





Welcome

Located on the edge of the countryside but close to town Killams Park offers a ideal combination of convenience with a quiet setting and open space.

Phase III offers a range of 2, 3, 4 and 5 bed homes designed to provide a blend of character and comfort with the latest energy efficient features to provide a great place to live for years to come.









More Individual, More You

Summerfield Homes are a local development Company, designing and building homes tailored to fit with how people want to live today.

Each style of home is designed to optimise living space inside and out, with design touches that give each home a distinct style and character. All our homes come with a 10 year guarantee to give complete peace of mind and feature the latest energy efficient materials and construction methods to minimise the running costs and impact on the environment.

The homes come with an excellent standard specification, using a range of well known UK brands and products and there is a choice of specification upgrade options for those that want to personalise even more to their individual requirements.

Killams Park enjoys an exceptional location with surrounding countryside and this sense of space is maintained with careful planning of the development, with much lower density of building than regulation requires and many other sites adopt. This has enabled more green space and play areas to be created for families to enjoy, including an orchard as an integral part of the development.



Centrally Located but away from the Hustle and Bustle

Killams Park offers that rare combination of easy, convenient access to the centre of town and all the local amenities but the peace and quiet of a tucked away location. This makes it one of the most sought after locations within Taunton and very unusual to have new build homes this close to the centre.

From the development it is a simple, level journey to the town's amenities and it is in fact possible to walk or cycle into the centre (without needing to use, or cross, hardly any roads) through a series of pathways that lead to Vivary Park and the High Street opposite the park gates.

There are primary and secondary schools within easy reach and one of the country's leading sixth form colleges is on your doorstep. Taunton also has three private schools giving families an exceptional range of educational choices.

Taunton offers great sporting options as a participant with many local sports clubs and a sports centre as well as a spectator with the County Cricket Ground and rugby and football teams.

With a main line connection to London Paddington station taking approx. two hours and north and south coasts being less than an hour away it really is a location that offers everything.



The Quantocks

Key distances from Killams Park

Town Centre	1.5 Miles
Taunton Train Station	2 Miles
M5 Junction 25	5 miles
Bristol Airport	39 Miles



Creating outstanding homes for life...

Summerfield is an established local property development Company with a longstanding reputation for building and selling quality new homes throughout the South West.

Formed in central Somerset in 1987, Summerfield evolved from a family-run construction Company founded in 1823. Drawing on a deep store of local knowledge and experience, Summerfield build a range of commercial and residential properties to high construction and environmental standards.

With a strong track record of delivering quality property, Summerfield Homes build a wide selection of residential property ranging from two bedroom affordable coach houses to three, four and five bedroom prestigious properties. Every home is designed to complement its setting, incorporating a style typical of the local area with character features and individual finishes.

Built using the latest construction techniques, all Summerfield Homes are built using traditional construction methods of brick and block work and come with a 10 year National House Builders Council (NHBC) warranty.

What our customers say about us

"We have recently moved into our new home and just wish to comment on our house buying experience and quality of build. From our first meeting with Marianne (sales advisor at Killams Park) to key handover and the giving of a beautiful welcome hamper, we have consistently received best advice, enthusiasm, expertise and friendliness. We are extremely grateful to her. We had heard of the good build reputation of Summerfield Homes, and have not been disappointed. The build quality is superb, attention to detail and finish first class and we wish to thank the whole team for building us a lovely home. We feel very lucky to be a part of Killams Park."

Jane Gooders



We pride ourselves on our excellent customer journey...

We are proud of the reputation Summerfield Homes has earned for constructing homes of the highest quality throughout the South West for over 30 years.

Your new home will undergo a series of inspections before we are ready to hand it over to you. Building Control Inspections and inspections by our Home Warranty provider are complemented by our own rigorous checks. This will ensure that the standard of finish meets the standards that both we, and you, would expect.

Our commitment continues for two years after completing your purchase. During this time our Customer Care Department is on hand if you need to report any problems or faults.

What our customers think about our aftercare

"We are thrilled to be living in this comfortable house as it has such an impressive specification and more than lives up to the promise offered by the show homes. Plus it is on an amazing development. Our journey to this point has not been straightforward, as the first buyer for our previous house pulled out at the last minute, but Summerfield kept the faith and helped and encouraged us without pressuring us too much while we found our second and successful buyer. Four weeks after moving in we have been impressed by the aftercare which has been second to none. Throughout the somewhat protracted purchase process, and through to completion, the Sales Office team has been very encouraging and all we could wish for."

Mr Crockford, Killams Park







NHBC Warranty explained...

What is NHBC Buildmark?

Buying a home is typically the largest investment people make and Buildmark provides warranty and insurance protection to newly built or converted homes. Cover starts from exchange of contracts and lasts up to a maximum period of 10 years after the legal completion date.

Why do I need Buildmark for my new home?

If you are buying a newly-built home you will need cover such as Buildmark in order to secure a mortgage and release funds. Buying a property with Buildmark cover will give you reassurance that you will have protection if problems arise in the future.

Information correct at time of printing and taken from:
<http://www.nhbc.co.uk/Homeowners/WhatdoesBuildmarkcover/>

Health & Safety

Your safety is of the utmost importance to us, and hence we have produced the following guidelines which comply to the current Health & Safety Legislation:

- i. Please only use designated car parking spaces and visit our site sales office first. Please avoid parking outside any neighbouring properties
- ii. You **MUST** always be accompanied by a representative of Summerfield Homes anywhere on site outside of the sales area.
- iii. Appropriate personal protective equipment **MUST** be worn at all times whilst visiting the construction site
- iv. Access cannot be given to areas where scaffolding is in place.
- v. Please wear appropriate footwear when visiting the site, as footpaths and grounds may be uneven or unfinished.
- vi. Please note that there may be construction vehicles moving around the site, you must ensure that you follow the clearly defined pedestrian footpaths at all times.
- vii. Please note that children are not allowed on site at any time.

Floor Plans & Dimensions

We have provided floor plans as part of this brochure to show the approximate dimensions of the properties on this site. The dimensions may vary as each property is built individually and precise internal finishes may vary during the course of construction.

Elevations and Internal Finishes

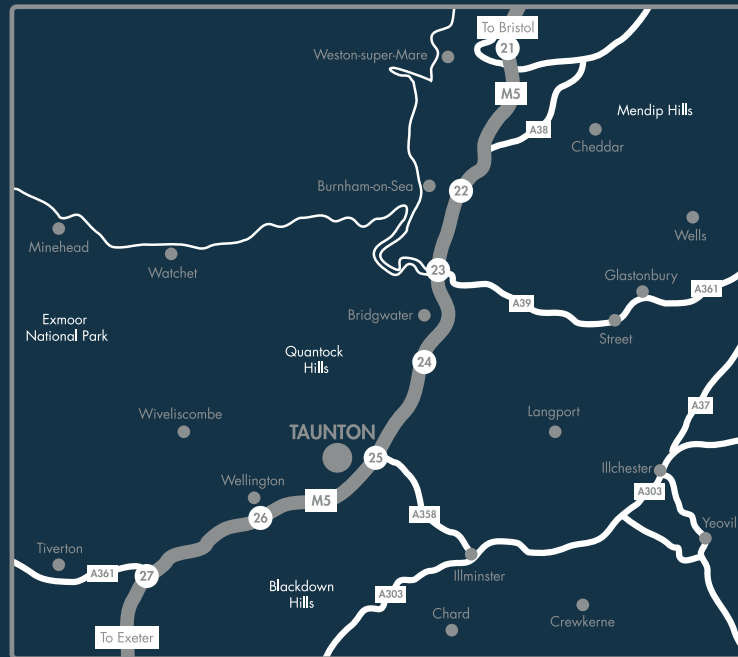
Artist's Impressions, Site Plans, Floor Plans and CGI's have been used to represent the houses to be built on this site. The colours and finish of the various external elevations may vary from plot to plot. Some plots may be handed versions of the illustrations (mirror image) and some may be detached, semi-detached or terraced. The area surrounding each property may also differ from that shown. The specification may also be subject to change and/or availability. Please be sure to check with the Summerfield Homes Sales advisor for details of the finishes relating to your chosen property at the time of reservation.

All information in this brochure was correct at the time of printing.

How to find us...

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From the M5 – coming from the north – Leave at Jct 25 and take the 4th exit towards the centre of Taunton on the A358. Continue across the first roundabout and take the left filter as you approach the first set of traffic lights. Turn left into Bridgwater Road and continue through the first set of lights. At the second set of lights, where the road bears right, take the left hand turn into Ilminster Road. Follow this down to a mini roundabout where you will take the second exit and follow this all the way to the end (passing Blackbrook Sports Centre on your left) to the next mini roundabout and take the first exit into Chestnut Drive. Follow this all the way to the end and turn right at the T junction into Shoreditch Road. Take the first left off this road into Killams Drive and the development will be directly in front of you at the end of this road.



From the M5 – coming from the south – Leave at Jct 25 and take the 2nd exit towards the centre of Taunton on the A358. Follow the directions above to the development.

From the centre of Taunton – Head east on Fore Street, passing Marks and Spencer on your right. Follow this road through to set of lights where the road splits into two lanes and take the right hand lane for the lights. Follow this road to the right at the lights and take the immediate next left at the next set of lights, which will take you into Silver Street on the B3170. Follow this road (it turns into South Road) past Kings College on the left and Richard Huish College opposite it on the right. Carry on through the traffic lights and over the zebra crossing and Killams Drive is the 3rd turning on your right after the crossing, before you reach the bridge over the motorway.

