



KILLAMS PARK

TAUNTON



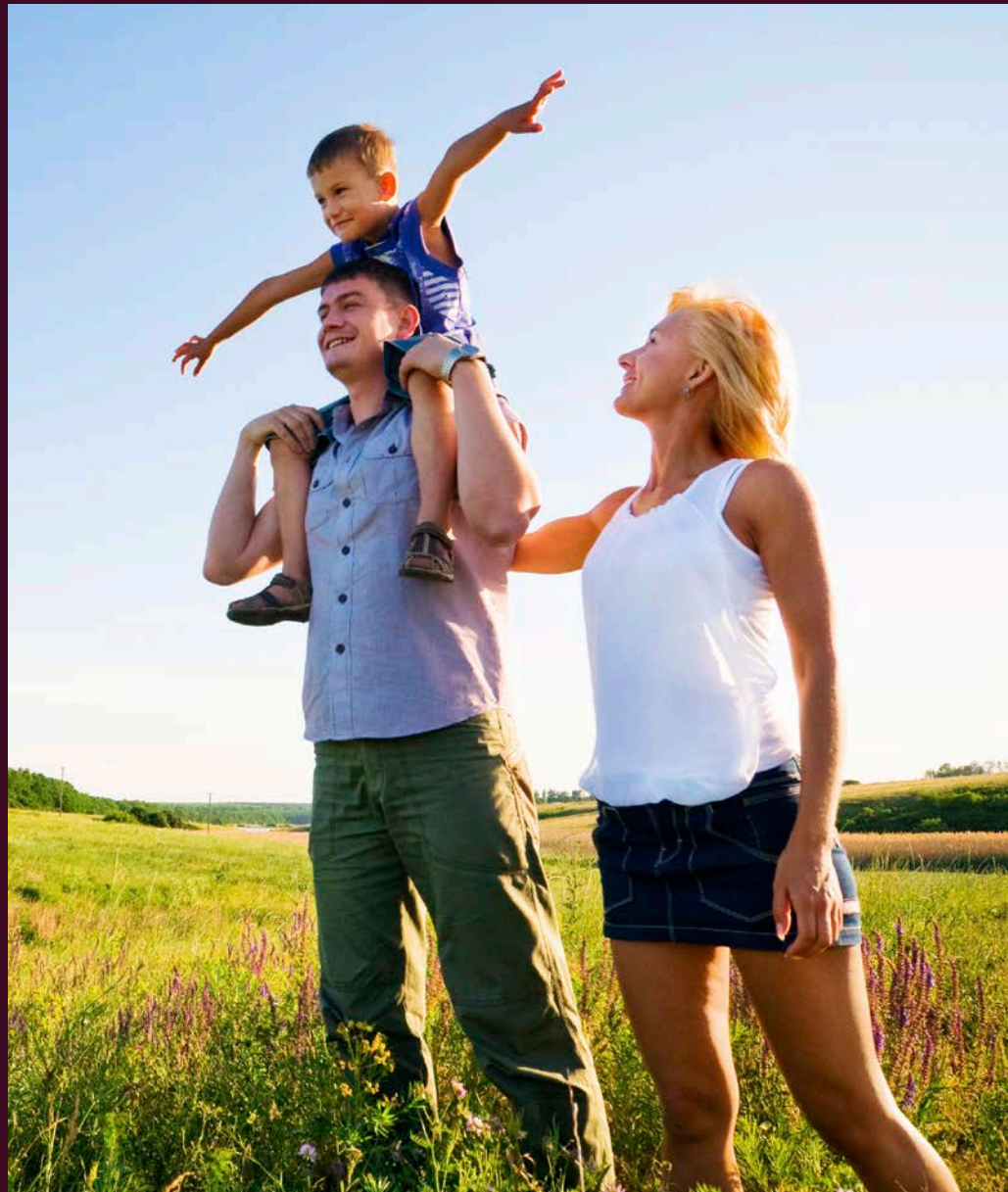
Cotlake



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.

Cotlake offers an exceptional 5 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.

Cotlake

* Minimum / maximum dimensions supplied for irregular shaped rooms

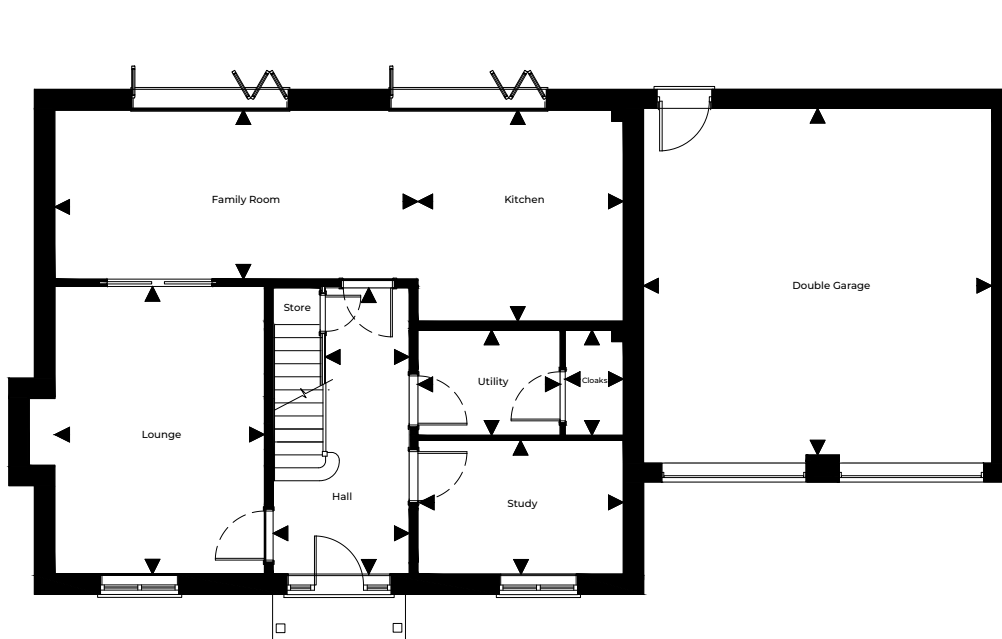
Floor Plans & Dimensions We have provided floor plans to show the approximate dimensions of the properties on this site. The dimensions may vary as each property is built individually and precise internal finishes may vary during the course of construction. External finishes will vary from plot to plot. 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

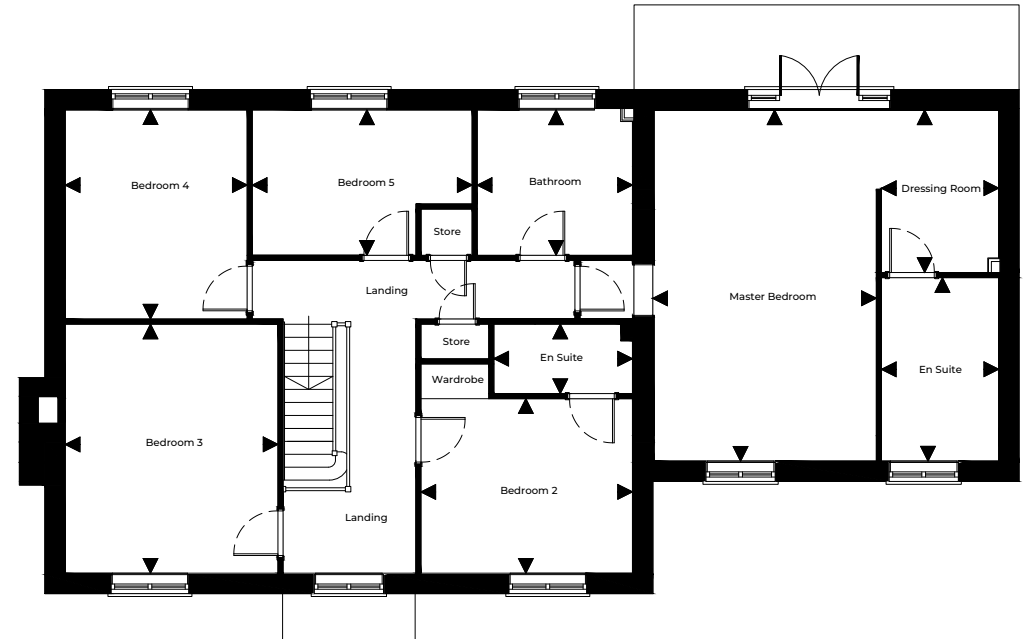
Hall	2.34m* / 1.44m* x 4.93m	7'8"* / 4'9"* x 16'2"
Kitchen	3.54m x 3.64m	11'7" x 11'11"
Family Room	6.26m x 2.92m	20'6" x 9'7"
Study	3.54m x 2.30m	11'7" x 7'6"
Lounge	3.61m x 4.95m	11'10" x 16'3"
Utility	2.45m x 1.81m	8'0" x 5'11"
Cloaks	1.00m x 1.81m	3'3" x 5'11"

First Floor

Master Bedroom	3.83m x 6.06m	12'6" x 19'10"
En Suite	2.02m x 3.17m	6'7" x 10'5"
Dressing Room	2.02m x 2.81m	6'7" x 9'2"
Bedroom 2	3.65m x 3.01m	11'11" x 9'10"
En Suite	2.39m x 1.20m	7'2" x 3'11"
Bedroom 3	3.67m x 4.30m	11'11" x 14'1"
Bedroom 4	3.14m x 3.61m	10'3" x 11'10"
Bedroom 5	3.79m* / 2.83m* x 2.51m* / 1.62m*	12'5"* / 9'3"* x 8'3"* / 5'3"*
Bathroom	2.68m x 2.53m	8'9" x 8'3"



Ground Floor



First Floor

4 Bedroom Homes

Pippins
Plot: 226

Springfield
Plot: 228

Willowbrook
Plot: 229

5 Bedroom Homes

● Cotlake
Plot: 230

Sunnyside
Plot: 231

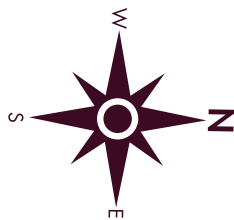
Greenacres
Plot: 232

Long View
Plot: 233

The Grange
Plot: 234



From Killams Drive



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

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 kitchen door units from selected range (subject to build stage)
- Choice of 20mm silestone worktops with matching upstands (subject to build stage)
- 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
- Space, plumbing and electrics for a 60cm washing machine and tumble dryer
- AEG 60cm wide built-in single steam oven
- AEG 45cm wide built-in combi oven/microwave
- AEG 14cm built-in warming drawer
- AEG 83cm wide induction combo hob
- AEG 60cm wide integrated dishwasher
- AEG 60cm integrated larder fridge
- AEG 60cm integrated freezer
- Caple 60cm under counter wine cabinet

Utility Room

- 20mm Silestone worktops and upstands (as kitchen) (subject to build stage)
- Blanco stainless steel under mounted sink with Grohe concetto mixer tap

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 - complete with twin bowls in master en-suite
- Combined mirror/splashback over wash basin to cloakroom
- Grohe thermostatic two way mixer with overflow bath fill and pull-out hair rinse shower wand
- Status 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
- Dual fuel 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 and bathroom
- 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
- Grohe thermostatic mixer shower to bedroom 2

Plumbing and heating

- Ideal Gas Fired system 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
- Fireplace with Oak mantel, slate hearth and gas 'woodburner' stove

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 suites
- 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)
- 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
- 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-folds to kitchen and dining room
- Slate house nameplate
- Oak pattern 10 internal doors finished with satin chrome ironmongery

- Glazed doors to kitchen/family room and lounge
- Modular wardrobe system to dressing area in master bedroom
- Wardrobe with deluxe shaker sliding 3-panel doors, hanging rail and shelf to bedroom 2
- 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
- Built in roof Solar PV Panels to rear of property
- External electric car charging point
- Paving to path patios

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).



KILLAMS PARK
T A U N T O N

