 11" x 10' 9"
Bedroom 3	3.64 x 2.18	11' 11" x 7' 2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Spruce | X307v Orchard Grove |

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* Door and windows apply to selected plots only. Please see sales consultant for further details.

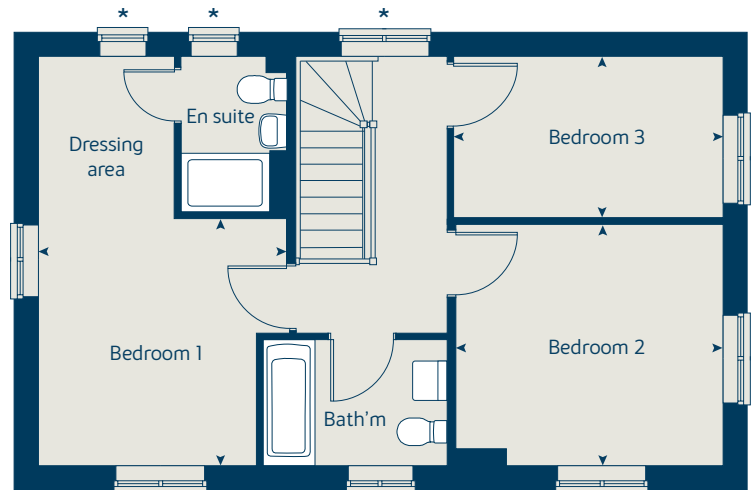
① Alternative side elevation applies to selected plots only. Please see sales consultant for further details.

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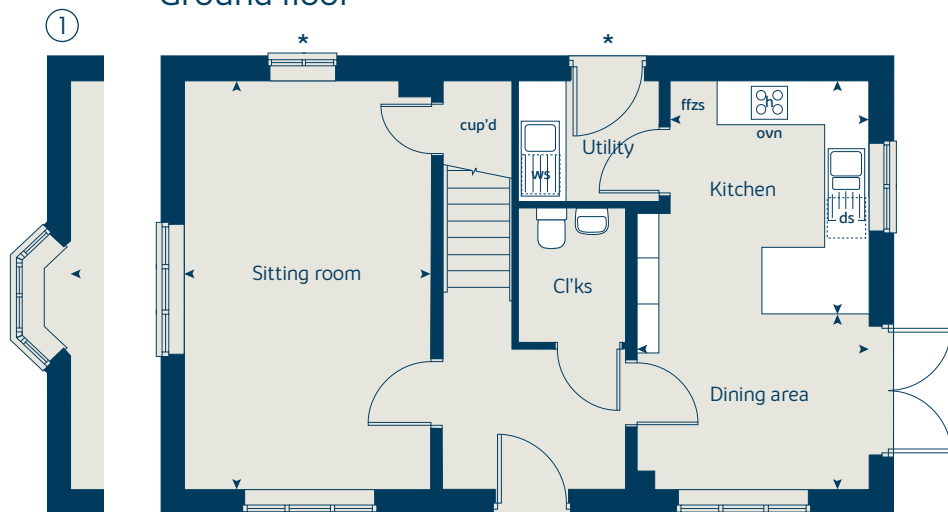
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First floor



Ground floor





The Cypress

3 bedroom home

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**Bovis
Homes** 

The Cypress

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	5.55 x 3.16	18' 2" x 10' 4"
Sitting room	4.38 x 3.41	14' 4" x 11' 2"

First floor

Bedroom 1	4.11 x 3.30	13' 6" x 10' 10"
Bedroom 2	3.30 x 2.87	10' 10" x 9' 5"
Bedroom 3	3.56 x 2.16	11' 8" x 7' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Cypress | X308 Orchard Grove |

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* Windows apply to selected plots only.
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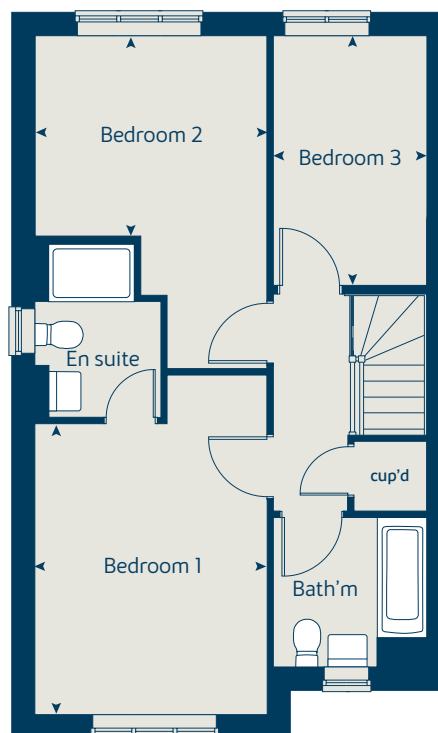
① Alternative first floor layout applies to selected plots only.
Please see sales consultant for further details.

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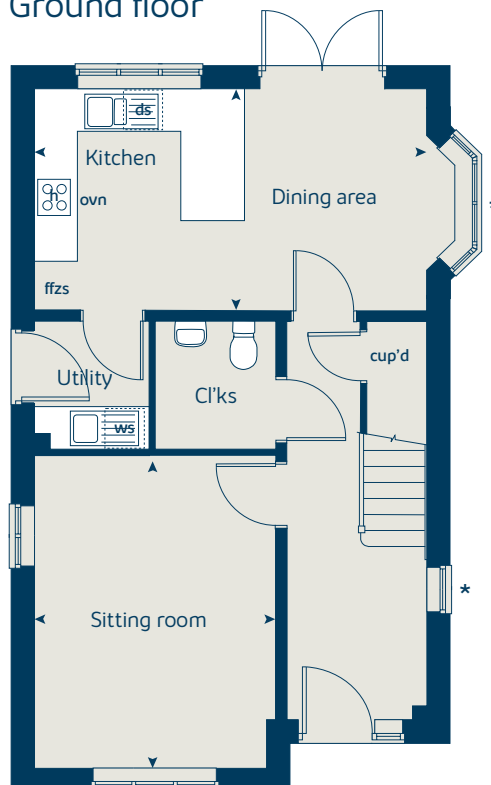
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First floor



Ground floor





The Willow

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Willow

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.97 x 3.77	19' 7" x 12' 4"
Sitting room	4.43 x 3.23	14' 6" x 10' 7"

First floor

Bedroom 2	4.90 x 3.34	16' 1" x 10' 11"
Bedroom 3	3.37 x 3.34	11' 0" x 10' 11"
Bedroom 4	2.94 x 2.57	9' 7" x 8' 5"

Second floor

Bedroom 1	4.35 x 3.51	14' 3" x 11' 6"
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ovn	oven	ffzr	fridge freezer
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Willow | X411 Orchard Grove |

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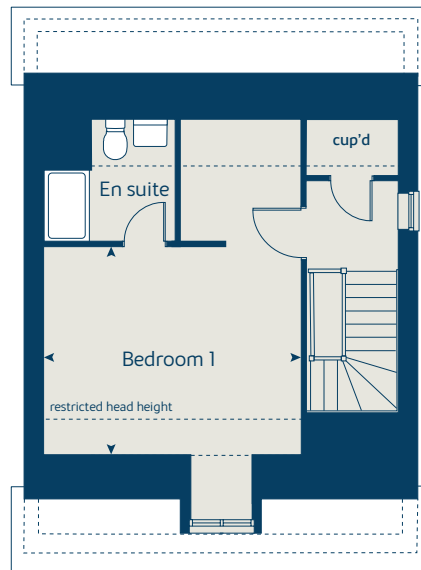
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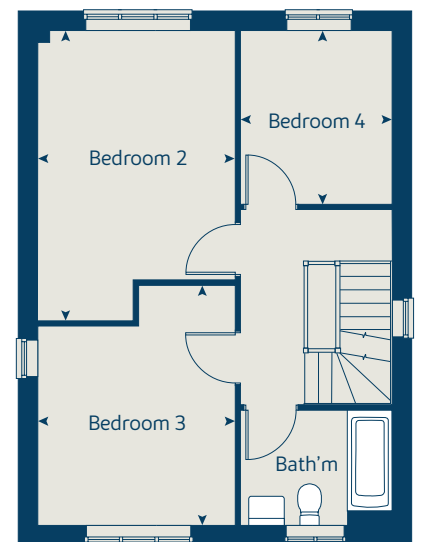
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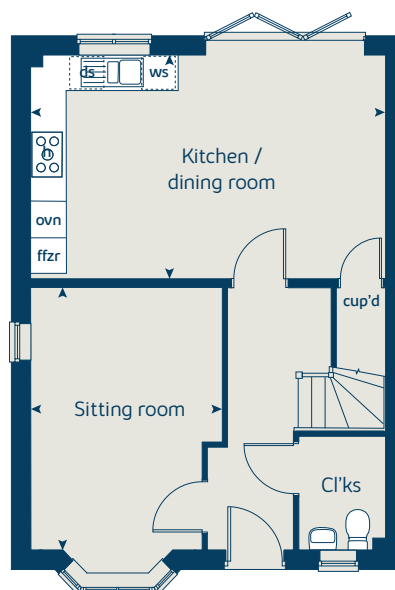
Second floor



First floor



Ground floor





The Somerton

4 bedroom home

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**Bovis
Homes** 

The Somerton

4 bedroom home

Ground floor	metres	feet / inches
Kitchen	4.06 x 3.05	13' 3" x 10' 0"
Dining / family area	4.63 x 2.83	15' 2" x 9' 3"
Sitting room	5.03 x 3.44	16' 6" x 11' 2"
Study	3.44 x 1.77	11' 2" x 5' 9"

First floor

Bedroom 1	4.48 x 3.25	14' 8" x 10' 8"
Bedroom 2	3.44 x 3.38	11' 3" x 11' 1"
Bedroom 3	3.43 x 2.32	11' 2" x 7' 7"
Bedroom 4	3.21 x 2.37	10' 6" x 7' 9"

ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

The Somerton | X413v Orchard Grove |

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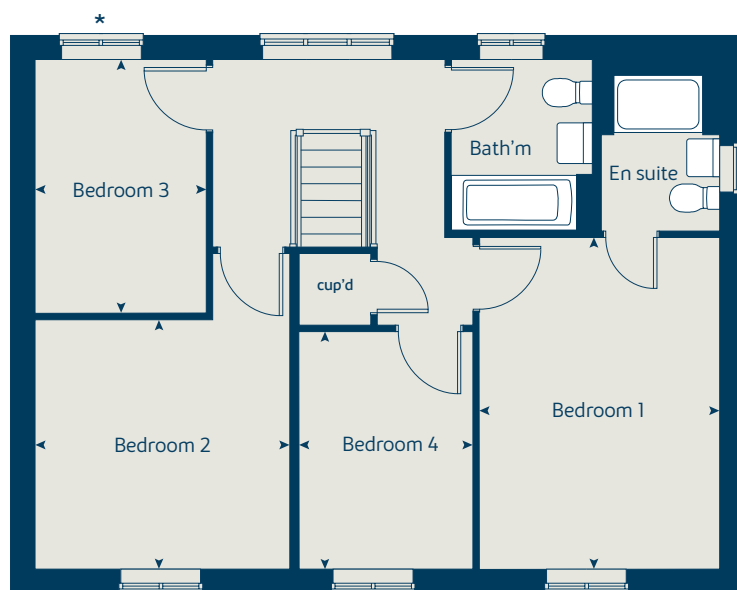
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* Window applies to selected plots only.
Please see sales consultant for further details.

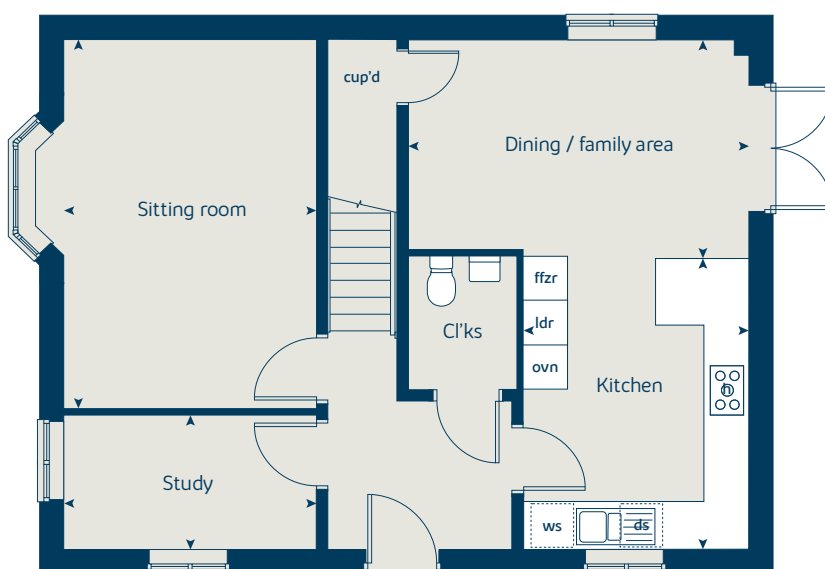
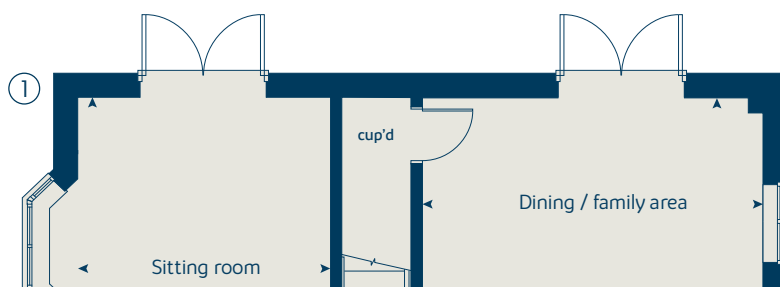
① Alternative ground floor layout applies to selected plots only.
Please see sales consultant for further details.

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First floor



Ground floor





The Aspen

4 bedroom home

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**Bovis
Homes** 

The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.79 x 3.37	25' 7" x 11' 1"
Sitting room	5.08 x 3.41	16' 8" x 11' 2"
Study	2.02 x 2.02	6' 7" x 6' 7"

First floor

Bedroom 1	4.52 x 3.83	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.08 x 2.46	13' 4" x 8' 0"
Bedroom 4	3.62 x 2.46	11' 10" x 8' 0"

ovn	oven	ffzr	fridge freezer
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

The Aspen | X414 Orchard Grove |

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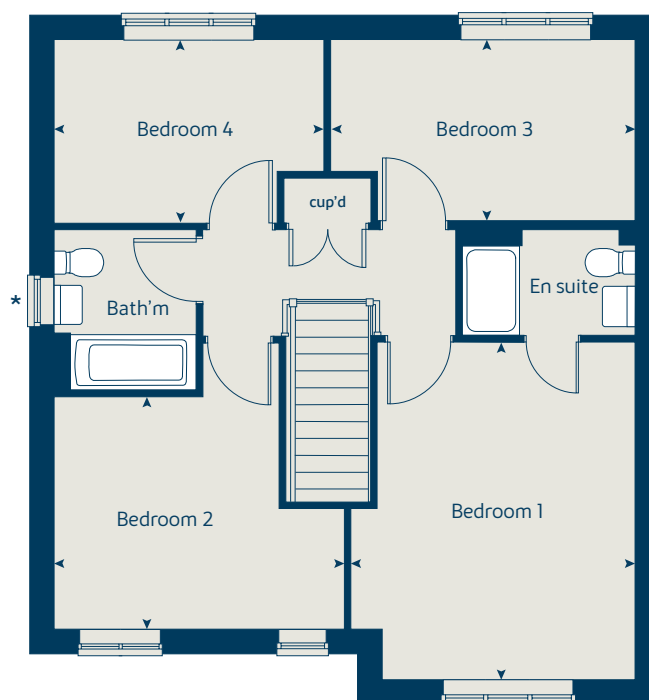
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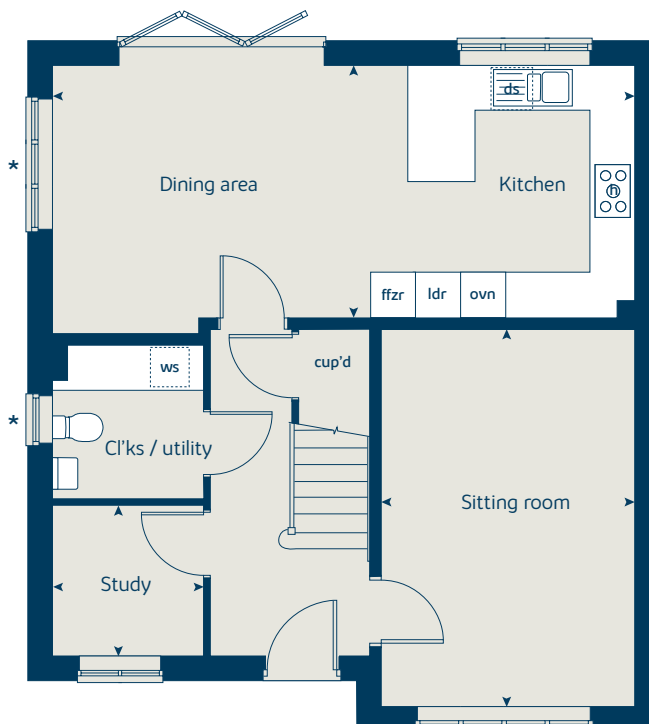
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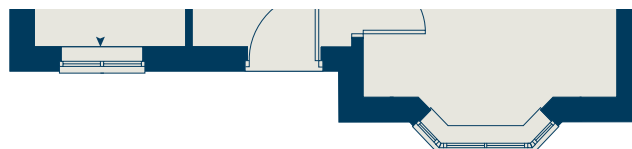
First floor



Ground floor



①





The Aspen

4 bedroom home

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**Bovis
Homes** 

The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 1"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

First floor

Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

ovn	oven	ldr	larder
h	hob	ffzr	fridge freezer
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

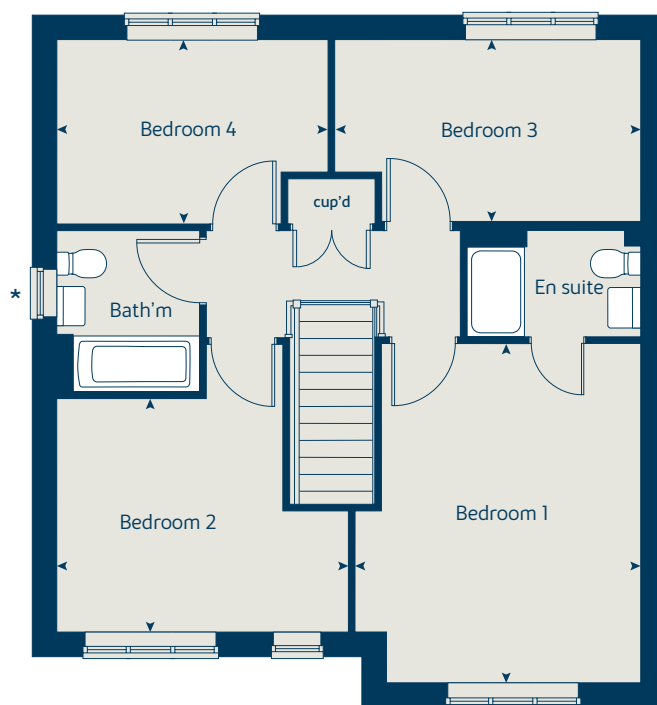
The Aspen | X414 (1F) 02 Orchard Grove |

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- ① Alternative ground floor elevations apply to selected plots only. Please see sales consultant for further details.

First floor



Ground floor



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DS10391 / 06.24



Orchard Grove

Comeytrowe

Specification

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**Bovis
Homes** 

Orchard Grove

Comeytrowe

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.

	3 bedroom The Rowan The Cypress The Beech	4 bedroom The Somerton The Aspen
Kitchen		
Choice of Standard fitted kitchen (doors & worktops)*	■	■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood		
Pendant light fitting	■	■
Pre-wired for under-unit lighting option	■	■
Fridge / freezer space	■	■
Indesit Integrated 50 / 50 fridge freezer		
Space for integrated dishwasher with plumbing and electrics	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■
Space for washing machine with plumbing and electrics in utility		
Bedrooms		
Built in wardrobes to Bedroom 1		
Bathrooms and en suite(s)		
Contemporary white sanitaryware suite	■	■
Ideal Standard close coupled WC to cloakroom	■	■
Handheld hair wash attachment	■	■
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■
Chrome towel warmer in bathroom and en suite(s)		
Water waste heat recovery system	■	■

■ Fitted as standard - included in the property

* Subject to stage of construction



3 bedroom
The Rowan
The Cypress
The Beech
4 bedroom
The Somerton
The Aspen

Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■
Chrome plated front door numerals	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■
Powder coated aluminium double glazed bi-fold doors				■	
Internal cottage style pre-primed doors with brass satin finish handles	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■

General

PV solar panels	■	■	■	■	■
White painted walls and smooth white ceilings	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■
Master telephone socket to sitting room and study (where applicable)	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■

Orchard Grove

Comeytrowe

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.

	3 bedroom The Rowan The Cypress The Spruce	4 bedroom The Somerton The Aspen The Willow
Kitchen		
Choice of standard fitted kitchen (doors & worktops)	■	■
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■
Indesit hob (60cm) with built-in single oven, with stainless steel splashback and curved glass chimney hood.	■	■
Hotpoint hob (75 cm) with built-in double oven, with glass splashback and curved glass chimney hood.		
Cabinets pre-wired for under-unit lighting option	■	■
Fridge/freezer space	■	■
Indesit Integrated 50/50 fridge-freezer		
Space for integrated dishwasher with plumbing and electrics	■	■
Space for washing machine with plumbing and electrics in kitchen	■	
Space for washing machine with plumbing and electrics in utility		■
Bathrooms and en suite(s)		
Ideal Standard contemporary white sanitaryware	■	■
Ideal Standard close coupled WC to cloakroom	■	■
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 ensuite	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■
Chrome towel warmer in bathroom and en suite(s)		

- Fitted as standard - included in the property
- * Subject to stage of construction



3 bedroom
The Rowan
The Cypress
The Spruce
4 bedroom
The Somerton
The Aspen
The Willow

Doors and Windows

	3 bedroom The Rowan The Cypress The Spruce	4 bedroom The Somerton The Aspen The Willow
Front door with multi-point security locking system and security chain	■	■
Chrome plated front door numerals	■	■
PVCu double glazing to windows	■	■
Double glazed PVCu French doors	■	■
Powder coated aluminium double glazed bi-fold doors		
Internal Cottage style pre-primed doors with Brass Satin finish handles	■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■

General

	3 bedroom The Rowan The Cypress The Spruce	4 bedroom The Somerton The Aspen The Willow
White painted walls and smooth white ceilings	■	■
Combined usb/double sockets in kitchen and bedroom 1	■	■
Multi-media point in living room	■	■
TV point to bedroom 1 and family room (where applicable)	■	■
Master telephone socket to lounge and study where applicable	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■
Fitted external tap	■	■
External light fitted to front porch and wiring for external light to rear door	■	■
Mains wired smoke detectors with battery back-up	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■
Landscaped front gardens	■	■
NHBC Buildmark cover	■	■
First two years' customer service support from Bovis Homes	■	■

So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Bovis Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Bovis Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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**Bovis
Homes** 

Orchard Grove

Wellington Road, Comeytrove,
Taunton TA4 1EL
01823 711 204

From J25 M5

- Follow A358 and A3038 to Wood Street / A3807 in Taunton
- Turn right onto A38 / Wellington Road
- Go through 1 roundabout
- Arrive at Comeytrove and Bovis Homes will be on your right hand side.



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Cover photograph of Taunton. Not view from the development. The streetscene has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Bovis Homes Limited, Western region

Linden House, The Jacobs Building, Berkeley Place, Clifton, Bristol BS8 1EH. Telephone: 01823 711204

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BB1011 DS04217 / 11.22

**Bovis
Homes** 