



The Vines at Orchard Grove

COMEYTROWE, TAUNTON

A new collection of homes in the suburb of Comeytrove on the outskirts of Taunton. With a wide collection of 2, 3, 4 & 5 bedroom homes available The Vines at Orchard Grove is the perfect place to call home.

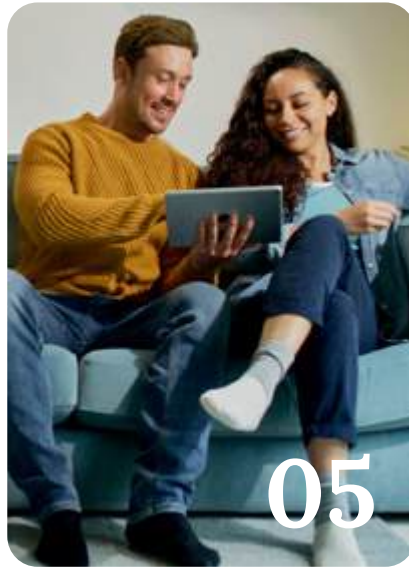
Taylor
Wimpey

Contents

**Welcome to
The Vines at
Orchard Grove**



**Personalise
your home**



**Included
as standard**



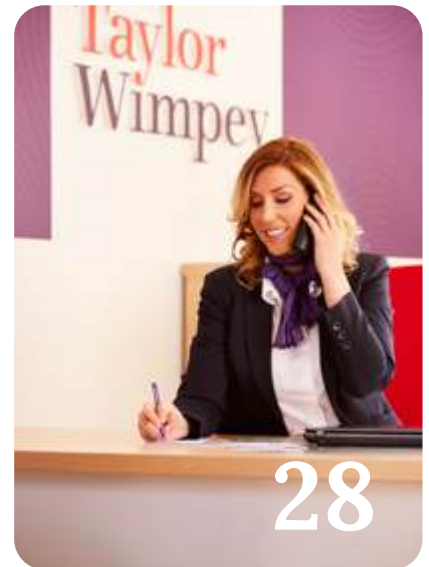
Our homes



Ways to buy



**Take your
next step**



The Vines at Orchard Grove

Located within Comeytrowe on the outskirts on of Taunton, offering a great selection of two, three, four and five bedroom homes, Orchard Grove is the perfect place to call home.



[→ View the site plan](#)

Modern living with a rural edge

Located close to central Taunton, this development is in close proximity to a bustling town with far reaching views of the Blackdown Hills Area of Natural Outstanding Beauty and glimpses of the Wellington Monument.

This new community will also benefit from a new primary school, play areas, sports pitches, allotments, a local centre and a business park, as well as 100 acres of accessible green open space.

Local countryside



Relax in the nearby Vivary Park



Shop until you drop at high street and boutique shops in Taunton Town Centre



[Watch development video](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a granite sink and taps, and lighting* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Granite 1.5 bowl sink and chrome tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
CAT 5 or 6 data cabling	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Finishing touches	
White emulsion to walls and ceiling	✓
White paint to woodwork	✓
White doors with chrome ironmongery	✓
External features	
Smooth finish buff concrete slabs to pathways and patios	✓
Polished chrome door numerals	✓
Front outside light and wiring for outside rear light	✓
Outside tap to rear garden	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting) [†]	✓
1.8m fencing to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



[Find out more](#)

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Your new low-energy home

Welcome to your brand new Taylor Wimpey home, ready for you to make your own, and designed and built with the highest quality materials and specifications. In accordance with the latest building regulations, your home includes a variety of energy-efficient features to help you save energy, lower your bills and reduce your carbon footprint.

What are the new building regulations?

The latest building regulations sets the minimum standards for the energy efficiency and ventilation of new buildings. These standards are designed to make significant improvements to the construction of new homes.

The improvements included in your home

Our homes include a range of energy-efficient features, including triple glazing, electric vehicle chargers*, solar panels* and waste water heat recovery. Each of these features help to reduce the energy required to run your home without compromising on comfort or convenience.

The benefits to you

With all these features in your new home, you'll reap the rewards from the day you move in. Better insulation and sustainable energy sources mean a lower carbon footprint and lower energy bills.



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*Selected plots only

Features you might find in your new home

Your new home will include a variety of energy-efficient features to help you save energy and reduce your carbon footprint, including:

Well-insulated building fabric

Better insulation in your walls and roof and high-performance glazing means your home loses less heat in winter, and it cools down slower in summer, so you'll always enjoy a comfortable temperature.



Energy-generating solar panels

With solar panels, your home can generate its own renewable energy to generate a proportion of your home's electricity requirements.

Appliances

Your home will have modern, energy-efficient appliances that allow you to enjoy all the comforts of home, whilst helping to keep your carbon footprint down.



Taylor Wimpey

See Inside Our Thermal Efficient Homes

We work hard to make a new home airtight by preventing heat loss through the windows, doors, walls, roof, and floor. These measures can help to save money on energy bills and create a more comfortable and energy-efficient home.



Thermal Lintels



Triple Glazing



Well Insulated Front Door



Thermally Efficient Home



Layers Of Loft Insulation



Brick And Block Wall With Fully Insulated Cavity



Insulated Beam And Block Floor



Taylor Wimpey

Convert Sunlight Into Electricity For The Home

Sleek solar photovoltaic (PV) systems are integrated into the roof to provide a renewable source of energy. Low maintenance and with no moving parts, the solar PV panels will generate a proportion of your home's electricity requirements, reducing its energy demand and reliance on the grid.

1. Light
The Sun Gives off light, even on cloudy days

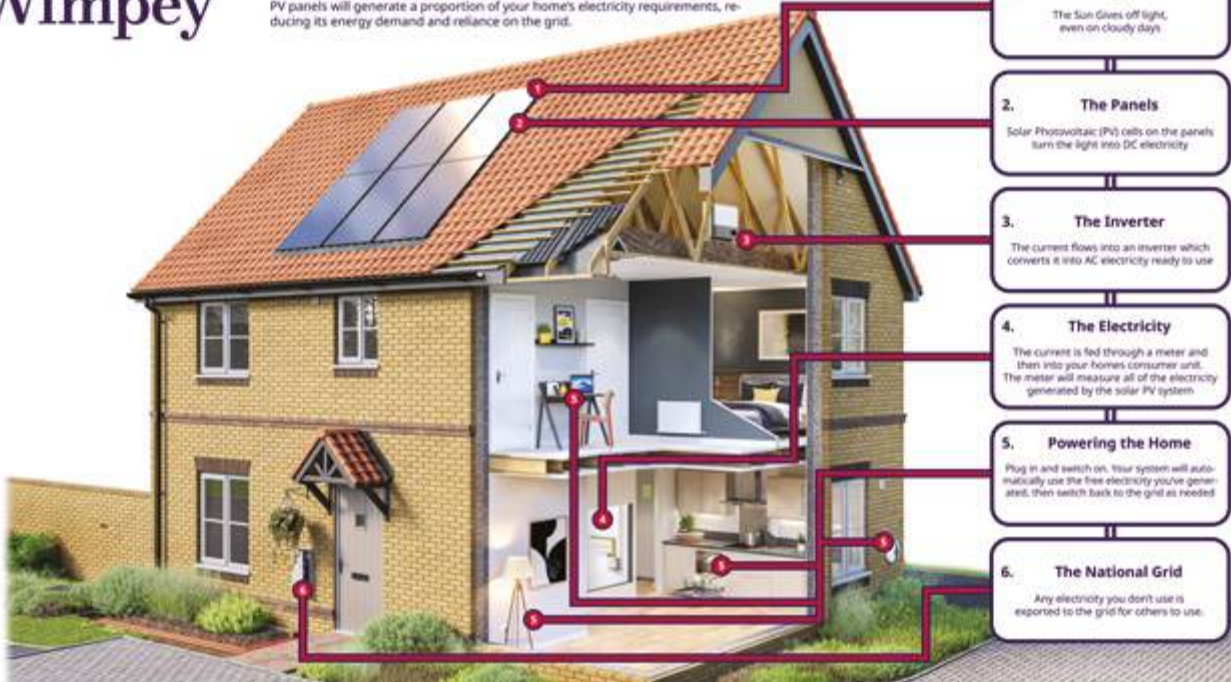
2. The Panels
Solar Photovoltaic (PV) cells on the panels turn the light into DC electricity

3. The Inverter
The current flows into an inverter which converts it into AC electricity ready to use

4. The Electricity
The current is fed through a meter and then into your homes consumer unit. The meter will measure all of the electricity generated by the solar PV system

5. Powering the Home
Plug in and switch on. Your system will automatically use the free electricity you've generated, then switch back to the grid as needed

6. The National Grid
Any electricity you don't use is exported to the grid for others to use.



Energy-efficient features

Features	
Waste water heat recovery	✓
Thermal lintel	✓
Triple glazing	✓
Solar panels	✓
Electric car charging point	✓

TO FIND OUT MORE ABOUT OUR ENERGY-EFFICIENT HOMES, SCAN THE QR CODE BELOW



Taylor Wimpey

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Our homes

2 bedroom homes



3 bedroom homes



4 bedroom homes



5 bedroom homes



[→ View the site plan](#)



The Dovedale

2 BEDROOM, TOTAL 651 sq ft / 60.50m²



GROUND FLOOR

Lounge/Kitchen/Dining

3.80m × 5.35m 12' 6" × 17' 7"

Bedroom 1

3.05 × 3.24 10' 0" × 10' 8"

Bedroom 2 min.

1.93 × 3.24 6' 4" × 10' 8"

[→ View development](#)

[→ View our current availability](#)

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The Edale

2 BEDROOM, TOTAL 720 sq ft / 66.90m²



GROUND FLOOR

Lounge/Kitchen/Dining

3.80m × 5.35m 10' 3" × 13' 6"

Bedroom 1 min.

3.15m × 3.83m 8' 5" × 9' 8"

Bedroom 2 min.

3.46m × 2.45m 11' 2" × 7' 9"

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The Ashenford

2 BEDROOM, TOTAL 771 sq ft / 71.61m²



GROUND FLOOR

Lounge/Dining

4.31m × 4.02m 14' 2" × 13' 2"

Kitchen

2.11m × 2.74m 6' 11" × 9' 0"



FIRST FLOOR

Bedroom 1

4.31m × 3.27m 11' 11" × 10' 9"

Bedroom 2 max.

4.31m × 2.51m 14' 2" × 8' 3"



[View development](#)



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The Benford

3 BEDROOM, TOTAL 922 sq ft / 85.64m²



GROUND FLOOR

Lounge/Dining

4.77m × 3.72m 15' 8" × 12' 3"

Kitchen

2.72m × 3.43m 8' 10" × 11' 3"



FIRST FLOOR

Bedroom 1

3.69m × 3.11m 12' 2" × 10' 3"

Bedroom 2 max.

2.27m × 3.55m 7' 6" × 11' 8"

Bedroom 3 max.

2.42m × 3.35m 7' 11" × 11' 0"



[View development](#)



[View our current availability](#)

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The Byford

3 BEDROOM, TOTAL 976 sq ft / 90.69m²



GROUND FLOOR

Lounge

3.98m × 4.24m 13' 1" × 13' 11"

Kitchen/Dining

5.06m × 2.87m 16' 7" × 9' 5"



FIRST FLOOR

Bedroom 1

3.98m × 3.00m 13' 1" × 9' 10"

Bedroom 2

2.82m × 3.46m 9' 3" × 11' 4"

Bedroom 3

2.15m × 3.91m 7' 1" × 12' 10"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Ardale

3 BEDROOM, TOTAL 1,013 sq ft / 94.16m²



GROUND FLOOR

Lounge

3.01m × 5.41m 9' 11" × 17' 9"

Kitchen/Dining max.

3.18m × 5.41m 10' 5" × 17' 9"



FIRST FLOOR

Bedroom 1

3.07m × 4.10m 10' 1" × 13' 6"

Bedroom 2

3.13m × 2.94m 10' 3" × 9' 8"

Bedroom 3

3.25m × 2.37m 10' 8" × 7' 9"

[→ View development](#)

[→ View our current availability](#)

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The Kingdale

3 BEDROOM, TOTAL 1,040 sq ft / 96.62m²



GROUND FLOOR

Lounge

3.07 × 5.41m 10' 1" × 17' 9"

Kitchen/Dining max.

3.35m × 5.41m 11' 0" × 17' 9"



FIRST FLOOR

Bedroom 1

3.09m × 4.10m 10' 2" × 13' 6"

Bedroom 2

3.33m × 2.95m 8' 8" × 9' 8"

Bedroom 3

3.41m × 2.37m 11' 2" × 7' 9"

[→ View development](#)

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The Braxton

3 BEDROOM, TOTAL 1,092 sq ft / 101.45m²



GROUND FLOOR

Lounge max.
3.19m x 4.19m

10' 6" x 13' 9"

Kitchen/Dining
4.25m x 3.43m

14' 0" x 11' 3"



FIRST FLOOR

Bedroom 2 max.
4.25m x 2.82m

14' 0" x 9' 3"

Bedroom 3
2.15m x 3.59m

7' 1" x 11' 10"



SECOND FLOOR

Bedroom 1 max.
3.13m x 6.64m

10' 3" x 21' 10"

[➔ Discover more about this home](#)

[➔ View our current availability](#)

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The Huxford

4 BEDROOM, TOTAL 1,175 sq ft / 109.20m²



GROUND FLOOR

Lounge

3.63m × 4.66m 11' 11" × 15' 4"

Kitchen/Dining

5.73m × 3.00m 18' 10" × 9' 10"



FIRST FLOOR

Bedroom 1

3.42m × 3.16m 11' 3" × 10' 5"

Bedroom 2

3.23m × 2.84m 10' 7" × 9' 4"

Bedroom 3

2.23m × 3.25m 7' 4" × 10' 8"

Bedroom 4

2.24m × 2.48m 7' 11" × 8' 2"

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The Trusdale

4 BEDROOM, TOTAL 1,243 sq ft / 115.46m²



GROUND FLOOR

Lounge

3.46m × 6.09m 11' 4" × 20' 0"

Kitchen/Dining max.

3.58m × 6.09m 11' 9" × 20' 0"



FIRST FLOOR

Bedroom 1

3.52m × 3.47m 11' 7" × 12' 4"

Bedroom 2 max.

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4 max.

3.54m × 2.25m 11' 7" × 7' 5"

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The Manford

4 BEDROOM, TOTAL 1,385 sq ft / 128.68m²



GROUND FLOOR

Lounge

3.88m × 4.74m 12' 9" × 15' 7"

Kitchen/Dining

8.11m × 2.88m 26' 7" × 9' 6"

Study

2.10m × 2.61m 6' 11" × 8' 8"



FIRST FLOOR

Bedroom 1 max.

3.88m × 3.71m 12' 9" × 9' 11"

Bedroom 2 max.

3.09m × 4.02m 10' 2" × 10' 11"

Bedroom 3 max.

3.03m × 3.66m 10' 0" × 12' 0"

Bedroom 4 max.

2.75m × 3.97m 9' 0" × 10' 9"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Marford

4 BEDROOM, TOTAL 1,564 sq ft / 145.34m²



GROUND FLOOR

Lounge

4.75m × 3.91m 15' 8" × 12' 10"

Family Room

3.26m × 3.91m 10' 8" × 12' 10"

Kitchen

3.32m × 4.79m 10' 11" × 15' 9"

Dining Room

2.66m × 3.04m 8' 9" × 10' 0"



FIRST FLOOR

Bedroom 1 max.

3.64m × 4.91m 12' 0" × 16' 2"

Bedroom 2 max.

3.32m × 4.00m 10' 11" × 13' 2"

Bedroom 3 max.

3.23m × 4.72m 10' 7" × 13' 3"

Bedroom 4

2.55m × 3.81m 8' 4" × 12' 6"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Wayford

5 BEDROOM, TOTAL 1,858 sq ft / 172.60m²



GROUND FLOOR

Lounge

4.40m × 6.06m 14' 6" × 19' 11"

Kitchen

5.58m × 3.35m 18' 4" × 11' 0"

Dining

3.39m × 3.06m 11' 1" × 10' 1"

Study

3.39m × 2.34m 11' 1" × 7' 8"



FIRST FLOOR

Bedroom 1

3.39m × 3.37m 11' 1" × 11' 1"

Bedroom 2 max.

3.67m × 3.47m 12' 1" × 11' 5"

Bedroom 3

3.02m × 3.81m 9' 11" × 12' 6"

Bedroom 4

4.10m × 2.39m 13' 5" × 7' 10"

Bedroom 5

3.22m × 2.33m 10' 7" × 7' 8"

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*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWE 81711 / June 2024.

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