

DELAMARE PARK

WESTOVER, NUNNEY, FROME, SOMERSET BA11 4NN



A DEVELOPMENT OF 2, 3, 4 AND 5 BEDROOM HOMES

DELAMARE PARK

DEVELOPMENT LAYOUT - WESTOVER, NUNNEY, FROME, SOMERSET BA11 4NN

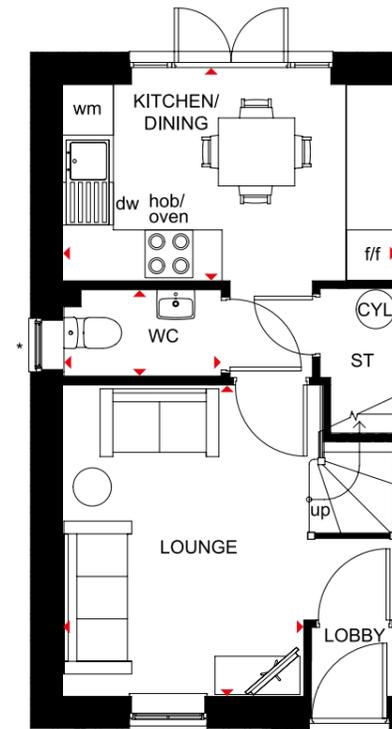


KENLEY

2 BEDROOM HOME



- Natural light floods through oversized windows in this two bedroom semi-detached home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom



Ground Floor

Lounge	2845 x 3668mm	9'4" x 12'0"
Kitchen/Dining	3943 x 2316mm	12'11" x 7'7"
WC	1871 x 1016mm	6'2" x 3'4"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3943 x 2865mm	12'11" x 9'5"
Bedroom 2	3943 x 2316mm	12'11" x 7'7"
Bathroom	1953 x 1853mm	6'5" x 6'1"

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

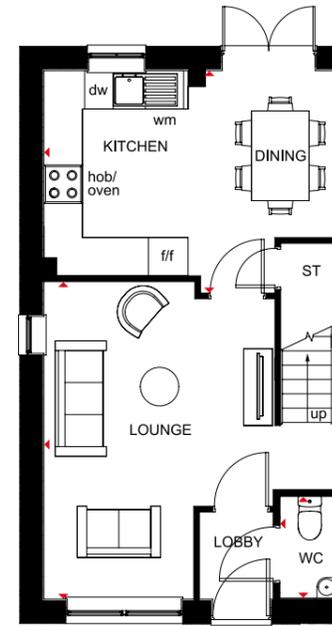
KEY	ST Store	wm Washing machine space	w Wardrobe space
	BH ST Bulkhead store	f/f Fridge/freezer space	◀▶ Dimension location
	CYL Cylinder	dw Dishwasher space	

MAIDSTONE

3 BEDROOM HOME



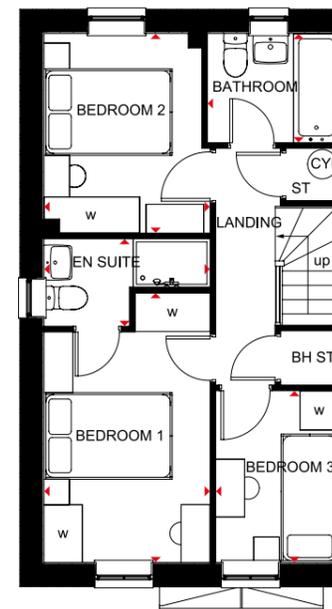
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and family bathroom



Ground Floor

Lounge	4648 x 4992mm	15'2" x 16'4"
kitchen/Dining	4648 x 4185mm	15'2" x 13'7"
WC	901 x 1586mm	2'1" x 5'2"

[Approximate dimensions]



First Floor

Bedroom 1	2592 x 3592mm	8'6" x 11'9"
En Suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2462 x 3112mm	8'1" x 10'2"
Bedroom 3	1918 x 2676mm	6'3" x 8'9"
Bathroom	2048 x 1709mm	6'8" x 5'7"

[Approximate dimensions]

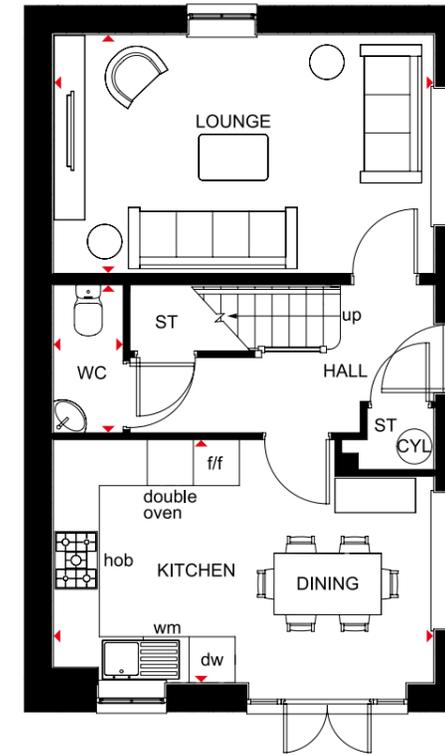
KEY	ST	Store	wm	Washing machine space	w	Wardrobe space
	BH ST	Bulkhead store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

ENNERDALE

3 BEDROOM HOME



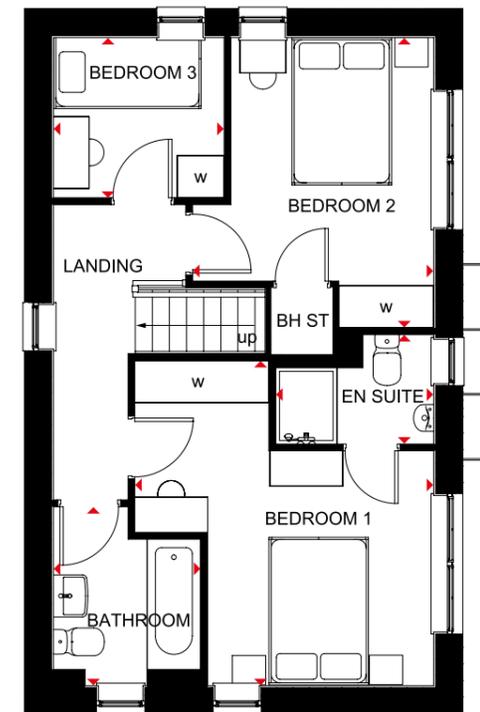
- Light fills this three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'2"
Kitchen/Dining	5010 x 3207mm	10'5" x 16'4"
WC	911 x 1929mm	3'0" x 6'4"

[Approximate dimensions]



First Floor

Bedroom 1	2948 x 3062mm	9'8" x 10'0"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	2645 x 3783mm	8'8" x 12'5"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	1922 x 1910mm	6'4" x 6'3"

[Approximate dimensions]

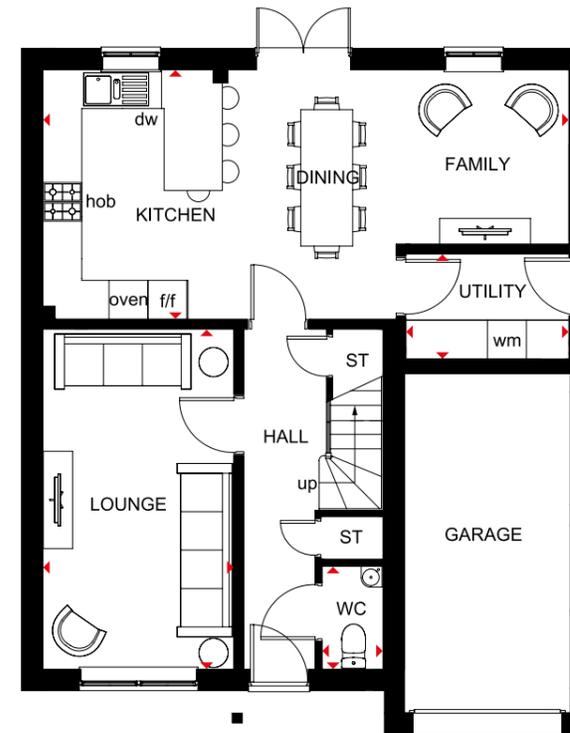
KEY	ST	Store	wm	Washing machine space	w	Wardrobe space
	BH ST	Bulkhead store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

ASCOT

4 BEDROOM DETACHED HOME



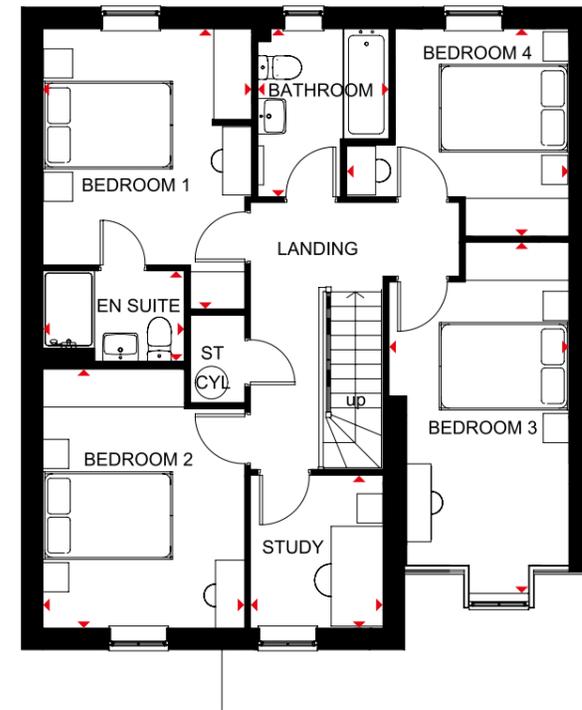
- Spacious family home designed for flexible modern living
- Large open-plan kitchen with dining and family areas, access to the rear garden and separate utility
- Front-aspect lounge with room for all the family to relax in, and integral garage for added security
- Four double bedrooms - the main with en suite, a family bathroom and a study are on the first floor



Ground Floor

Lounge	2947 x 5240mm	9'8" x 17'2"
Kitchen/ Dining/Family	8110 x 3845mm	26'7" x 12'7"
Utility	2515 x 1619mm	8'3" x 5'4"
WC	959 x 1603mm	3'2" x 5'3"
Garage	2565 x 5230mm	8'5" x 17'2"

[Approximate dimensions]



First Floor

Bedroom 1	3222 x 4321mm	10'7" x 14'2"
En Suite	2185 x 1395mm	7'2" x 4'7"
Bedroom 2	3111 x 3993mm	10'2" x 13'1"
Bedroom 3*	2777 x 5437mm	9'1" x 17'10"
Bedroom 4	3430 x 3200mm	11'3" x 10'6"
Study	2046 x 2356mm	6'9" x 7'9"
Bathroom	2027 x 2588mm	6'8" x 8'6"

[Approximate dimensions]

*Overall floor dimension includes lower ceiling areas.

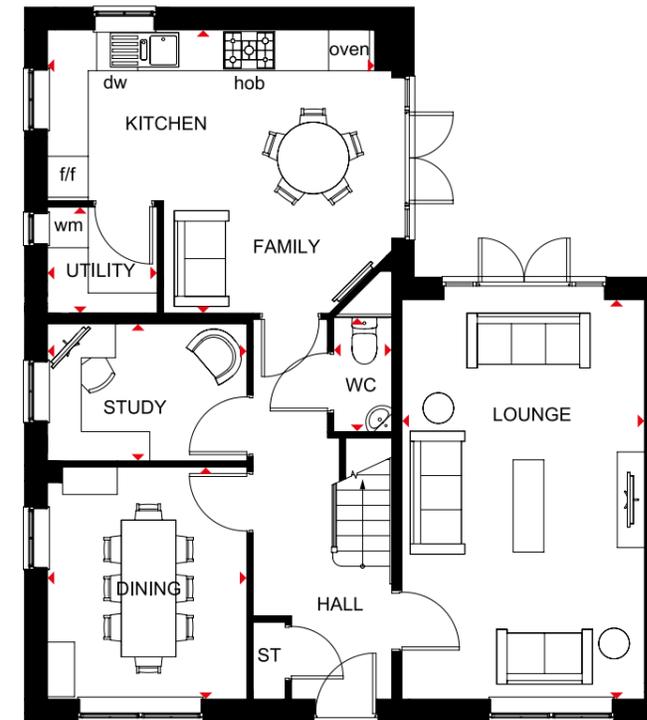
KEY	ST	Store	dw	Dishwasher space
	CYL	Cylinder	f/f	Fridge/freezer space
	wm	Washing machine space	◀▶	Dimension location

ALNMOUTH

4 BEDROOM DETACHED HOME



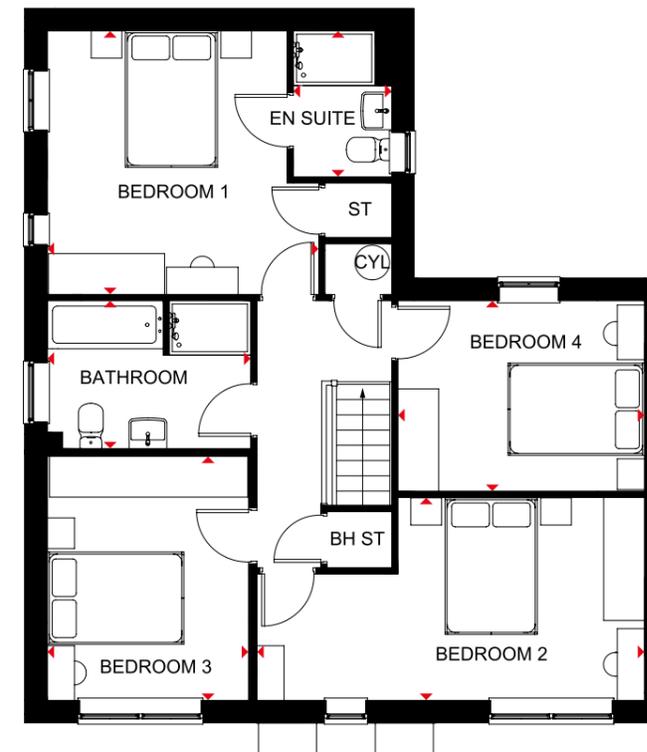
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room and study are also on the ground floor
- Upstairs is an en suite main bedroom, three further double bedrooms and a family bedroom



Ground Floor

Lounge	3552 x 5851mm	11'9" x 19'2"
Kitchen/Family	5045 x 4150mm	16'6" x 13'7"
Dining	2947 x 3413mm	9'8" x 11'2"
Study	2922 x 2010mm	9'7" x 6'7"
Utility	1613 x 1562mm	5'3" x 5'1"
WC	852 x 1668mm	2'9" x 5'6"

[Approximate dimensions]



First Floor

Bedroom 1	3514 x 3859mm	11'6" x 12'8"
En Suite	1443 x 2138mm	4'9" x 7'0"
Bedroom 2	5678 x 2970mm	18'7" x 9'9"
Bedroom 3	2950 x 3574mm	9'8" x 11'8"
Bedroom 4	3614 x 2793mm	11'10" x 9'2"
Bathroom	2981 x 2169mm	9'9" x 7'1"

[Approximate dimensions]

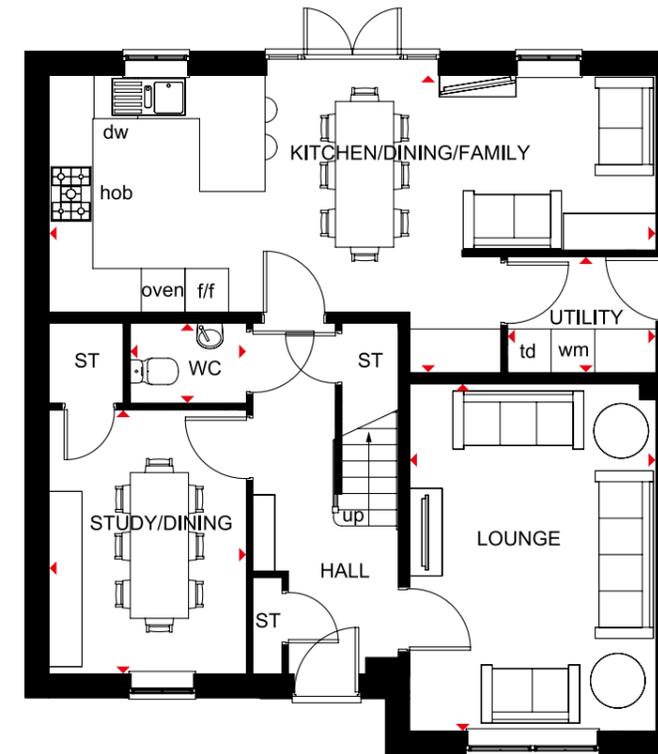
KEY	ST	Store	wm	Washing machine space	◀▶	Dimension location
	BH ST	Bulkhead Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

LAMBERTON

5 BEDROOM HOME



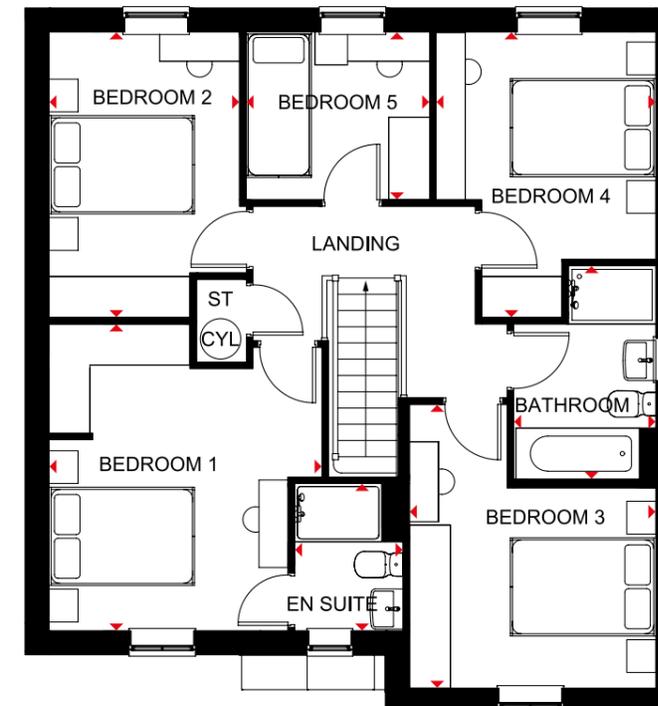
- Spacious family home where flexibility is key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge, and study or formal dining room
- Four double bedrooms – the main with en suite – a single bedroom and the family bathroom with separate shower are on the first floor



Ground Floor

Lounge	3385 x 4773mm	11'1" x 15'8"
Kitchen/Dining/Family	8385 x 3308mm	27'5" x 10'9"
Study/Dining	2712 x 3627mm	8'11" x 11'11"
Utility	2039 x 1595mm	6'8" x 5'3"
WC	1601 x 1101mm	5'3" x 3'3"

[Approximate dimensions]



First Floor

Bedroom 1	3284 x 4214mm	10'9" x 13'10"
En Suite	1487 x 2023mm	4'10" x 6'8"
Bedroom 2	2618 x 3291mm	8'7" x 12'10"
Bedroom 3	3385 x 2751mm	11'1" x 9'0"
Bedroom 4	3018 x 3121mm	9'11" x 10'3"
Bedroom 5	2523 x 2305mm	8'3" x 7'7"
Bathroom	1953 x 2931mm	6'5" x 9'7"

[Approximate dimensions]

KEY	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	CYL Cylinder	dw Dishwasher space	
	wm Washing machine space	td Tumble dryer space	

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

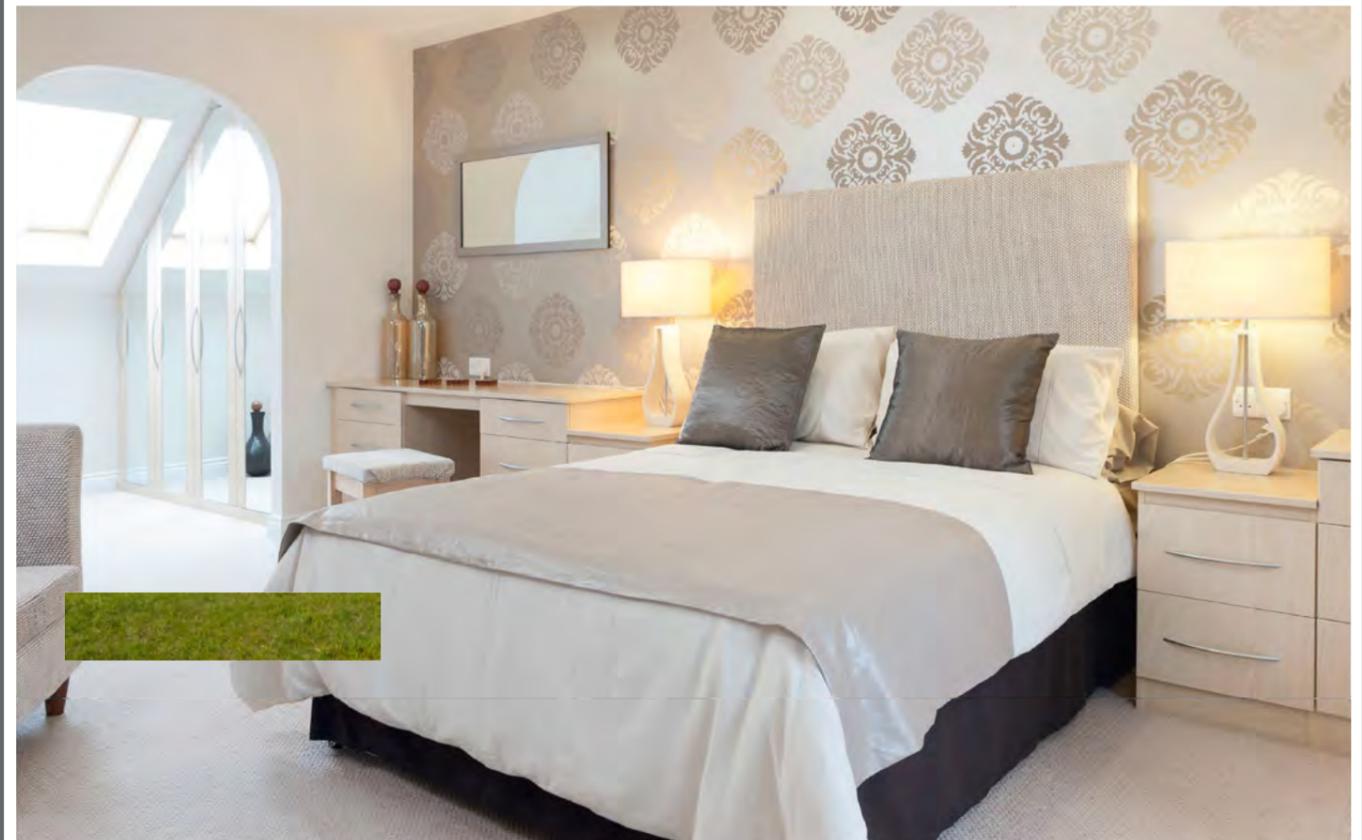
Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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