



Ellicombe Gardens

MINEHEAD, SOMERSET



A stylish development of 3 and 4 bedroom homes



STRONGVOX
HOMES



Ellicombe Gardens
MINEHEAD, SOMERSET

by

STRONGVOX
HOMES

“sites of this quality do not come available very often so we are delighted that we have been able to purchase Ellicombe Gardens. This is our first development in Minehead and we are very confident that it will be a huge success.”

Toby Ballard
MANAGING DIRECTOR, STRONGVOX HOMES

Experience is less without imagination

At Strongvox Homes we work hard to offer you something special. Personal, secure and privately owned, our ethos is to build individual homes and communities throughout the West Country in which people will enjoy living for many years to come.

The company is built on firm foundations, all directors have had extensive experience working for other developers around the country before coming together to create our business. All Strongvox homes are carefully and beautifully designed to a high specification, with the emphasis on making each house individual and in harmony with their surroundings.

Since 2004 we have built approximately 800 homes across 23 sites. An average of less than 40 homes per site means we can keep an eye on the detail for every house we build – and that's important to us.





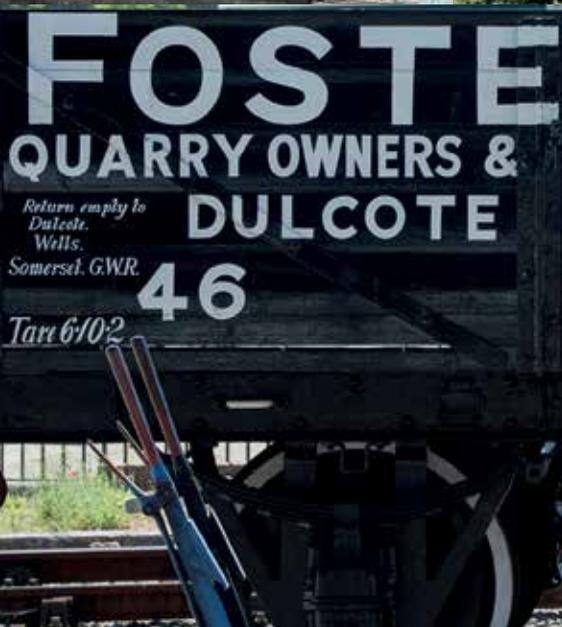
MINEHEAD Precious Somerset

Ellicombe Gardens is an exciting new development of 37 homes being built with 3 and 4 bedrooms available. There are five styles of four bedroom detached homes, two different three bedroom homes and the launch of a three bedroom bungalow, offering accommodation to suit every lifestyle.

Minehead is often referred to as 'The Gateway to Exmoor National Park', given its unique and desirable position between the beautiful National Park of Exmoor and the sea.

The town lies on the south bank of the Bristol Channel, 21 miles north west of the county town of Taunton. Exeter and Bristol are equidistant to Minehead, and both these cities provide excellent shopping and leisure facilities; furthermore both Exeter and Bristol have their own airports which offer an ever growing selection of national and international destinations.

Minehead itself has an excellent range of local shops and restaurants together with leisure facilities





including golf, sailing and the Community Sports Centre.

There's traditional seaside fun with its long, sandy beach, promenade in the centre and pebble beach near the harbour. Whilst North Hill, where Exmoor National Park begins, is just a short walk from the centre of town.

Minehead is famous for the West Somerset Railway - it is England's longest preserved Steam Railway running from Minehead to Bishops Lydeard, (where we have the Sandhill Park development), stopping at Dunster, Blue Anchor, Washford, Watchet, Doniford Halt, Williton, Stogumber, and Crowcombe Heathfield. The Railway runs throughout the year with special events catering to all ages and tastes. Along the way there are gift shops, pubs, museums and places of interest. A great day out.





Computer generated images of Ellicombe Gardens street scenes





- | | | | |
|---|--|---|---------------------------------------|
|  | Dean
3 bedroom house |  | The Knowle
4 bedroom house |
|  | Ellicombe
3 bedroom bungalow |  | The Exmoor
4 bedroom house |
|  | Devoran
3 bedroom house |  | The Dunster
4 bedroom house |
|  | Lowman
4 bedroom house |  | Affordable Housing |
|  | Thornton
4 bedroom house | | |

This site plan is indicative only of the development. It is for general guidance and may be subject to change.



The Dean

3 bedroom house

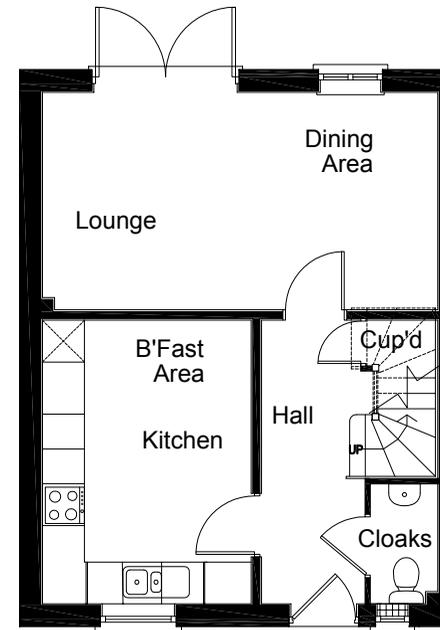
The Dean is a stylish three bedroom house benefiting from delightful accommodation over two floors. The ground floor comprises WC, kitchen/breakfast room and open plan living/dining room with French doors opening onto the enclosed rear garden. The first floor comprises master bedroom with en suite, two further bedrooms and family bathroom.

The Dean		
Room	Dimensions	Millimetres
Lounge / Dining	5700 x 3175	18'8" x 10'5"
Kitchen	3033 x 4125	9'11" x 13'9"
Bedroom 1	3237 x 2927	10'7" x 9'7"
Bedroom 2	3237 x 2745	9'0" x 10'7"
Bedroom 3	3012 x 2413	9'10" x 7'11"

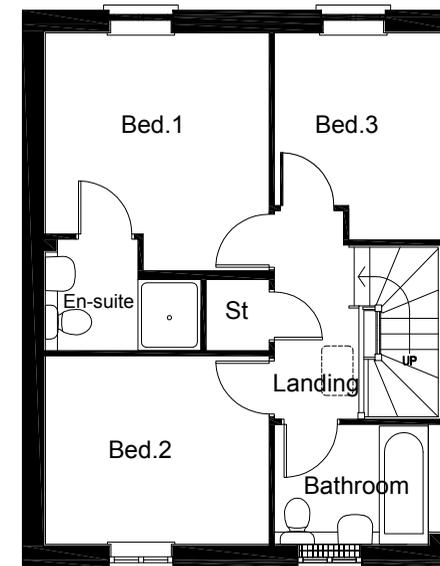
Please note: other floor plans and elevations for each property are available.

As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same.

External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



Ground Floor



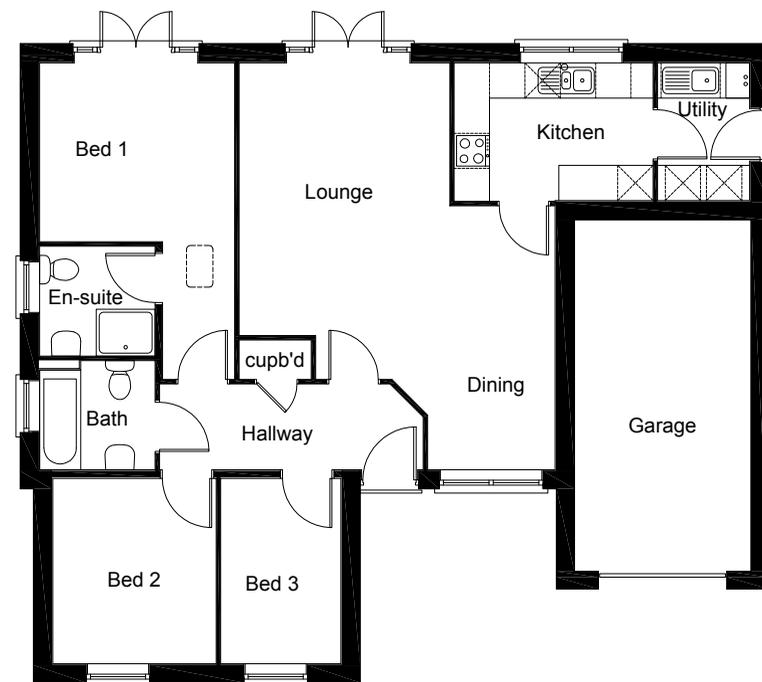
First Floor



The Ellicombe

3 bedroom bungalow

A proudly placed three bedroom detached bungalow comprising a spacious lounge/dining room with French doors opening onto the lawned garden and also leading into the kitchen and utility. Also features a family bathroom and garage. The master bedroom has an en suite and there are two further bedrooms.



Ground Floor

The Ellicombe

Room Dimensions	Millimetres	Feet/inches
Lounge	3600 x 4670	11'8" x 15'3"
Dining	1700 x 4290	5'6" x 14'1"
Kitchen	3400 x 2400	11'2" x 7'9"
Bedroom 1	3350 x 3090	10'11" x 10'1"
Bedroom 2	3010 x 2810	9'10" x 9'2"
Bedroom 3	3010 x 2080	9'10" x 6'8"

Please note: other floor plans and elevations for each property are available.

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The Devoran

3 bedroom house

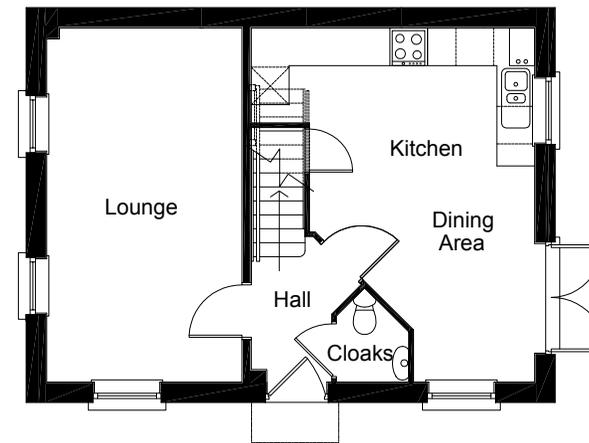
The Devoran is a spacious three bedroom home with delightful accommodation over two floors. The ground floor comprises WC, open plan kitchen/dining room with French doors to the garden and a large living room. The first floor comprises master bedroom with en suite, two further bedrooms and a family bathroom.

The Devoran Room Dimensions	Millimetres	Feet/inches
Lounge	5700 x 3150	18'8" x 10'4"
Kitchen / Dining	5700 x 4550	20'8" x 14'11"
Bedroom 1	3737 x 3162	12'3" x 11'10"
Bedroom 2	3238 x 3238	10'7" x 10'7"
Bedroom 3	2512 x 2412	8'2" x 7'10"

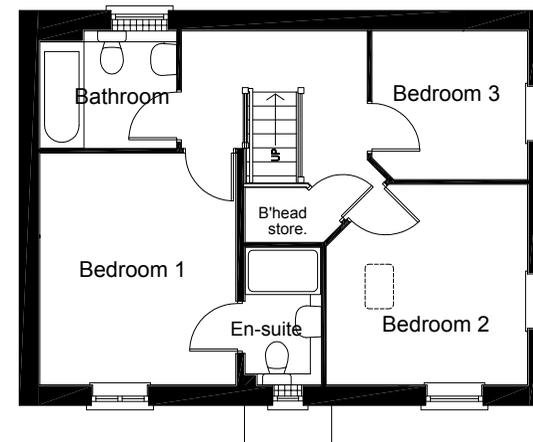
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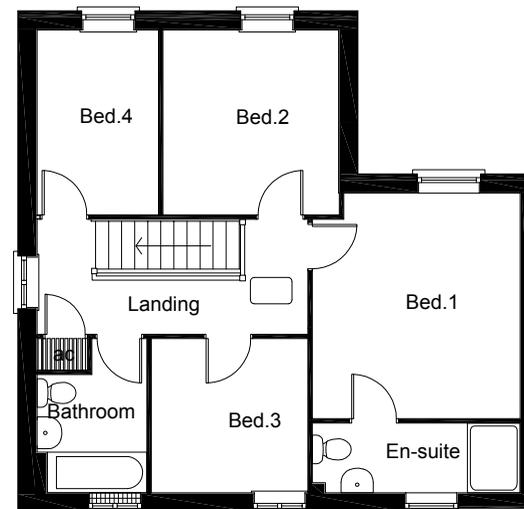
Ground Floor



First Floor



Ground Floor



First Floor

The Lowman

4 bedroom house

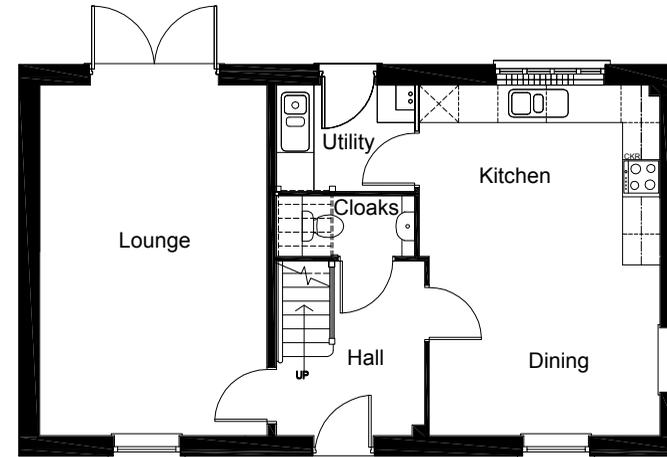
A prestigious home comprising of entrance hall, separate lounge, kitchen /breakfast room both leading through French doors on to the lawned garden. There is also a dining room and WC. Upstairs there are four bedrooms – en suite to master and a family bathroom.

The Lowman Room Dimensions	Millimetres	Feet/inches
Lounge	5800 x 3150	19'0" x 10'4"
Dining	3428 x 2550	11'2" x 8'4"
Kitchen	5200 x 3338	17'0" x 10'11"
Bedroom 1	3912 x 3588	12'10" x 11'9"
Bedroom 2	3212 x 3037	10'6" x 9'11"
Bedroom 3	2699 x 2688	8'10" x 8'7"
Bedroom 4	3212 x 2113	10'6" x 6'11"

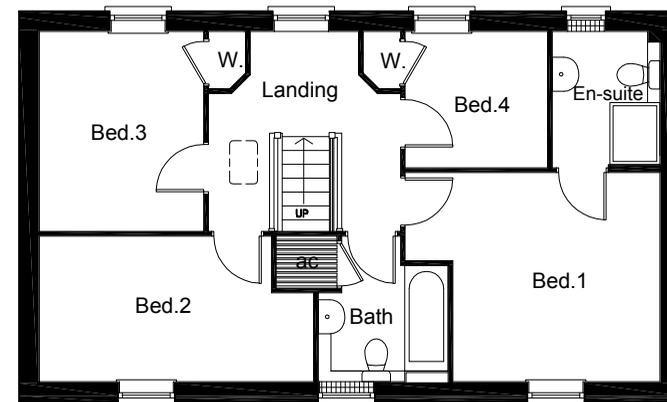
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Ground Floor



First Floor

The Thornton

4 bedroom house

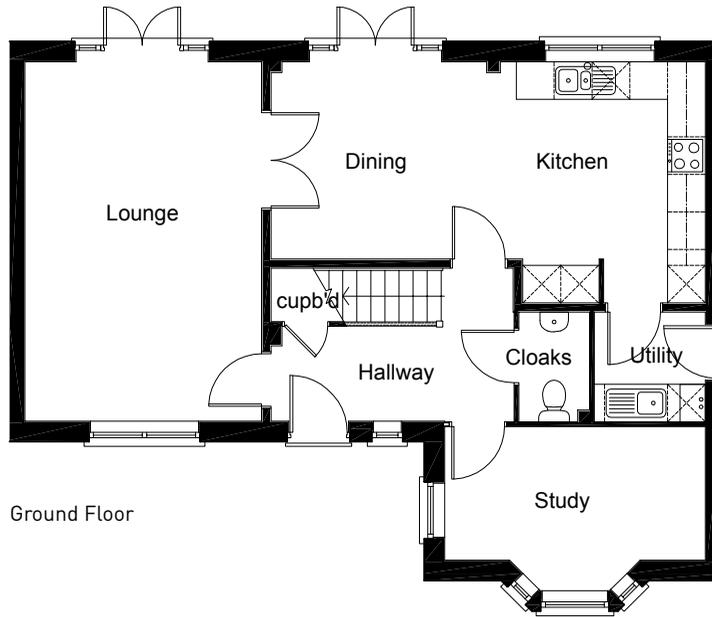
The Thornton is an impressive four bedroom detached family home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, utility room with a large open plan kitchen/diner. The spacious lounge benefits from French doors leading to the enclosed rear garden. The first floor comprises family bathroom, master bedroom with en suite and three further bedrooms.

The Thornton Room Dimensions	Millimetres	Feet/inches
Lounge	5700 x 3700	18'7" x 12'1"
Dining	2450 x 3738	8'1" x 12'3"
Kitchen	2731 x 3412	9'5" x 12'8"
Bedroom 1	4875 x 3415	8'2" x 11'10"
Bedroom 2	4300 x 3415	14'5" x 7'9"
Bedroom 3	3625 x 2925	10'7" x 8'8"
Bedroom 4	3160 x 2475	7'4" x 7'6"

Please note: other floor plans and elevations for each property are available.

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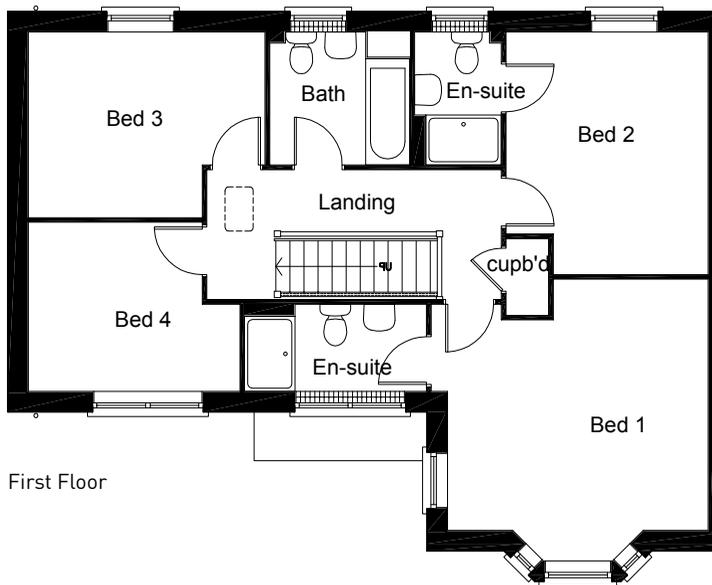


The Knowle

4 bedroom house

The ground floor comprises lounge, study, utility & WC, large kitchen dining room, breakfast family room with French doors leading to the garden. To the first floor there is a master bedroom with en suite, three further bedrooms and a family bathroom. Bedroom 2 also has an en suite.

The Knowle		
Room	Dimensions	Millimetres
Lounge	5790 x 3810	18'11" x 12'6"
Dining	3200 x 3895	10'6" x 12'9"
Kitchen	3200 x 2950	10'6" x 9'8"
Bedroom 1	4190 x 3400	13'8" x 13'11"
Bedroom 2	3847 x 3250	12'5" x 10'7"
Bedroom 3	3775 x 2975	12'2" x 9'8"
Bedroom 4	2740 x 3400	12'2" x 8'11"



Please note: other floor plans and elevations for each property are available.

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The Exmoor

4 bedroom house

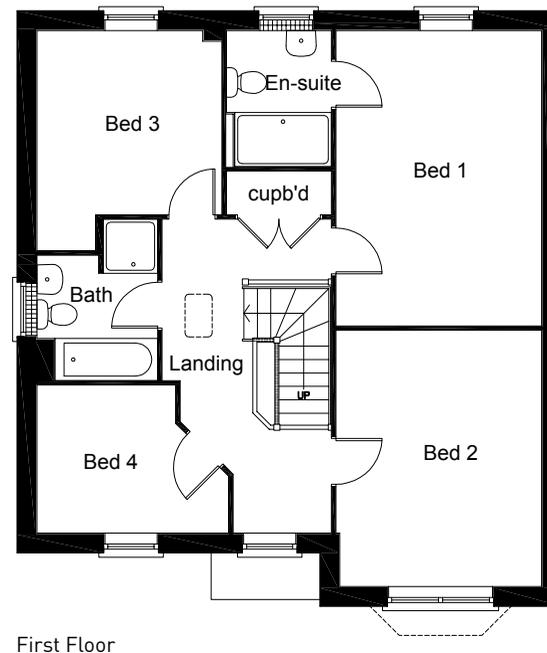
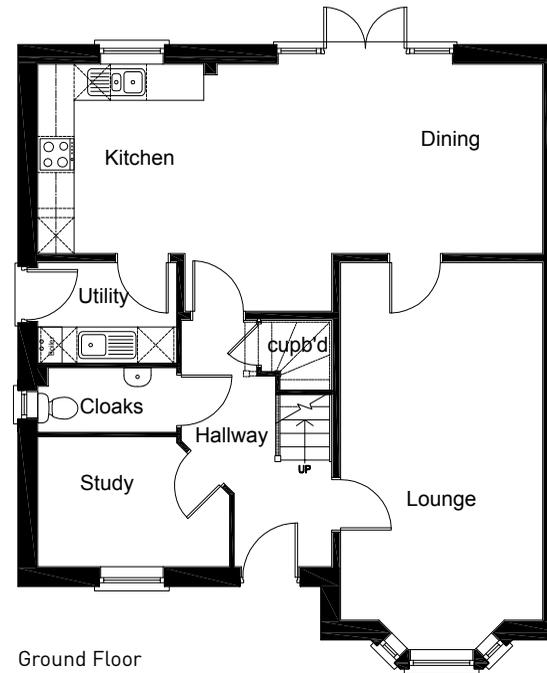
The ground floor comprises lounge, study, utility & WC, large kitchen, breakfast family room with French doors leading to the garden. To the first floor there is a master bedroom with en suite, three further bedrooms and a family bathroom.

The Exmoor Room Dimensions	Millimetres	Feet/inches
Lounge	6000 x 3390	19'7" x 11'1"
Dining	3200 x 3690	10'5" x 12'1"
Kitchen	3200 x 3975	10'5" x 13'1"
Bedroom 1	4325 x 3415	14'2" x 11'2"
Bedroom 2	4300 x 3415	14'1" x 11'2"
Bedroom 3	3075 x 3100	10'1" x 10'2"
Bedroom 4	2475 x 2334	8'1" x 7'6"

Please note: other floor plans and elevations for each property are available.

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The Dunster

4 bedroom house

The ground floor comprises lounge, utility & WC, large dining/family/kitchen area, breakfast family room with French doors leading to the garden. To the first floor there is a master bedroom with en suite, three further bedrooms and a family bathroom. Bedroom 2 also has an en suite.

The Type C Room Dimensions	Millimetres	Feet/inches
Lounge	4750 x 3900	15'7" x 12'9"
Kitchen / Dining	5700 x 3620	18'8" x 11'10"
Bedroom 1	6600 x 3050	21'7" x 10'0"
Bedroom 2	3900 x 3635	12'9" x 11'11"
Bedroom 3	3260 x 3025	10'6" x 9'11"
Bedroom 4	3545 x 2625	11'3" x 8'7"

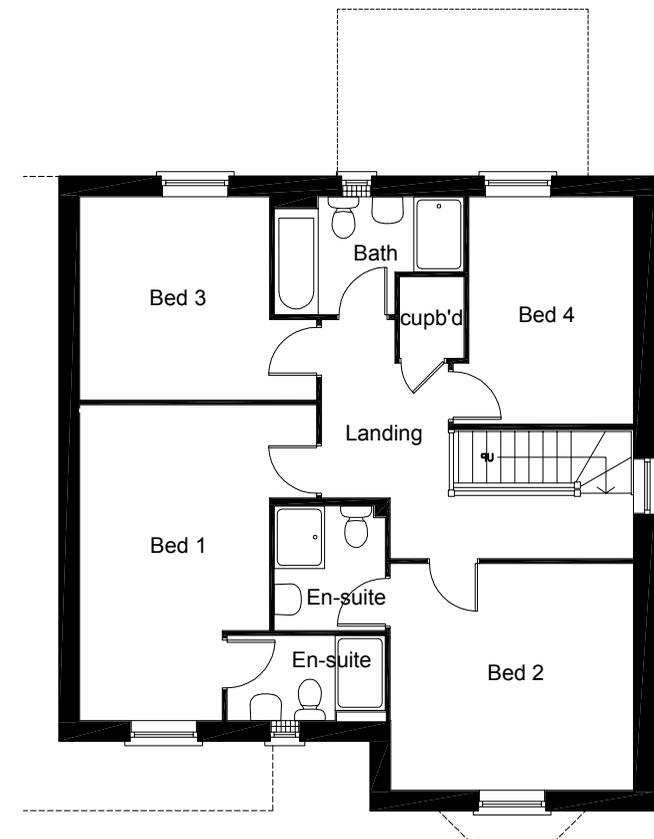
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Ground Floor



First Floor

Ellicombe Gardens Specification

Kitchen

- Fully fitted kitchen with wall and floor cupboards
- Profile worktop with matching up-stands
- Stainless steel Smeg single oven, 4 burner gas hob and hood extractor fan
- A stainless steel splash back is provided to the area behind the hob
- Stainless steel 1.5 bowl sink with a chrome tap
- Plumbing for washing machine in utility room
- White down lighters to kitchen area

Bathroom, En suite and Cloakroom

- The bathroom, en suite and cloakroom are equipped with contemporary Duravit sanitary ware in white with stylish Hansgrohe Taps
- The shower within the en suite includes a concealed thermostatic shower valve with a low profile resin stone shower tray, full height tiling and a glass cubicle
- Half height tiling by Porcelanosa to the bathroom over the bath, basin, and WC where they are situated on the same wall. Splash back tiling behind basin where they are not situated on the same wall
- Shaver sockets fitted in bathroom and en suite
- Recessed white down lighters to the WC, bathrooms and en suites

Decoration and Internal Finish

- Each home features a smooth emulsion finish to the walls and ceilings
- Cottage style vertical five panel internal doors
- All homes feature smooth finish steel front and back door with multi point locking system

Electrical Installation

- BT points are fitted to the lounge and bed 1
- TV points are fitted to the lounge, kitchen and bed 1 and bed 2 with wiring to

communal satellite & digital terrestrial TV system

- A mains operated smoke alarm with battery backup is fitted to the hallway
- External recessed down light or coach light fitted to the front
- Electric point and wireless router to under stairs cupboard / linen cupboard where applicable

Energy Efficiency, Heating and Insulation

- Double glazed uPVC windows provided throughout
- Cavity wall and loft insulation installed to NHBC standards
- Energy performance certificates are provided for each home
- Gas fired central heating system with hot water cylinder in the linen cupboard with thermostatically controlled radiators
- Mains pressure water system with electric programmer

External Finishes

- An external tap will be provided
- Front gardens will be landscaped with the rear gardens laid to turf

NHBC Insurance

- Each of our homes is independently surveyed during the course of construction by the National House Building Council who will issue their 10 year warranty certificate upon structural completion of the property.



Luxury comes as standard

Every aspect of the final specification has been thought about with you in mind. From the traditional design, through to the practical benefits of modern living, to the sparkle of Duravit with Crosswater that complete the sanitary ware and taps. Every detail has been considered, because we know how important the finishing touches are to making a home.



hansgrohe

NHBC

DURAVIT

smeg

Take the stress out of buying your new home

We understand buying a new home is an important yet often stressful time, we have therefore created two practical and burden-free schemes for you. They are designed to help make the process of buying and selling your new home hassle-free. We will be with you throughout the whole process, offering expert advice when required, ensuring you can move into your new home as soon as possible.

AssistedMove

- Assist you with agents fees
- Assist you with legal costs
- Assist you with removal fees
- Assist you through the whole process

Choose your new house

- Choose a new house with us and pay the reservation deposit, which will secure your plot for a specified period

We'll help get your existing house valued

- We will instruct two independent valuations to be carried out with a view to finding a buyer and secure a sale on your property within a specified selling period

Reserve your new house

- We will agree on a realistic and acceptable marketing price for your current home, based on the valuations. Once we have agreed on this, you can reserve your new house with us

We'll instruct an estate agent to sell your existing house

- We will instruct a minimum of one Estate Agent to sell your current home within a pre-agreed and specified timescale. This will include advertising and up-dates on viewings and offers

Move into your new house

- Should your current home remain unsold at the end of the agreed timescale, we will refund your deposit. However, in some circumstances we are able to extend the selling period or buy your current house in HomeExchange*.

*Subject to scheme rules and on selected homes only

HomeExchange

- Reserve and secure your new house
- No estate agents fees
- Chain Free, when we become your buyer
- Advice throughout the whole process

Choose your new home

- Choose a new house with us and pay the reservation deposit, which will secure your plot for a specified period

Home Exchange Criteria

- You must be upgrading by 30% in value, HomeExchange is only available on selected plots

We'll help get your house valued

- Once you've paid the reservation fee, we will instruct two local agents to value your property and report back to us

We'll make an offer to buy your existing house

- We will make an offer based on the average of the two valuations, (subject to survey and searches)
- Once the deal is agreed we will then proceed to full reservation

Move into your new home

- You can stay in your existing home until your Strongvox home is completed



Our Customer Charter

At Strongvox, we are committed to delivering a quality service, throughout the whole home buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

We will provide you with full details and clear information about your chosen home:

We will provide trained and knowledgeable staff to assist you in the buying process

•

We will be available to answer any questions you may have and will provide you with any relevant contact details

•

We will assist you during the selection of Standard Choices and Optional Extras for your new home

•

We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in

•

We will keep you fully informed about the completion and occupation of your new home

We will provide you with Health & Safety advice to minimise the risk of danger during construction and in the use of your new home after you have moved in

•

We will provide you with reliable information about the Buildmark Cover, and any other cover which you may benefit from

•

We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies

•

We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments

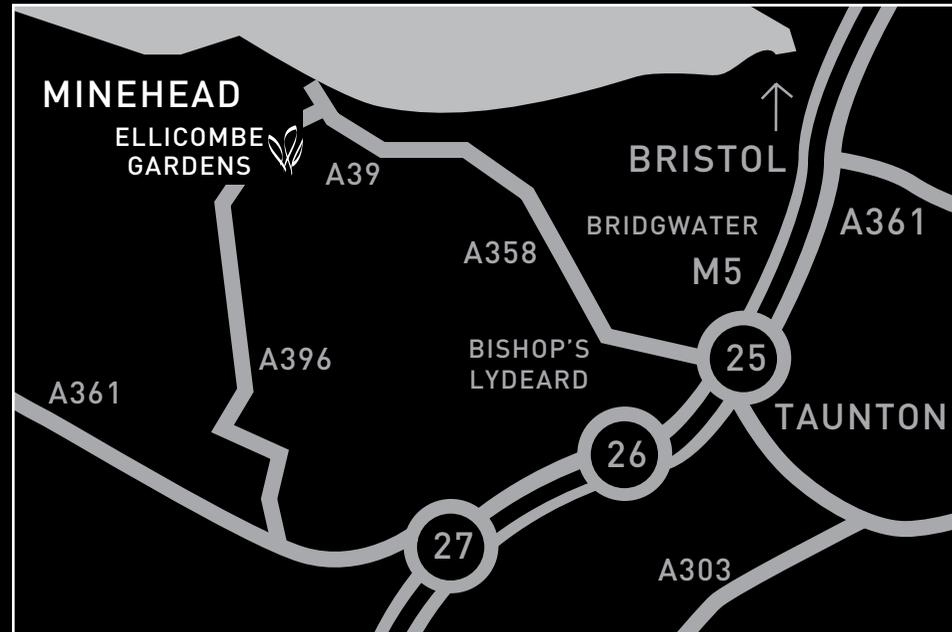
We will also comply with the requirements of the Consumer Code for Home Builders which is displayed in our Sales Offices. A copy of the Code is also on our website www.strongvox.co.uk Please ask our Sales Advisor if you require a printed hard copy. Full details of our service will be provided to you when you reserve your new Strongvox home.

Protecting Our Purchaser

Each of our homes is independently surveyed during the course of construction by NHBC insurance, who will issue their 10 year warranty certificate upon structural completion of the property. Further to this Strongvox Homes offer a high level of customer care, including a two year warranty on internal fixtures and fittings.



How to find us



Directions from M5 Junction 25

Exit the M5 at junction 25, take the A358 down Tone Way over the Creech Castle traffic lights - take the right hand lane and take the 3rd right at the roundabout - then take a left at the next roundabout . Follow on this road A358 all the way to Minehead through the traffic lights at Dunster and then at the roundabout take the 1st exit and then it is the first on the left into Ellicombe Meadows and then follow the round into Ellicombe Gardens.

For Sat Nav: use TA24 6LH

ENQUIRIES: 0845 861 0012


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It should not be assumed that any contents/furnishing/furniture etc photographed or illustrated including the computer generated images in these particulars are included in the sale.
Any distances referred to are given as a guide only and are not precise. The information in these particulars does not constitute any part of a contract or warranty.