



NERROLS GRANGE

STONEY FURLONG, TAUNTON TA2 8RY

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



DAVID WILSON HOMES

WHERE QUALITY LIVES

GREAT REASONS TO LIVE AT NERROLS GRANGE

STONEY FURLONG, TAUNTON TA2 8RY



Nerrols Grange is a development of 2, 3, 4 & 5 bedroom homes in Taunton. On the outskirts of Monkton Heathfield,

Nestled between the Blackdown Hills and Quantock Hills Areas of Outstanding Natural Beauty and part of Taunton's rural district, Monkton Heathfield has a friendly community feel, just a 15 minute walk to local primary and secondary schools, shops, pubs, cafes and restaurants, whilst the nearby historical town of Taunton offers both contemporary and traditional shopping and entertainment right on your doorstep.

Taunton is just 10 minutes away. With charming historical eateries and pubs. The pedestrian friendly town is home to high street and independent shops, many of them long-established. You'll find some grouped in historic Bath Place, off the High Street, and in the St James' Street area. Famous for its Flower Show, there is plenty to suit all ages and tastes with festivals, markets, carnivals and fairs.

A variety of sporting clubs and venues can also be found in Taunton, including Somerset County Cricket Club, football ground and racecourse. Vivary Park, located on land that was once a Medieval fish farm for Taunton Castle, boasts two children's playgrounds, a model railway track, tennis courts and a golf course, providing plenty of family friendly activities.

Nerrols Grange is ideally located for commuters with J25 of the M5 less than 2 miles away which leads to Bristol to the north and Exeter to the south. The A38 road runs alongside the motorway, connecting to several other local towns and villages. Taunton train station can be reached in under 10 minutes.



NERROLS DRIVE, TAUNTON TA2 8RY

- The Ashurst Special**
3 bedroom home
- The Hadley**
3 bedroom home
- The Ingleby**
4 bedroom home
- The Kirkdale**
4 bedroom home
- The Avondale**
4 bedroom home
- The Holden**
4 bedroom home
- The Chelworth**
4 bedroom home
- The Manning**
5 bedroom home
- The Henley**
5 bedroom home
- Affordable Housing**
Shared Ownership
- Affordable Housing**
Rented
- ★ Sales Arena
- V Visitor parking
- S/S Sub station
- D Disabled parking
- B Bin collection point
- Future proposed link road



THE ASHURST

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashurst home is all about convenience. Its large, open-plan kitchen, with stylish fittings and space for all the essential appliances, incorporates the dining area. French doors in the separate lounge lead into

the rear garden, providing a natural flow of extended living space during good weather. Upstairs are two double bedrooms – the expansive master with en suite – as well as a single bedroom and family bathroom.



DAVID WILSON HOMES

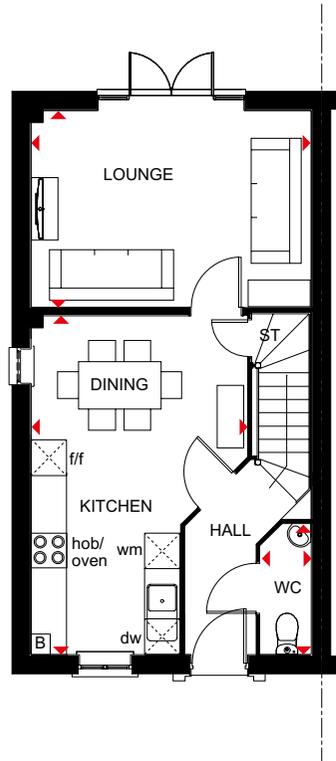
WHERE QUALITY LIVES

THE ASHURST

THREE BEDROOM HOME

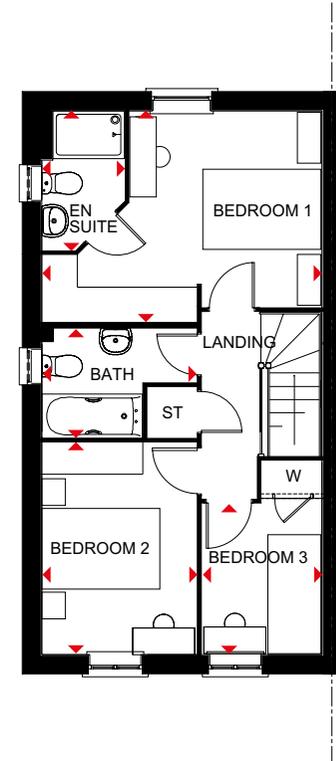
Key

B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
ST	Store	wm	Washing machine space		
W	Wardrobe	dw	Dishwasher space		



Ground Floor

Kitchen/Dining	5684 x 3651 mm	18'7" x 11'11"
Lounge	4740 x 3296 mm	15'6" x 10'9"
WC	2185 x 861 mm	7'2" x 2'8"



First Floor

Bedroom 1	4740 x 3540 mm	15'6" x 11'7"
En suite	2339 x 1400 mm	7'8" x 4'7"
Bedroom 2	3556 x 2626 mm	11'8" x 8'7"
Bedroom 3	2531 x 2025 mm	8'3" x 6'7"
Bathroom	2626 x 1825 mm	8'7" x 6'0"

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THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Hadley has an open plan kitchen with dining area and separate utility room. The French doors to the garden give the whole room a bright and airy feeling. The spacious lounge provides the perfect

place to relax. Upstairs are two double bedrooms, the large main bedroom with en suite, a single bedroom and a family bathroom.



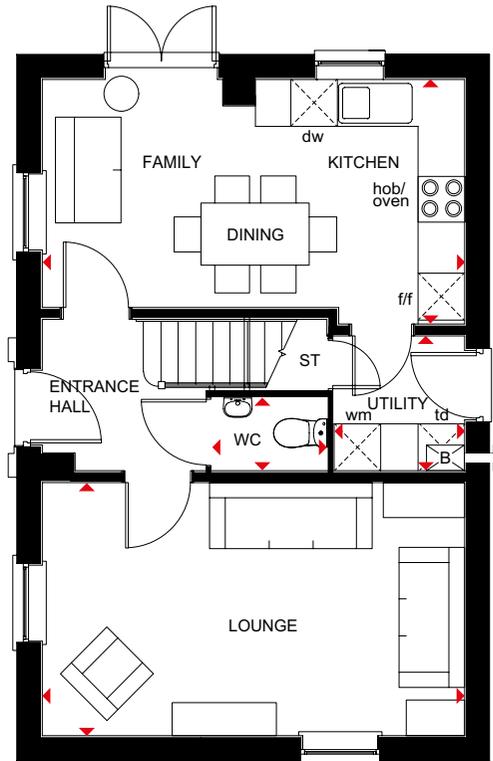
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM HOME

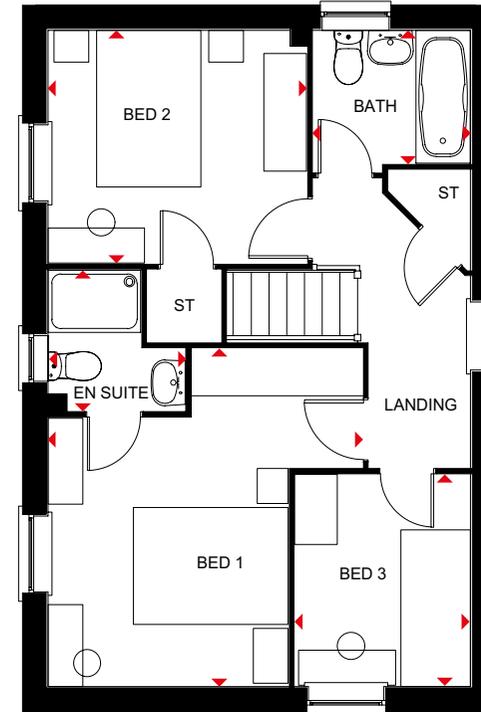
Key

B	Boiler	wm	Washing machine space	◀▶	Dimension location
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



Ground Floor

Lounge	5455 x 3242 mm	17'11" x 10'8"
Kitchen/Family/Dining	5455 x 3131 mm	17'11" x 10'3"
Utility	1727 x 1688 mm	5'8" x 5'6"
WC	1484 x 932 mm	4'10" x 3'1"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En suite	1806 x 1771 mm	5'11" x 5'9"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

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THE INGLEBY

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Ingleby has a large open-plan kitchen with dining and family areas. A utility cupboard is discreetly tucked away in a corner of the kitchen and French doors give access to the rear garden.

The spacious lounge provides a comfortable space to relax. Upstairs there are two double bedrooms, the master with en suite, two single bedrooms and a family bathroom.



DAVID WILSON HOMES

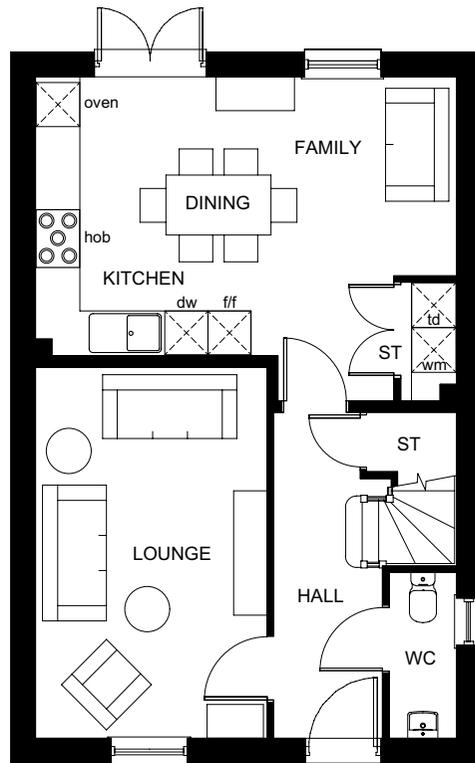
WHERE QUALITY LIVES

THE INGLEBY

FOUR BEDROOM HOME

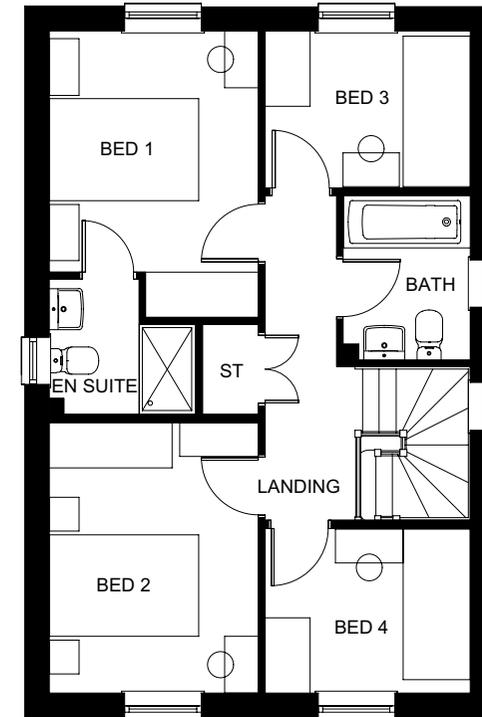
Key

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



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4305 mm	18'6" x 14'11"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	3802 x 2800 mm	12'6" x 9'2"
En suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2066 mm	9'0" x 6'9"
Bedroom 4	2747 x 2172 mm	9'0" x 7'11"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

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THE KIRKDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Kirkdale a delightfully traditional look, while inside it is designed very much for modern family life. The hub of the house is the expansive open-plan kitchen, which has dining and family areas with French doors to the garden

and a separate utility room. The lounge has an attractive front-aspect bay window, making it a pleasant place to relax. Upstairs, four double bedrooms – the main with en suite – and a family bathroom provide comfort for all the family.



DAVID WILSON HOMES

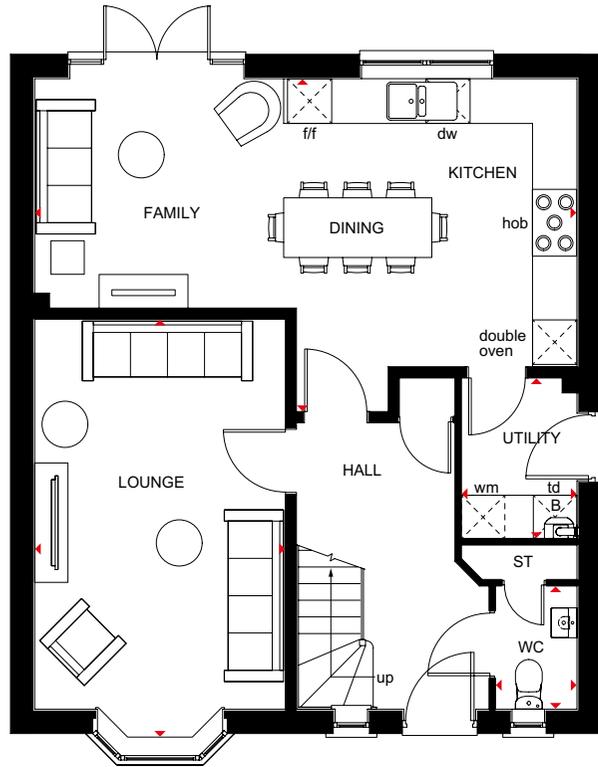
WHERE QUALITY LIVES

THE KIRKDALE

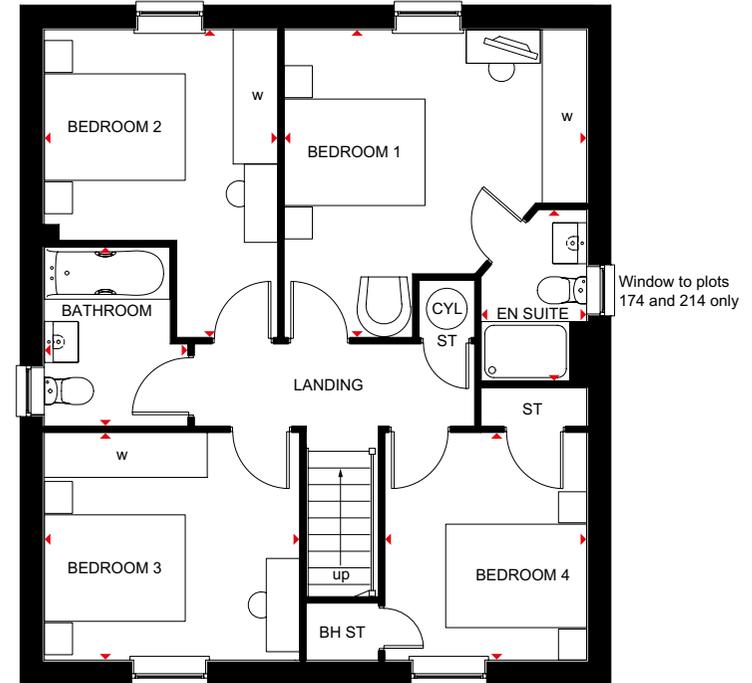
FOUR BEDROOM HOME

Key

B	Boiler	CYL	Cylinder	dw	Dishwasher space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space		
BH ST	Bulkhead store	wm	Washing machine space	w	Wardrobe space		



B	Boiler	CYL	Cylinder	dw	Dishwasher space
ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space
BH ST	Bulkhead store	wm	Washing machine space	◀▶	Dimension location



First Floor

Bedroom 1	4085 x 4124 mm	13'5" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3150 x 4124 mm	10'4" x 13'6"
Bedroom 3	3447 x 3048 mm	11'4" x 10'0"
Bedroom 4	2725 x 3648 mm	8'11" x 12'0"
Bathroom	1938 x 2400 mm	6'4" x 7'10"

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THE AVONDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This detached home provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and a separate utility room. A large, triple-

aspect lounge leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are four double bedrooms, the main with en suite, and a family bathroom with bath and shower.



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE AVONDALE

FOUR BEDROOM DETACHED HOME

Key

B	Boiler	CYL	Cylinder	dw	Dishwasher space
ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space
BH ST	Bulkhead store	wm	Washing machine space	◀▶	Dimension location



Ground Floor

Lounge	5490 x 4526 mm	18'0" x 14'10"
Kitchen/Breakfast/	6600 x 4418 mm	21'7" x 14'6"
Dining		
Utility	2062 x 1688 mm	6'9" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1768 x 983 mm	5'10" x 3'3"



First Floor

Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
En Suite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5227 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bedroom 4	3893 x 2550 mm	12'9" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"

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THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Holden has a charming, traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and

airy. A separate utility room also has access to the garden, while a large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are four double bedrooms, the master with en suite, and a family bathroom.



DAVID WILSON HOMES

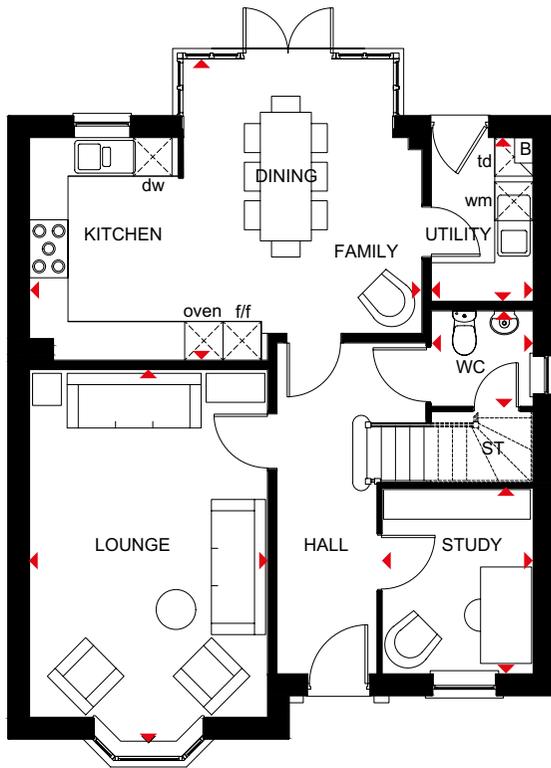
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM HOME

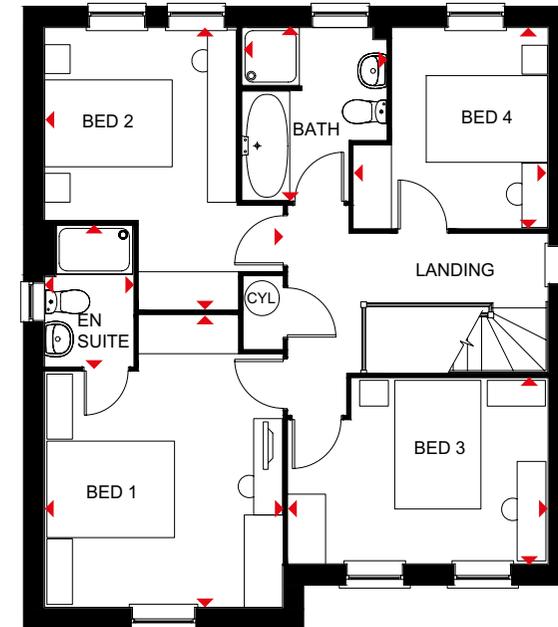
Key

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



Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1593 x 1481 mm	5'3" x 4'11"



First Floor

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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THE CHELWORTH

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The Chelworth has a spacious open-plan kitchen, flowing into breakfast and family areas, and the separate dining room both lead to the garden via French doors. The attractive lounge is perfect for

relaxing in and entertaining, while the study and utility room provide practical space for working. Upstairs are four double bedrooms, the spacious main with en suite, and a family bathroom.



DAVID WILSON HOMES

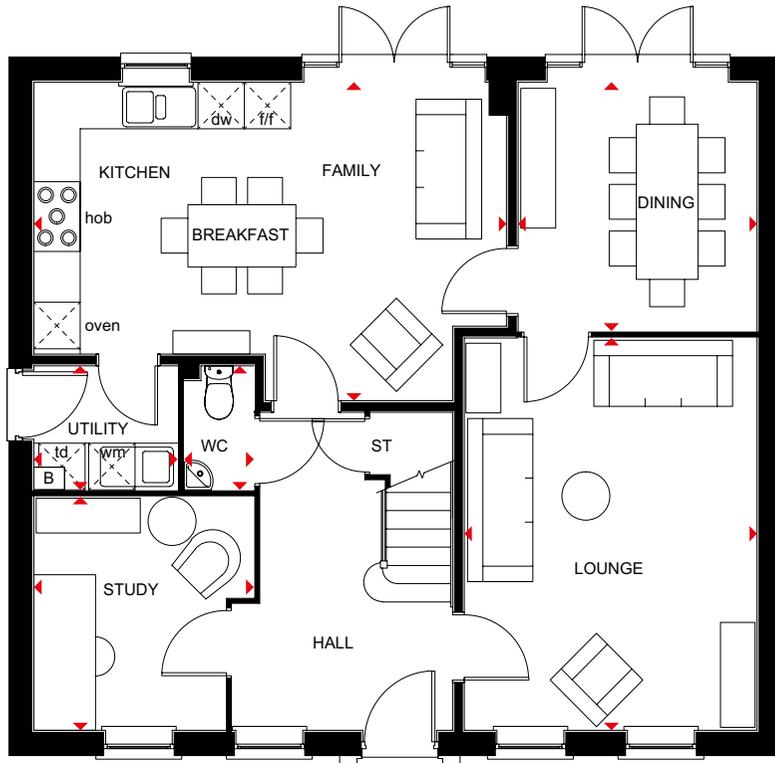
WHERE QUALITY LIVES

THE CHELWORTH

FOUR BEDROOM HOME

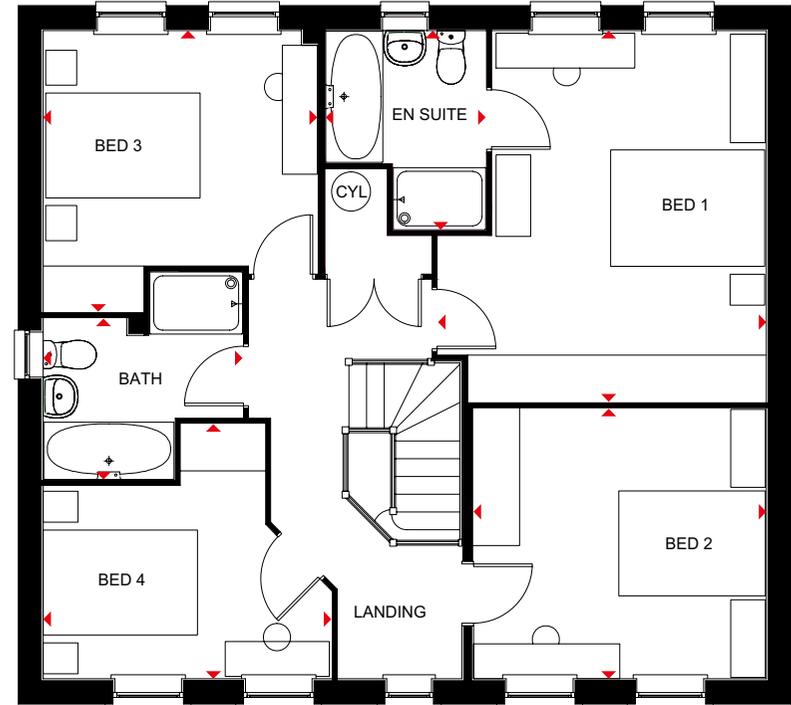
Key

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



Ground Floor

Lounge	5050 x 3800 mm	16'7" x 12'6"
Kitchen/Family/Breakfast	6130 x 4100 mm	20'1" x 13'5"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	3006 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1595 mm	6'1" x 5'3"
WC	1595 x 900 mm	5'3" x 2'11"



First Floor

Bed 1	4775 x 4261 mm	15'8" x 14'0"
En suite	2077 x 2561 mm	6'10" x 8'5"
Bed 2	3476 x 3800 mm	11'5" x 12'6"
Bed 3	3552 x 3616 mm	11'8" x 11'10"
Bed 4	3736 x 3275 mm	12'3" x 10'9"
Bath	2584 x 2071 mm	8'6" x 6'10"

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THE MANNING

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The hub of this home is the expansive open-plan kitchen with breakfast and family areas, and a bright walk-in bay leading to your garden. The entrance hall will take you to a spacious lounge also with access to the rear garden via French doors,

as well as a separate study and a bay-fronted dining room, so there's ample room for everyone. Upstairs are four double bedrooms, both the master and second bedroom with en suite, a single bedroom and family bathroom with shower.



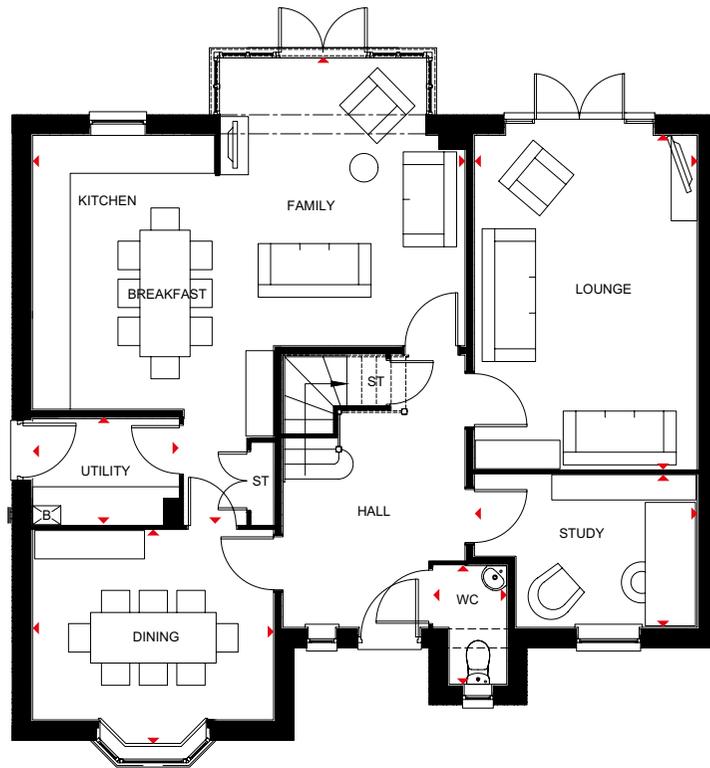
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE MANNING

FIVE BEDROOM HOME

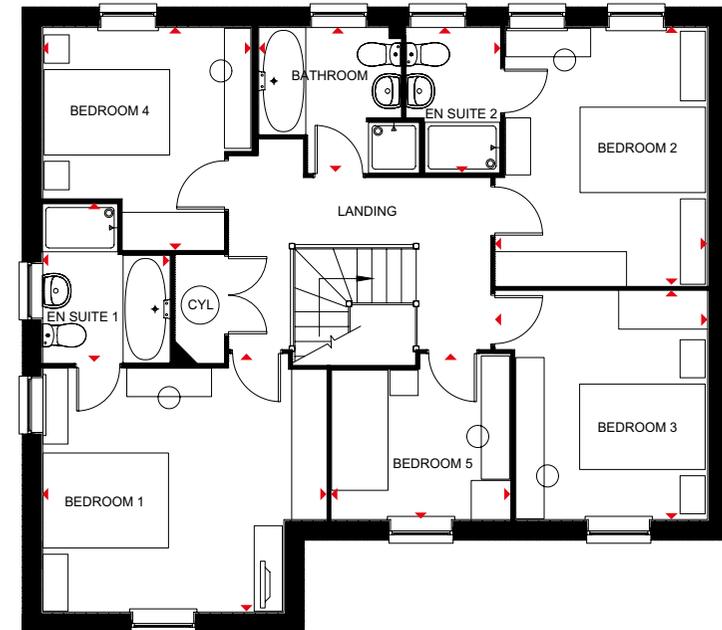
Key

B	Boiler	◄►	Dimension location
ST	Store		
CYL	Cylinder		



Ground Floor

Lounge	3550 x 5276 mm	11'8" x 17'4"
Kitchen/Breakfast/ Family	7380 x 6890 mm	24'3" x 22'7"
Dining	3840 x 3390 mm	12'7" x 11'1"
Study	2413 x 3550 mm	7'11" x 11'8"
Utility	2325 x 1687 mm	7'8" x 5'6"
WC	1875 x 1165 mm	6'2" x 3'10"



First Floor

Bedroom 1	4073 x 4515 mm	13'4" x 14'10"
En Suite 1	2027 x 2514 mm	6'8" x 8'3"
Bedroom 2	3375 x 4079 mm	11'1" x 13'5"
En Suite 2	1496 x 2297 mm	4'11" x 7'6"
Bedroom 3	3610 x 3375 mm	11'10" x 11'1"
Bedroom 4	3312 x 3510 mm	10'10" x 11'6"
Bedroom 5	2839 x 2611 mm	9'4" x 8'7"
Bathroom	2261 x 2296 mm	7'5" x 7'6"

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THE HENLEY

FIVE BEDROOM DETACHED HOME



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The Henley is an incredibly bright and spacious family home with attractive bay windows in three of the ground floor rooms. Its stylishness is apparent from the moment you step through the front door. The hall leads to a large lounge through elegant double doors, as well as to a separate dining room and an expansive open-plan kitchen with

breakfast area and family space. Both kitchen and lounge lead to the garden via French doors and there is also a separate utility room. The first floor is just as spacious with four double bedrooms, both the large main and bedroom 2 with en suite. A single bedroom can be used as a study and there is also a family bathroom with shower.

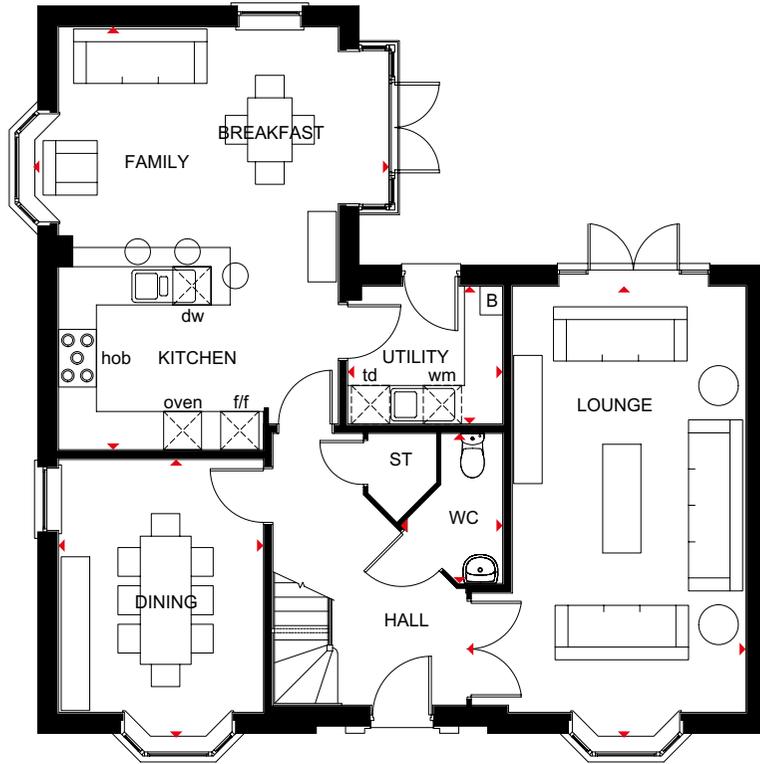


THE HENLEY

FIVE BEDROOM DETACHED HOME

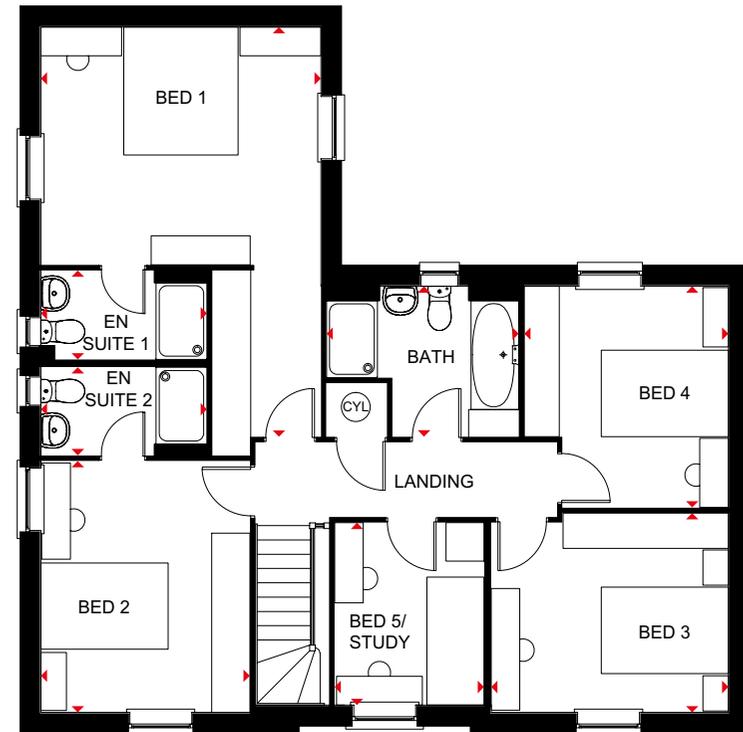
Key

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



Ground Floor

Lounge	7050 x 4307 mm	23'2" x 14'2"
Kitchen/Family/Breakfast	6602 x 5600 mm	21'8" x 18'4"
Dining	4347 x 3225 mm	14'3" x 10'7"
Utility	2437 x 2150 mm	8'0" x 7'1"
WC	2340 x 1599 mm	7'8" x 5'3"



First Floor

Bedroom 1	6688 x 4403 mm	21'11" x 14'5"
En suite 1	2610 x 1390 mm	8'7" x 4'7"
Bedroom 2	3925 x 3286 mm	12'11" x 10'9"
En suite 2	2610 x 1374 mm	8'7" x 4'6"
Bedroom 3	3733 x 3112 mm	12'3" x 10'3"
Bedroom 4	3452 x 3211 mm	11'4" x 10'6"
Bedroom 5/Study	2849 x 2352 mm	9'4" x 7'9"
Bathroom	3023 x 2347 mm	9'11" x 7'8"

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YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners[†] would recommend us to a friend, which is why we've been awarded 5 Stars[^] by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



[†]"We" and "us" refer to the Barratt Developments PLC Group brands. ^{**}First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

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 house-builder 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.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call **0333 355 8495**