

Orchard Grove

Comeytrove



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Orchard Grove Comeytrowe

This impressive new development at Comeytrowe is just a few miles from Somerset's bustling county town of Taunton

You'll find Comeytrowe amid beautiful Somerset countryside, but it's only 2 miles to an array of shops, supermarkets, restaurants and pubs in Taunton town centre. The area also has several primary, secondary and independent schools. For entertainment you've a cinema, theatres, leisure and sports facilities, and the popular Taunton Racecourse, Somerset County Cricket Ground and within reach of the beautiful Quantock Hills.

Orchard Grove is just off the A38 which is about a 10-minute drive to Taunton Railway Station that runs regular services run to London Paddington and Exeter. Junction 26 of the M5, for Bristol and Exeter is approximately 3 miles away and Bristol Airport is less than 40 miles.

So, if you're looking for a quality new home in a semi-rural setting with great commuter links, your search ends here.

Orchard Grove

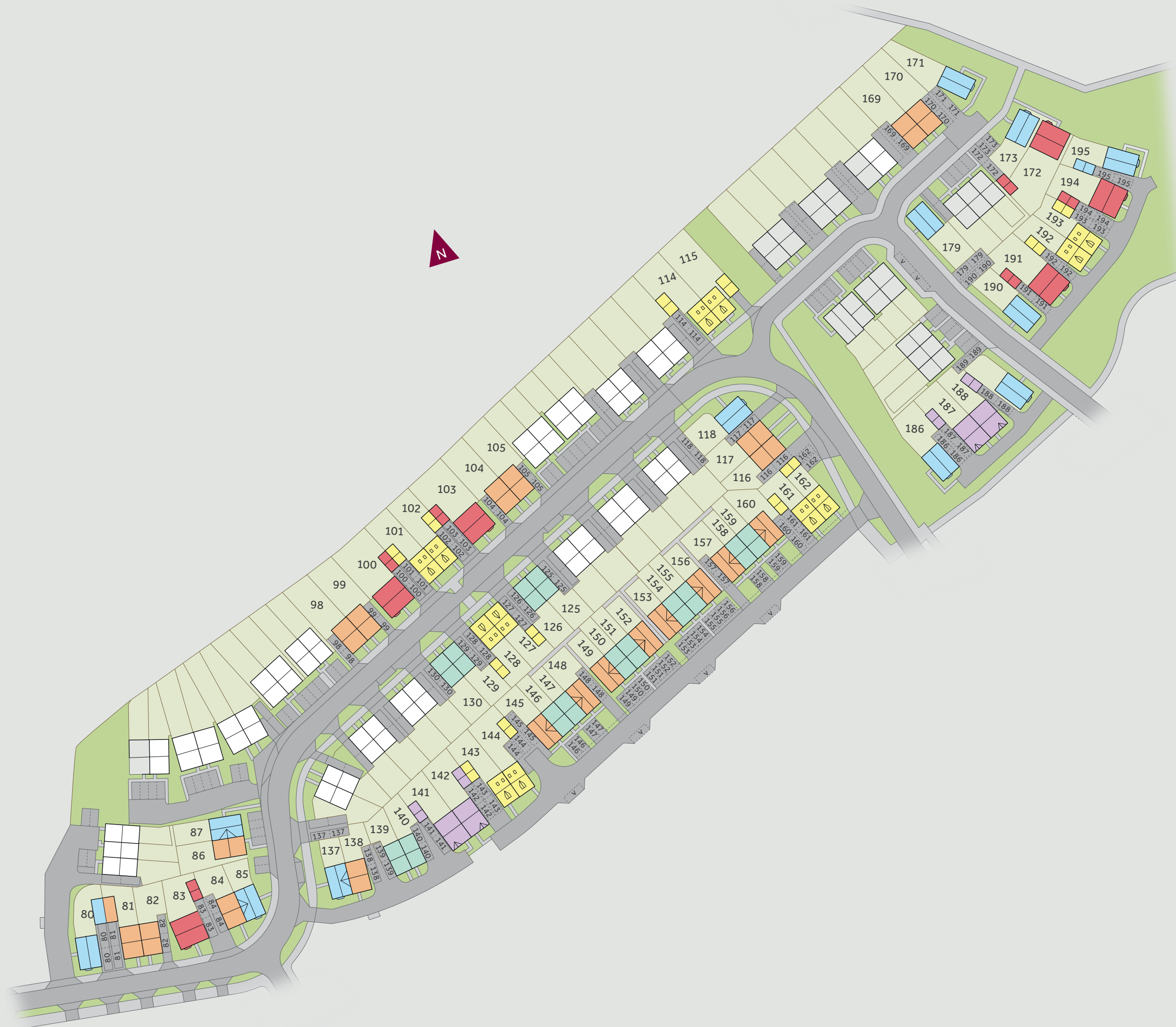
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Orchard Grove Comeytrove

Development layout



4 bedroom home

- The Aldridge
- The Pembroke
- The Mylne

3 bedroom home

- The Becket
- The Elmslie

2 bedroom home

- The Cartwright

- Affordable housing

- v visitor space

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please see our sales consultant for further details.



Around the local neighbourhood

- | | | |
|---|---|--|
| 1 Queen's College
TA1 4QS | 5 Vivary Park
TA1 3SX | 9 Taunton Vale Healthcare
TA1 2LB |
| 2 Vivary Golf Course and
Adventure Centre
TA1 3JT | 6 Taunton Town Football Club
TA1 2HG | 10 Blackbrook Leisure Centre
& Spa
TA1 2RW |
| 3 Musgrove Park Hospital
TA1 5DA | 7 Taunton Train Station
TA1 1QW | 11 King's College
TA1 3LA |
| 4 Somerset College of Arts
& Technology
TA1 5AX | 8 Tesco Superstore
TA1 4AB | 12 Asda Superstore
TA1 2AN |



The Cartwright

2 bedroom home

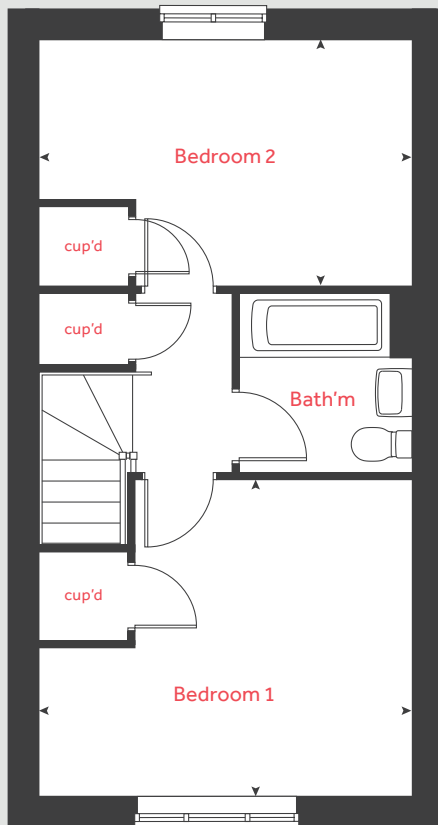
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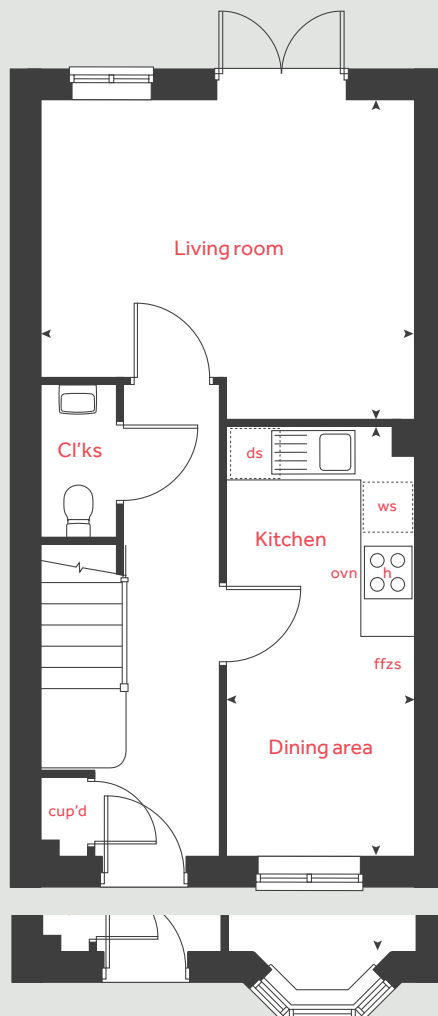
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First floor



Ground floor



The Cartwright

2 bedroom home

Homes 125, 126, 129, 130, 139 & 140

Ground floor

Kitchen / dining area

4.82m x 2.13m 15' 10" x 7' 0"

Living room

4.20m x 3.60m 13' 9" x 11' 10"

First floor

Bedroom 1

4.20m x 3.58m 13' 9" x 11' 9"

Bedroom 2

4.20m x 2.79m 13' 9" x 9' 2"

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

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

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best products to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please see our sales consultant.

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The Elmslie

3 bedroom home

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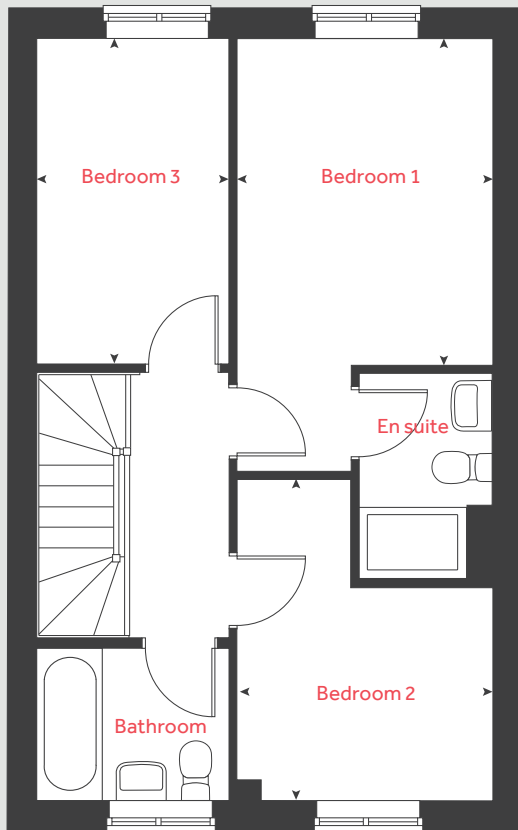
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The Elmslie

3 bedroom home

Homes 81, 82, 84, 86, 116,
117 & 138

First floor



Ground floor

Kitchen / dining area

4.78m x 2.91m 15' 8" x 9' 6"

Living / study room

5.09m x 3.63m 16' 8" x 11' 10"

First floor

Bedroom 1

3.67m x 2.87m 12' 1" x 9' 5"

Bedroom 2

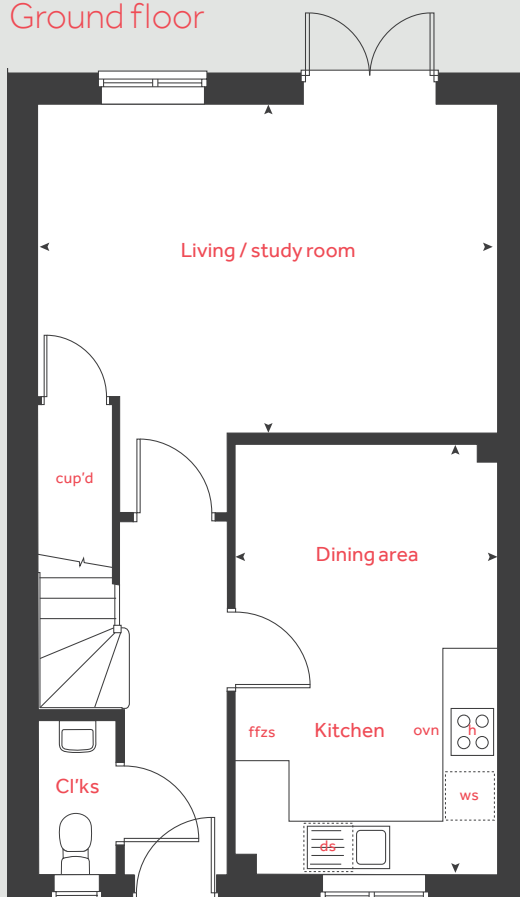
3.63m x 2.87m 11' 9" x 9' 5"

Bedroom 3

3.66m x 2.15m 12' 0" x 7' 1"

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

Ground floor



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The Becket

3 bedroom home

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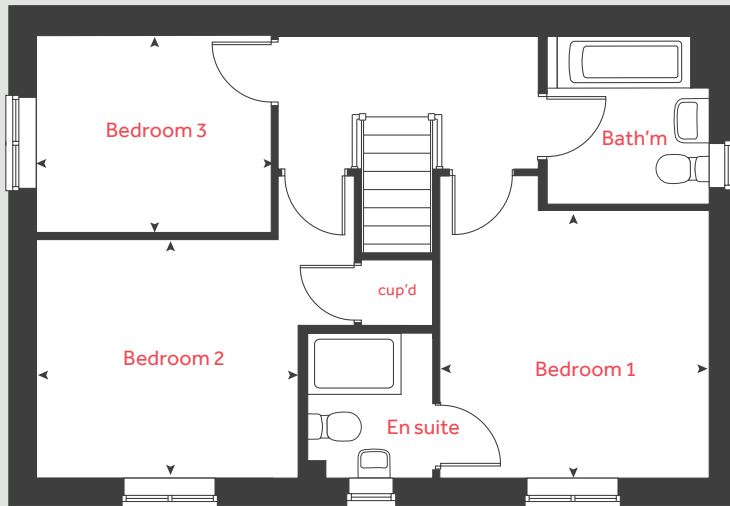
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The Becket

3 bedroom home

Homes 80, 85, 87, 118 & 137

First floor



Ground floor

Kitchen / dining area

5.59m x 2.90m 18' 4" x 9' 6"

Living room

5.59m x 3.33m 18' 4" x 10' 11"

First floor

Bedroom 1

3.40m x 3.33m 11' 2" x 10' 11"

Bedroom 2

3.34m x 3.01m 10' 12" x 9' 10"

Bedroom 3

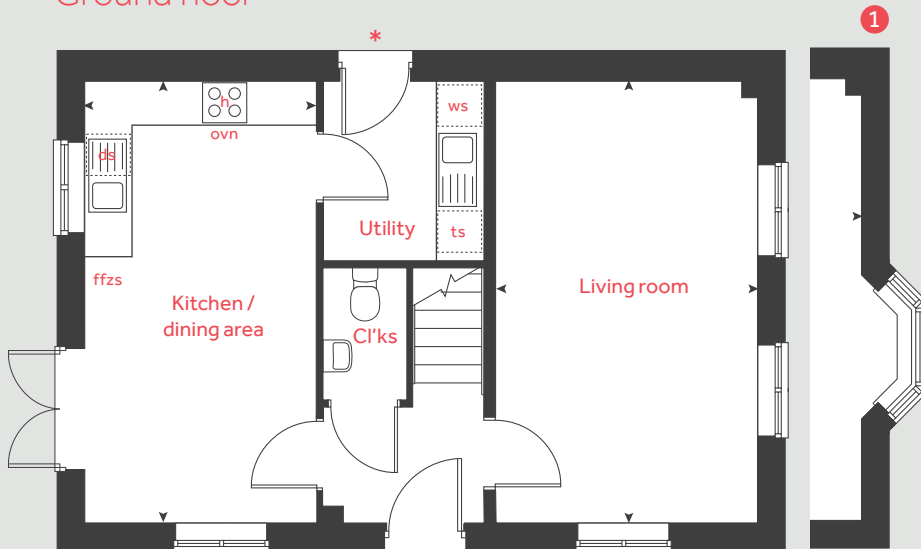
2.96m x 2.47m 9' 8" x 8' 1"

h	hob	ws	washing machine space
ovn	oven	ts	tumble dryer space
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	< >	measuring points

* Utility door applies to plot 80 only. Please see sales consultant for further details.

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

Ground floor



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The Pembroke

4 bedroom home

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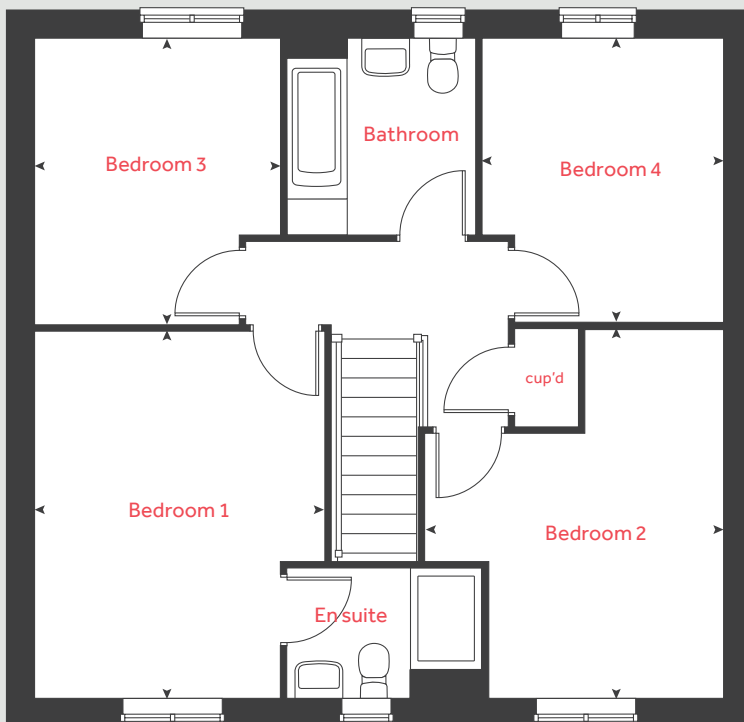
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The Pembroke

4 bedroom home

Homes 83, 100 & 103

First floor



Ground floor

Kitchen / family / dining area

8.07m x 3.36m 26' 6" x 11' 0"

Living room

4.83m x 3.48m 15' 8" x 11' 5"

Study

2.40m x 2.35m 7' 10" x 7' 8"

First floor

Bedroom 1

4.29m x 3.38m 14' 1" x 11' 1"

Bedroom 2

4.29m x 3.54m 14' 1" x 11' 6"

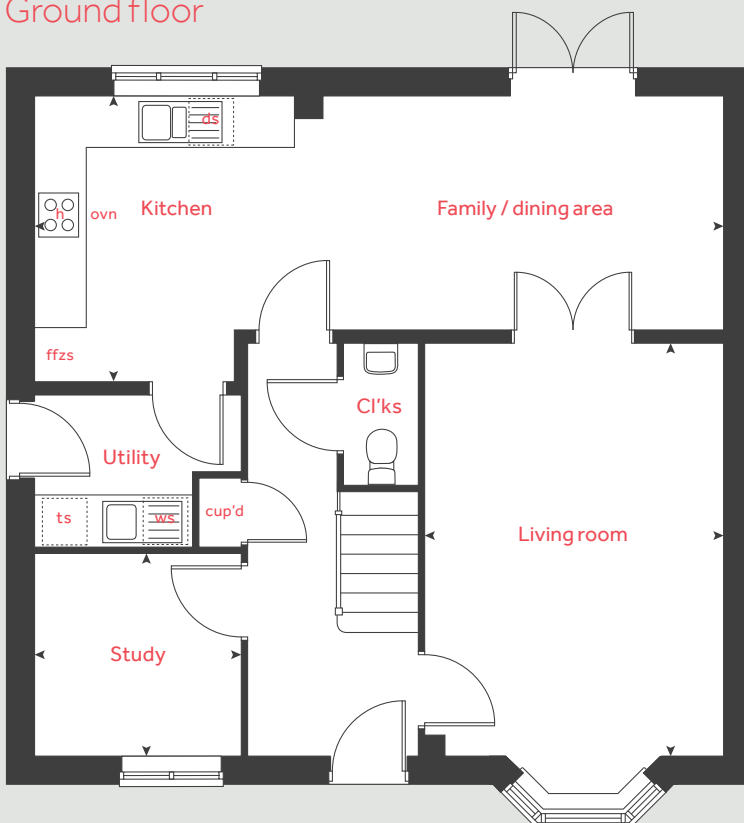
Bedroom 3

3.34m x 2.86m 10' 11" x 9' 4"

Bedroom 4

3.30m x 2.81m 10' 8" x 9' 2"

Ground floor



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

* Window omitted on plot 196 only. Please see sales consultant for further details.

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The Aldridge

4 bedroom home

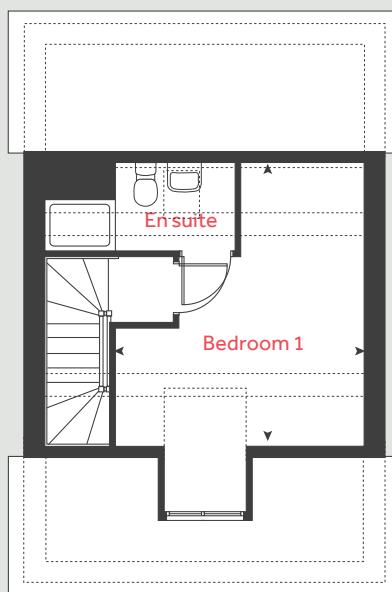
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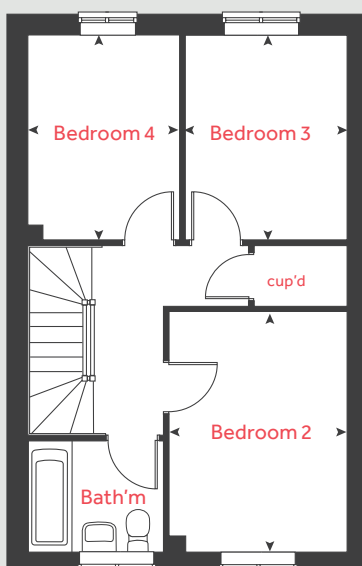
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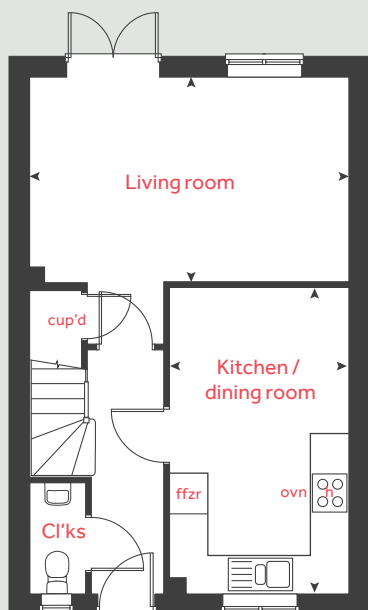
Second floor



First floor



Ground floor



The Aldridge

4 bedroom home

Homes 114 & 115

Ground floor

Kitchen / dining area

4.78m x 2.80m 15' 8" x 9' 2"

Living room

4.98m x 3.19m 16' 4" x 10' 6"

First floor

Bedroom 2

3.74m x 2.77m 12' 3" x 9' 1"

Bedroom 3

3.19m x 2.52m 10' 6" x 8' 5"

Bedroom 4

3.19m x 2.36m 10' 6" x 7' 9"

Second floor

Bedroom 1

4.29m x 3.88m 14' 1" x 12' 9"

h	hob	cup'd	cupboard
ovn	oven	◀ ▶	measuring points
ffzr	fridge freezer		

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The Mylne

4 bedroom home

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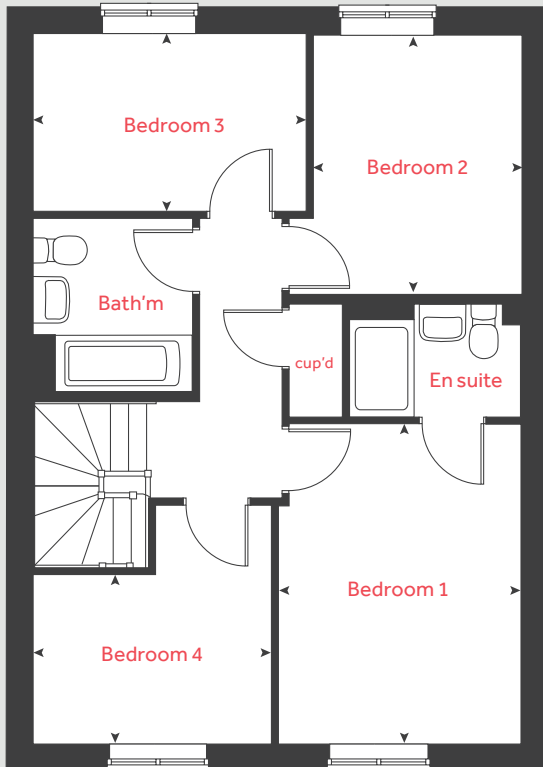
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The Mylne

4 bedroom home

Homes 141, 142, 187 & 188

First floor



Ground floor

Kitchen / dining / family area

6.04m x 3.76m 19' 10" x 12' 4"

Living room

4.83m x 3.39m 15' 10" x 11' 2"

First floor

Bedroom 1

3.94m x 2.95m 12' 11" x 9' 8"

Bedroom 2

3.20m x 2.56m 10' 6" x 8' 2"

Bedroom 3

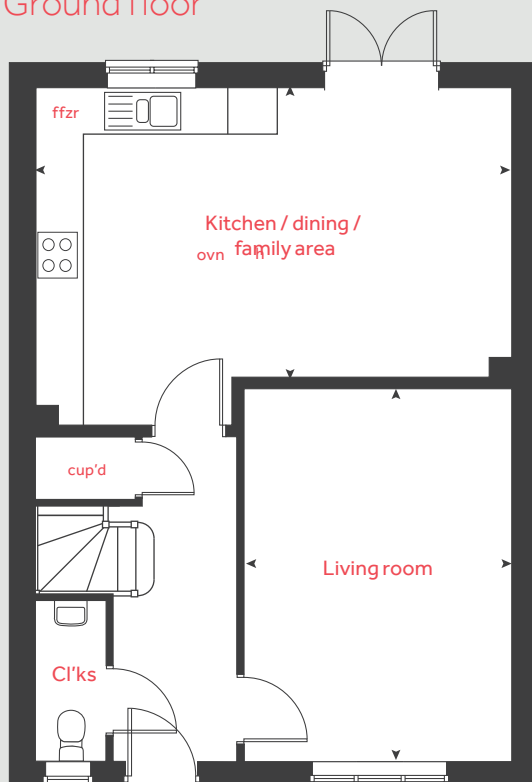
3.43m x 2.18m 11' 3" x 7' 2"

Bedroom 4

3.00m x 2.08m 9' 10" x 6' 10"

h	hob	cup'd	cupboard
ovn	oven	◀ ▶	measuring points
ffzr	fridge freezer		

Ground floor



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Specification

Orchard Grove

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Orchard Grove

Taunton

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



Kitchen		2 bedroom	3 bedroom		4 bedroom	
		The Cartwright	The Elmslie	The Becket	The Aldridge	The Mylne
						The Pembroke
Symphony kitchen with laminate worktop	■	■	■		■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■		■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■			
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■			
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood					■	■
White pendant light holder	■	■	■		■	■
Fridge / freezer space	■	■	■		■	
Integrated (Indesit) 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 in en suite		■	■		■	■
Handheld hair wash attachment in bathroom		■	■		■	■
Shower over the bath	■					
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■	■		■	■
White batten light holder	■	■	■		■	■

Doors and Windows		2 bedroom	3 bedroom		4 bedroom	
		The Cartwright	The Elmslie	The Becket	The Aldridge	The Mylne
						The Pembroke
Front door with multi-point security locking system and security chain	■	■	■		■	■
PVCu double glazing to windows	■	■	■		■	■
Double glazed PVCu French doors	■	■	■		■	■
White pre-primed internal doors with brass satin finish handles	■	■	■		■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■		■	■
General						
White painted walls and smooth white ceilings	■	■	■		■	■
TV point to lounge and family room (where applicable)	■	■	■		■	■
Master telephone socket to lounge and study where applicable	■	■	■		■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■		■	■
Ideal system boiler and separate hot water cylinder, with Honeywell heating control and room thermostat(s)	■	■	■		■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■		■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■		■	■
Mains wired smoke detectors with battery back-up	■	■	■		■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided on ground floor	■	■	■		■	■
Power and lighting to garage (where in curtilage of the plot)	■	■	■		■	■
Enclosed fenced rear garden, and garden gate (where applicable).	■	■	■		■	■
NHBC Buildmark cover	■	■	■		■	■
First two years' customer service support from Linden Homes	■	■	■		■	■

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

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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