

PARISH BROOK

ENGINE LANE, NAILSEA, BRISTOL BS48 4RH



A DEVELOPMENT OF 2, 3 AND 4 BEDROOM HOMES

PARISH BROOK

ENGINE LANE, NAILSEA, SOMERSET

- Kenford Special**
2 Bedroom Home
- Maidstone Special**
3 Bedroom Home
- Ellerton Special**
3 Bedroom Home
- Moresby Special**
3 Bedroom Home
- Kingsville Special**
4 Bedroom Home
- Kingsley Special**
4 Bedroom Home
- Woodcote Special**
4 Bedroom Home
- Hesketh Special**
4 Bedroom Home
- Affordable Housing**
Rented
- Affordable Housing**
Shared Ownership
- Bin Collection Point**
- Visitor Parking**
- S/S Sub Station**



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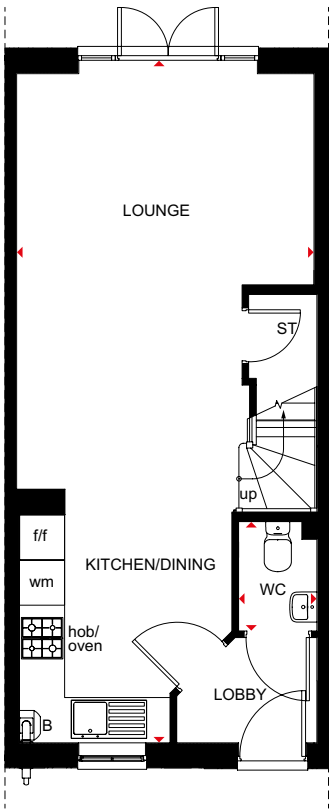
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KENFORD SPECIAL

2 BEDROOM HOME



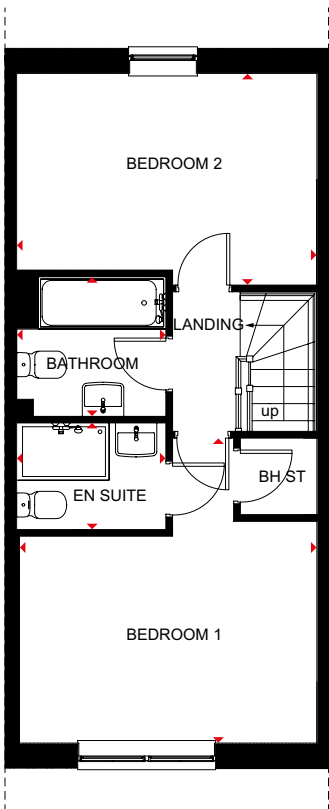
- Free-flowing living space creates a flexible home, ideal for first-time buyers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two good sized bedrooms, the main with en suite, and the bathroom



Ground Floor

Lounge/ Kitchen/Dining	3920 x 9071mm	12'8" x 29'8"
WC	1039 x 1497mm	3'4" x 4'9"

(Approximate dimensions)



First Floor

Bedroom 1	3958 x 4048mm	12'9" x 13'3"
En Suite	1953 x 1414mm	6'4" x 4'6"
Bedroom 2	3958 x 2811mm	12'9" x 9'2"
Bathroom	1953 x 1853mm	6'4" x 6'1"

(Approximate dimensions)

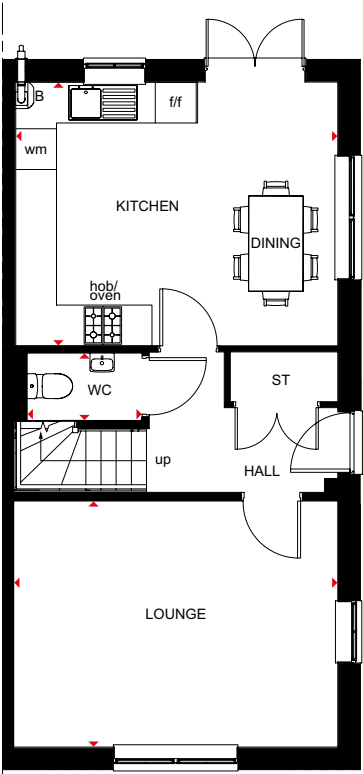
KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BH ST	Bulkhead store	◀▶	Dimension location

MORESBY SPECIAL

3 BEDROOM HOME



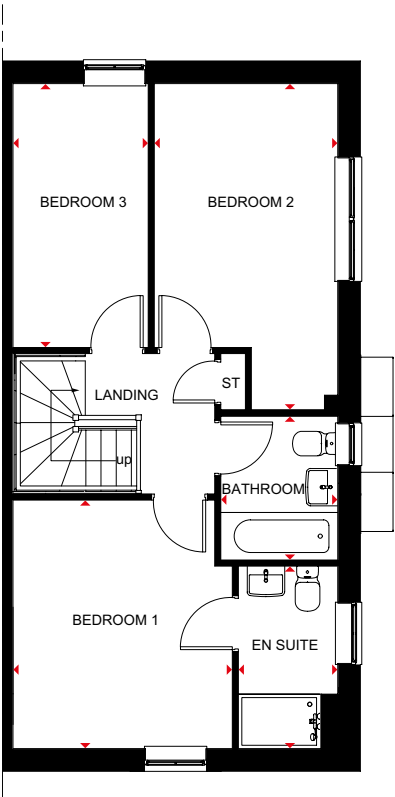
- A bright family home, full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor has three bedrooms, the generous main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	4772 x 3615mm	15'7" x 11'9"
Kitchen/Dining	4732 x 3877mm	15'5" x 13'4"
WC	1761 x 973mm	5'8" x 3'2"

[Approximate dimensions]



First Floor

Bedroom 1	3223 x 3652mm	10'6" x 11'9"
En Suite	1461 x 2683mm	4'9" x 8'8"
Bedroom 2	2697 x 4793mm	8'8" x 15'7"
Bedroom 3	1985 x 3877mm	6'5" x 12'7"
Bathroom	1720 x 2113mm	5'6" x 6'9"

[Approximate dimensions]

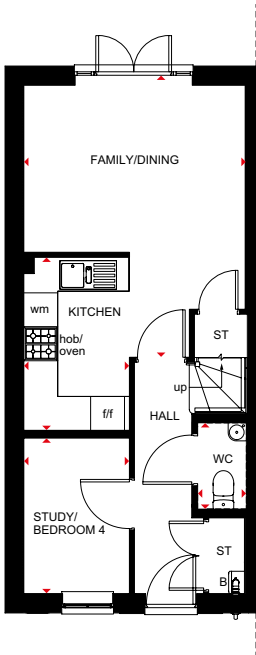
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

KINGSVILLE SPECIAL

4 BEDROOM HOME



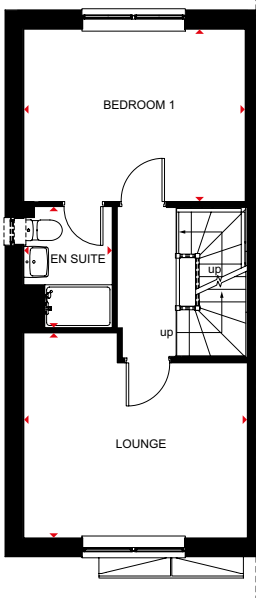
- An attractive family home designed over three floors
- The ground floor has a kitchen with family and dining areas and French doors leading to the garden, and a bedroom or study
- The spacious lounge is upstairs on the first floor, along with the main bedroom with en suite
- The second floor has two good-sized bedrooms and a bathroom



Ground Floor

Kitchen	1866 x 3060mm	6'1" x 10'0"
Family/Dining	3913 x 5010mm	12'8" x 16'4"
Study/Bedroom 4	1866 x 2748mm	6'1" x 9'0"
WC	860 x 1527mm	2'8" x 5'0"

[Approximate dimensions]

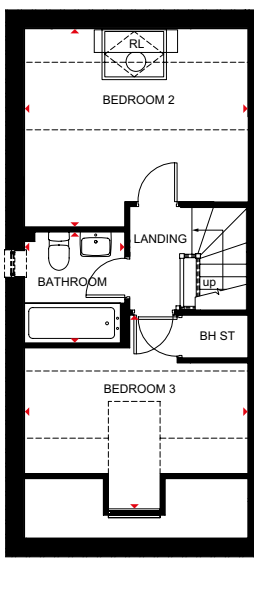


First Floor

Lounge	3951 x 3625mm	12'9" x 11'9"
Bedroom 1	3913 x 3100mm	12'8" x 10'2"
En Suite	1562 x 2144mm	5'1" x 7'0"

[Approximate dimensions]

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



Second Floor

Bedroom 2	3951** x 3503mm	12'9"** x 11'5"
Bedroom 3	3951** x 3425mm	12'9"** x 11'2"
Bathroom	1963** x 1773mm	6'4"** x 5'8"

[Approximate dimensions]

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

** Overall floor dimensions includes lower ceiling areas.

KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead store	RL	Roof light		

CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



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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