

# 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

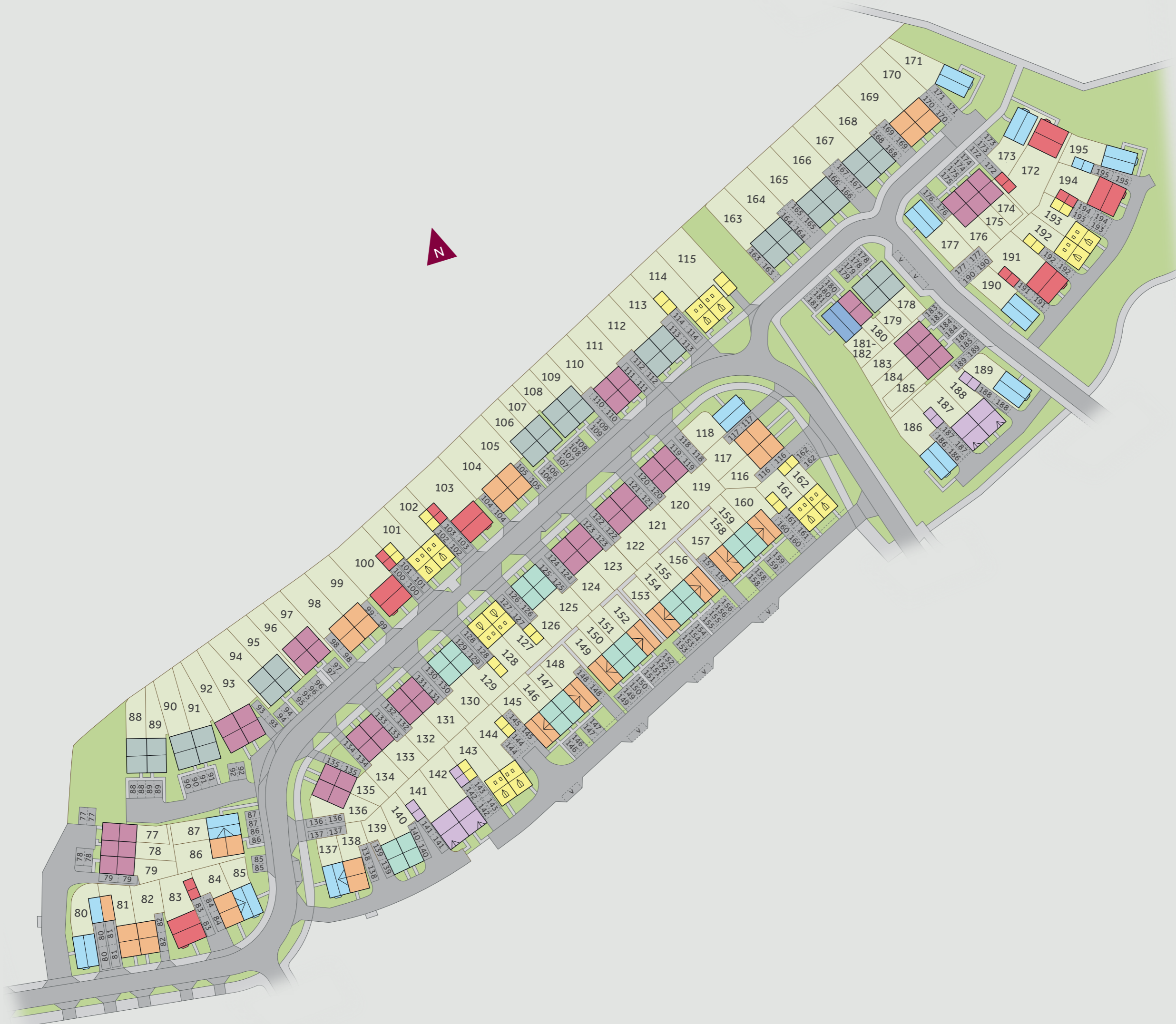
Comeytrowe, Taunton TA4 1EF | 01823 238 925

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# Orchard Grove Comeytrove

## Development layout



### 4 bedroom homes

- The Aldridge
- The Pembroke
- The Mylne

### 3 bedroom homes

- The Becket
- The Elmslie

### 2 bedroom home

- The Cartwright

### Pre-sold homes

- 1 bedroom apartments
- 2 bedroom homes
- 3 bedroom homes

v visitor space

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and housetype with the sales consultant. Development layout plan correct at time of production.

Vistry Devon South West region

Heron Road, Sowton Industrial Estate, Exeter, Devon EX2 7LL. Telephone: 01392 344 700

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# The Cartwright

2 bedroom home

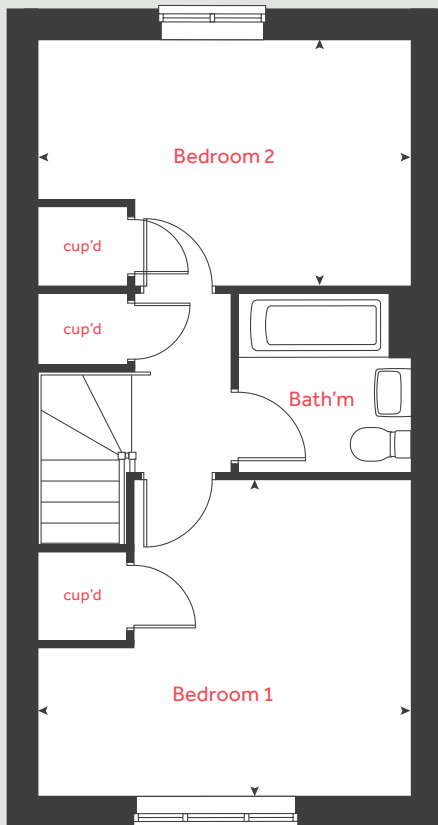
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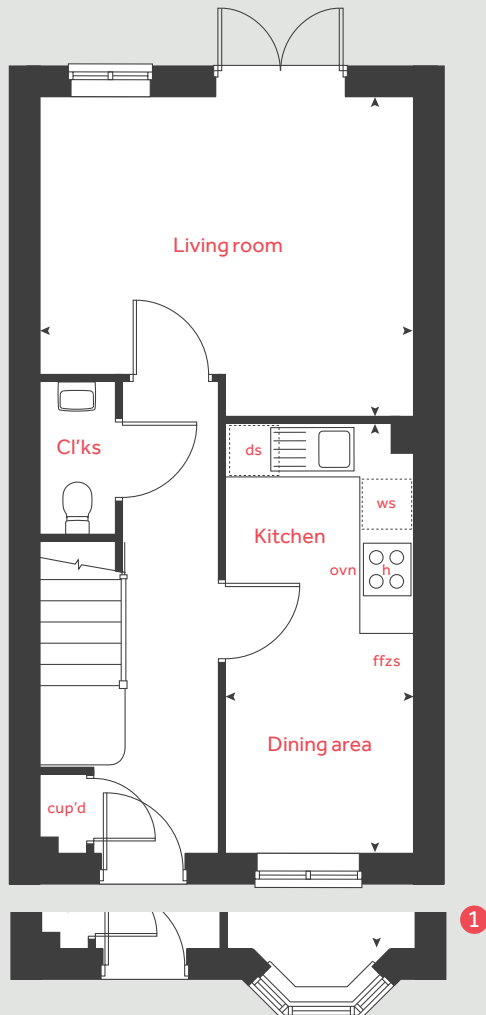
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## First floor



## 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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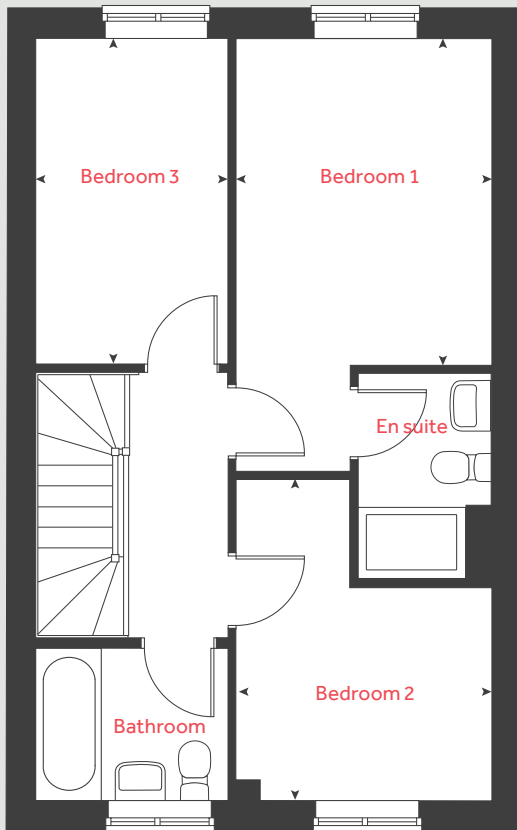
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# The Elmslie

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

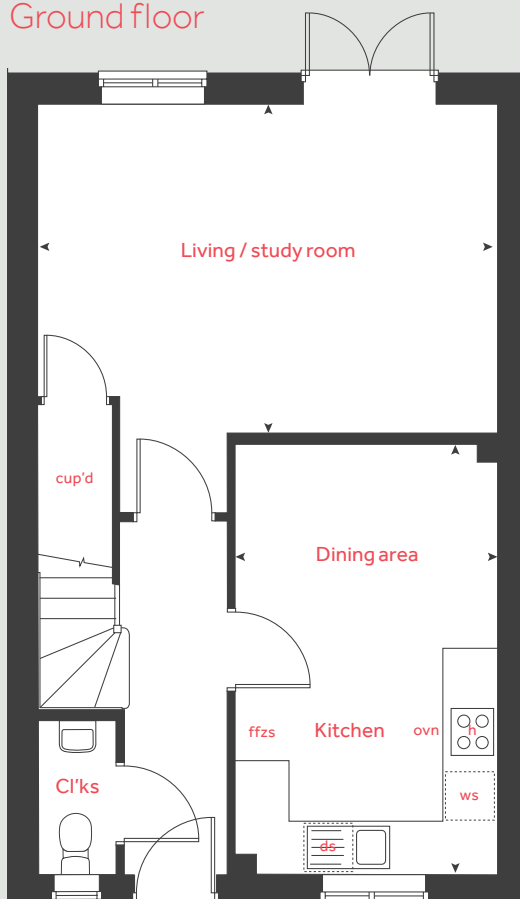
Bedroom 1  
3.67m x 2.87m 12' 1" x 9' 5"

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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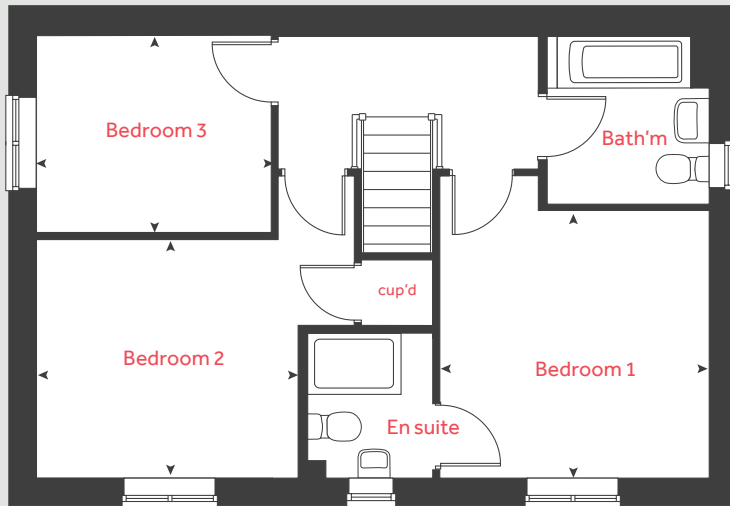
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# The Becket

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"

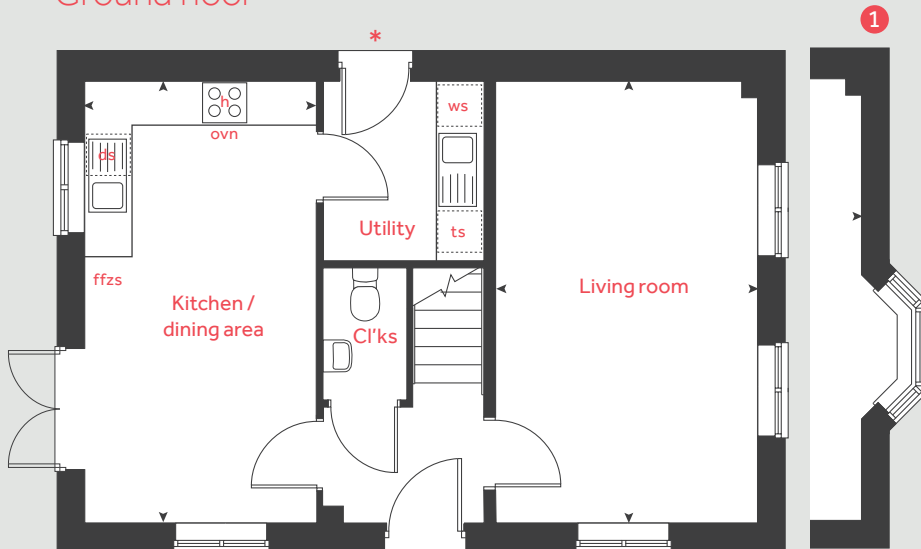
Bedroom 2  
3.34m x 3.01m 10' 12" x 9' 10"

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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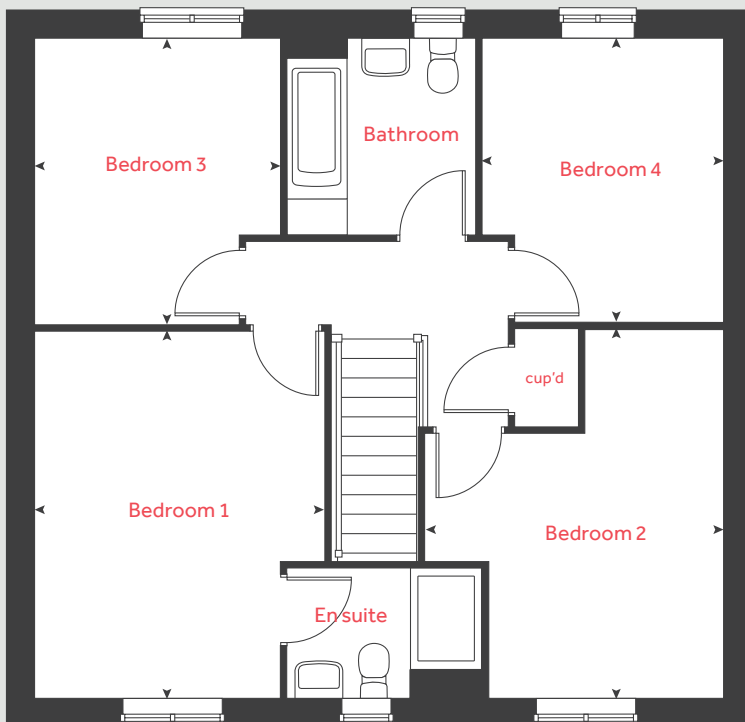
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# The Pembroke

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"

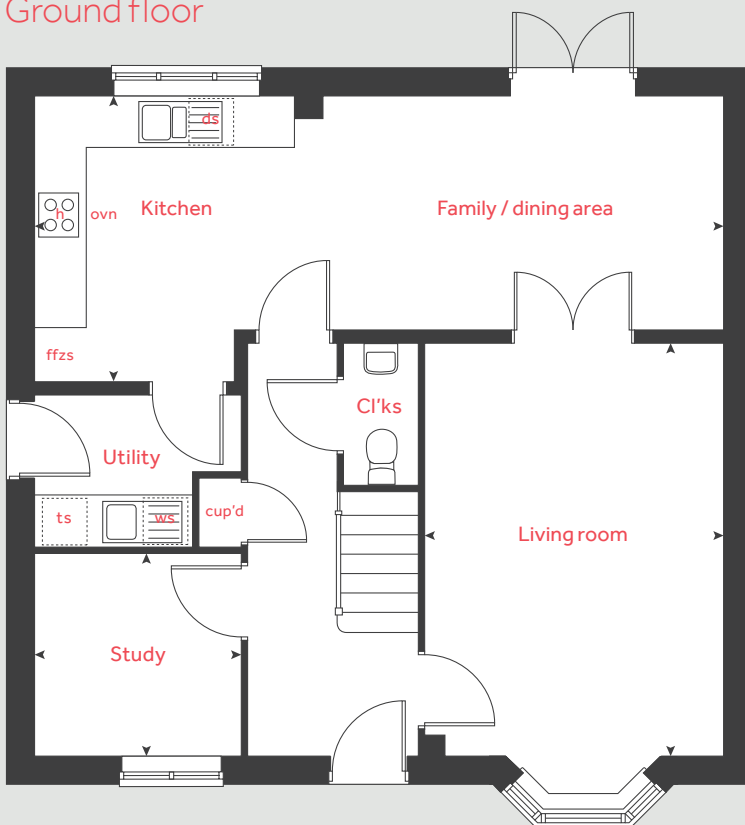
Bedroom 3

3.34m x 2.86m      10' 11" x 9' 4"

Bedroom 4

3.30m x 2.81m      10' 8" x 9' 2"

## Ground floor



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

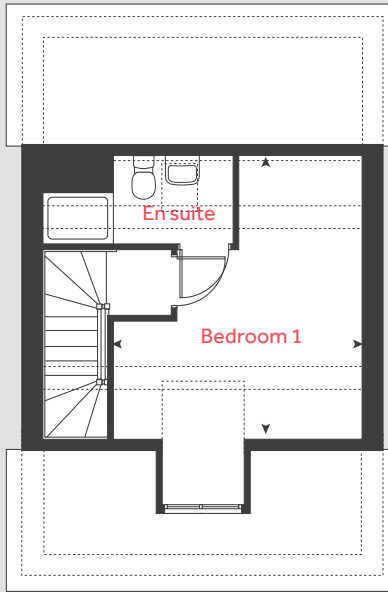
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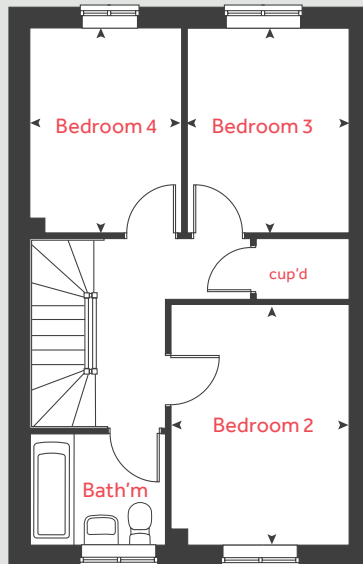
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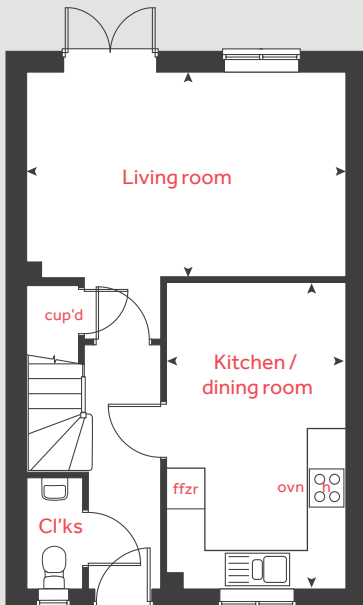
## Second floor



## 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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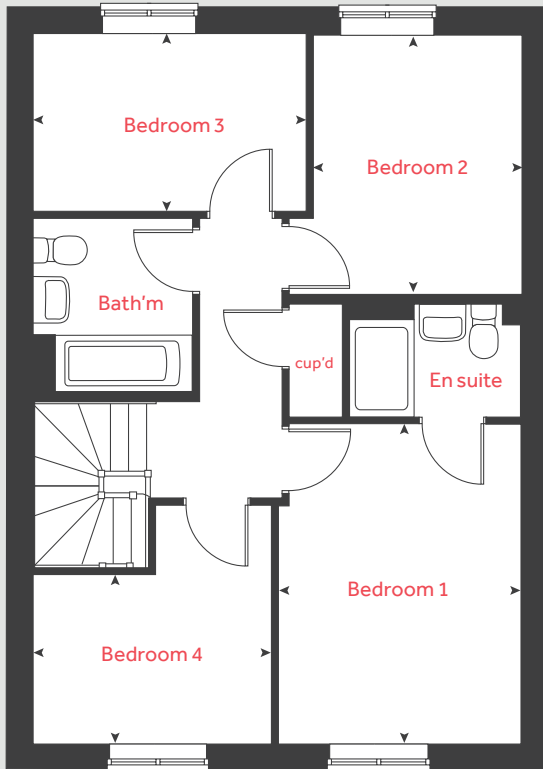
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# The Mylne

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"

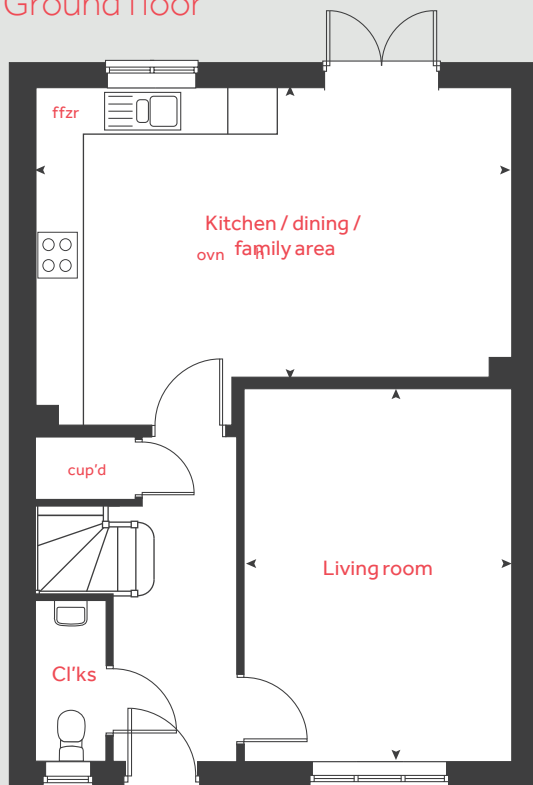
Bedroom 2  
3.20m x 2.56m 10' 6" x 8' 2"

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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