

HILLIERS HEIGHTS

THE MOUNT, FROME, SOMERSET, BA11 5BX



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



BARRATT
HOMES

HILLIERS HEIGHTS

- **DENFORD**
2 bedroom home
- **MAIDSTONE**
3 bedroom home
- **MORESBY**
3 bedroom home
- **NORBURY**
3 bedroom home
- **KINGSLEY**
4 bedroom home
- **ALFRETON**
4 bedroom home
- **LAMBERTON**
5 bedroom home
- **AFFORDABLE HOUSING**
- V Visitor Parking
- B Bin Collection Point
- S/S Sub Station
- ★ Sales Office and Show Homes

SUSTAINABILITY FEATURES

- Grassland
- Wildflower meadow
- Path
- New tree line
- Fruit trees

THIS DEVELOPMENT ALSO FEATURES;

- Swift boxes
- Bat boxes
- Hedgehog highways



DENFORD

2 BEDROOM HOME



Argon-filled double-glazing



A/B EPC rating



Electric car charging point



Highly-efficient insulation



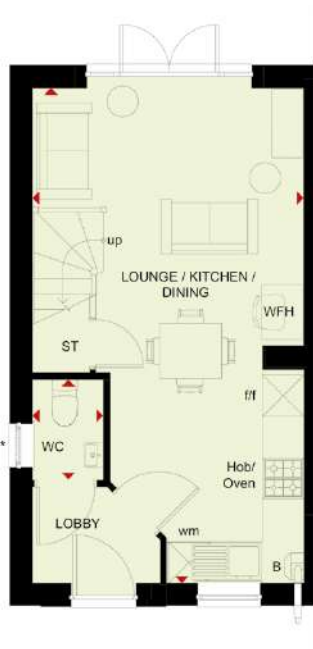
Photovoltaic panels



Air Source Heat Pump



Underfloor Heating



Ground Floor

Lounge/Kitchen/Dining	7261 x 3995 mm	23'8" x 13'1"
WC	1515 x 1080 mm	5'0" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	3995 x 2450 mm	13'11" x 8'0"
Bedroom 2	3995 x 2740 mm	13'11" x 9'0"
Bathroom	1945 x 1878 mm	6'4" x 6'2"

(Approximate dimensions)

KEY

B	Boiler
ST	Store
wm	Washing machine space

dw	Dishwasher space
f/f	Fridge/freezer space
WFH	Working from home space

BH/ST	Bulkhead Store
W	Wardrobe space
◀ ▶	Dimension location



MAIDSTONE

3 BEDROOM HOME



Argon-filled double-glazing



A/B EPC rating



Electric car charging point



Highly-efficient insulation



Photovoltaic panels



Air Source Heat Pump



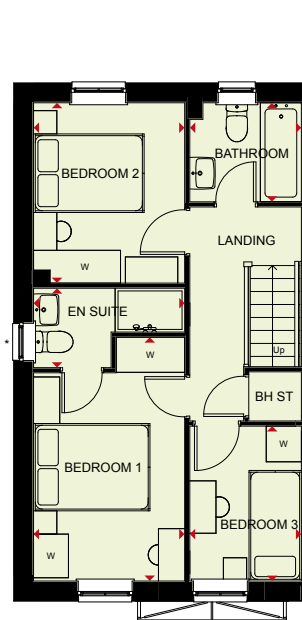
Underfloor Heating



Ground Floor

Lounge	4992 x 4650 mm	16'4" x 15'3"
Kitchen/Dining	4650 x 3240 mm	15'3" x 10'6"
WC	1663 x 972 mm	5'5" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	4304 x 2632 mm	14'1" x 8'6"
En suite	2632 x 1390 mm	8'6" x 4'6"
Bedroom 2	3150 x 2632 mm	10'3" x 8'6"
Bedroom 3	2713 x 1955 mm	8'9" x 6'4"
Bathroom	1955 x 1740 mm	6'4" x 5'7"

(Approximate dimensions)

KEY

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BH/ST	Bulkhead Store
W	Wardrobe space
◀ ▶	Dimension location



MORESBY

3 BEDROOM HOME



Argon-filled double-glazing



A/B EPC rating



Electric car charging point



Highly-efficient insulation



Photovoltaic panels



Air Source Heat Pump



Underfloor Heating



Ground Floor

Lounge	4785 x 3300 mm	15'7" x 10'8"
Kitchen/Dining	4785 x 2733 mm	15'7" x 9'0"
WC	1929 x 1035 mm	6'3" x 3'4"

(Approximate dimensions)



First Floor

Bedroom 1	3350 x 3264 mm	11'0" x 10'7"
En suite	2359 x 1458 mm	7'7" x 4'8"
Bedroom 2	2717 x 3665 mm	8'9" x 12'0"
Bedroom 3	2733 x 2005 mm	9'0" x 6'6"
Bathroom	2145 x 1726 mm	7'0" x 5'7"

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
WFH Working from home space

BH/ST Bulkhead Store
W Wardrobe space
◀ ▶ Dimension location



NORBURY

3 BEDROOM HOME



Argon-filled double-glazing



A/B EPC rating



Electric car charging point



Highly-efficient insulation



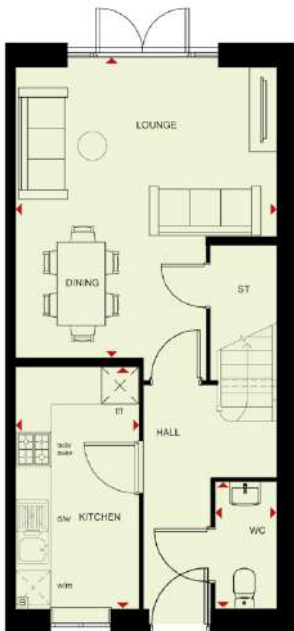
Photovoltaic panels



Air Source Heat Pump



Underfloor Heating



Ground Floor

Lounge/Dining	4108 x 4986 mm	13'5" x 16'4"
Kitchen	1939 x 3948 mm	6'4" x 13'0"
WC	932 x 2310 mm	3'1" x 7'6"

First Floor

Bedroom 2	4108 x 2998 mm	13'5" x 9'8"
Bedroom 3	4108 x 2837 mm	13'5" x 9'3"
Bathroom	1738 x 2176 mm	5'7" x 7'1"

Second Floor

Bedroom 1/ Dressing	4108 x 8722 mm	13'5" x 28'6"
En suite	1895 x 2836 mm	6'2" x 9'3"

KEY

B	Boiler	dw	Dishwasher space	BH/ST	Bulkhead Store
ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
wm	Washing machine space	WFH	Working from home space	◀▶	Dimension location



KINGSLEY

4 BEDROOM HOME



Argon-filled double-glazing



A/B EPC rating



Electric car charging point



Highly-efficient insulation



Photovoltaic panels



Air Source Heat Pump



Underfloor Heating



Ground Floor

Lounge	4760 x 3420 mm	15'6" x 11'2"
Kitchen/Dining	5945 x 4268 mm	19'5" x 14'0"
Utility	1329 x 875 mm	4'4" x 2'8"
WC	1665 x 941 mm	5'5" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	3783 x 3091 mm	12'4" x 10'1"
En suite	2228 x 1219 mm	7'3" x 4'0"
Bedroom 2	3028 x 2743 mm	9'9" x 9'0"
Bedroom 3	3210 x 2785 mm	10'5" x 9'1"
Bedroom 4	2791 x 2102 mm	9'2" x 6'9"
Bathroom	1897 x 1962 mm	6'2" x 6'4"

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
WFH Working from home space

BH/ST Bulkhead Store
W Wardrobe space
◀ ▶ Dimension location



ALFRETON

4 BEDROOM HOME



Argon-filled double-glazing



A/B EPC rating



Electric car charging point



Highly-efficient insulation



Photovoltaic panels



Air Source Heat Pump



Underfloor Heating



Ground Floor

Kitchen	5011 x 4183 mm	16'4" x 13'7"
Utility	1638 x 1548 mm	5'4" x 5'1"
Dining	3361 x 2470 mm	11'0" x 8'1"
Lounge	5798 x 3528 mm	19'0" x 11'6"
Study	2591 x 2141 mm	8'5" x 7'0"
WC	1722 x 950 mm	5'6" x 3'1"
(Approximate dimensions)		

First Floor

Bedroom 1	3888 x 3423 mm	12'8" x 11'2"
En suite	2603 x 1525 mm	8'5" x 5'0"
Bedroom 2	5704 x 2538 mm	18'7" x 8'3"
Bedroom 3	3602 x 2619 mm	11'8" x 8'6"
Bedroom 4	3575 x 3197 mm	11'7" x 10'5"
Bathroom	2619 x 2201 mm	8'6" x 7'2"
(Approximate dimensions)		

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LAMBERTON

5 BEDROOM DETACHED HOME



Argon-filled double-glazing



A/B EPC rating



Electric car charging point



Highly-efficient insulation



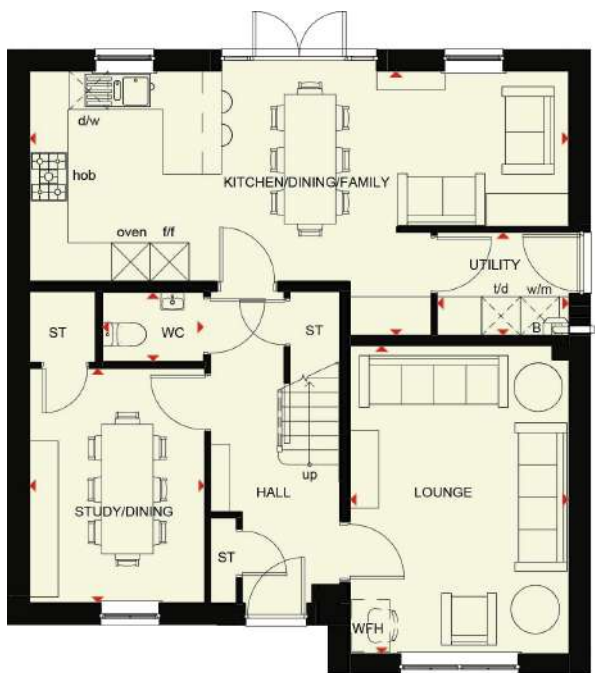
Photovoltaic panels



Air Source Heat Pump



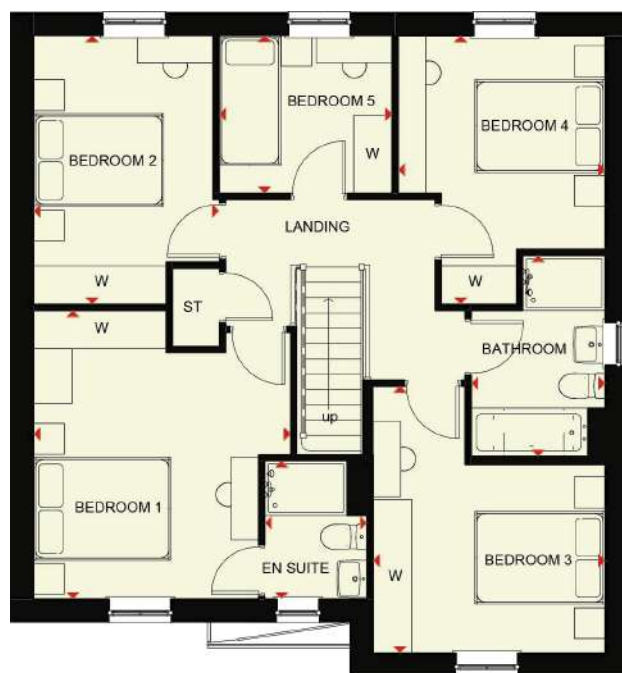
Underfloor Heating



Ground Floor

Lounge	4823 x 3435 mm	15'8" x 11'3"
Kitchen/Dining/Family	8385 x 4081 mm	27'5" x 13'4"
Study/Dining	3665 x 2749 mm	12'0" x 9'0"
Utility	2077 x 1632 mm	6'8" x 5'4"
WC	1626 x 1138 mm	5'3" x 3'7"

(Approximate dimensions)



First Floor

Bedroom 1	4252 x 2813 mm	14'0" x 9'2"
En suite	1990 x 1515 mm	6'5" x 5'0"
Bedroom 2	3959 x 2719 mm	13'0" x 9'0"
Bedroom 3	3926 x 3423 mm	12'9" x 11'2"
Bedroom 4	3882 x 3056 mm	12'7" x 10'0"
Bedroom 5	2548 x 2406 mm	8'4" x 7'9"
Bathroom	2956 x 1952 mm	9'7" x 6'4"

(Approximate dimensions)

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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. An NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.



barratthomes.co.uk

0330 057 6000

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BARRATT
HOMES

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