



Images enhanced for illustrative purposes. Flooring, curtains, blinds and fittings/lights not included as part of standard specification. Please refer to standard specification prior to reserving your plot.

# PYRLAND FIELDS

Cheddon Road, Taunton, Somerset

The Pickney Pyrland Fields, Taunton, TA2 7EB  
£195,000

**GIBBINS RICHARDS**   
Making home moves happen

An exciting new homes development of 2 and 3 bedroom houses providing a fantastic opportunity to get onto the housing ladder with an efficient, easy to maintain and cost effective brand new home! This 3 bedroom home would make a perfect choice for first time buyers and young families.

**THE PROPERTY**

The development forms Phase II of the Pyrland Fields new homes development of just 19 2 and 3 bedroom homes, each with allocated parking and enclosed gardens. There are three specific house type designs with each featuring efficient gas central heating systems and a high performance traditional construction. Cloakroom, a stylish contemporary kitchen, three bedrooms and a quality bathroom. Summerfield Homes are a highly reputable Taunton based firm established in 1987, and are renowned for building homes to a high standard with the latest methods of energy efficient construction. For complete peace of mind, your new Summerfield home comes with a 10 year National House Builders Council (NHBC) warranty. Pyrland Fields is located on the north side of Taunton with excellent local facilities and schooling including The Academy secondary school and Wellsprings primary school nearby. The train station is 1 mile whilst the town centre is 2 miles.

Kitchen/Dining Room	8' 5" x 12' 11" (2.56m x 3.93m)
Living Room	15' 6" x 10' 6" (4.72m x 3.20m)
Cloakroom	3' 1" x 3' 9" (0.94m x 1.14m)
Bedroom 1	8' 11" x 13' 2" (2.72m x 4.01m)
Bedroom 2	8' 11" x 12' 4" (2.72m x 3.76m)
Bedroom 3	6' 4" x 7' 5" (1.93m x 2.26m)
Bathroom	6' 4" x 6' 1" (1.93m x 1.85m)

BRAND NEW SUMMERFIELD HOME

END OF TERRACE

TWO ALLOCATED PARKING SPACES

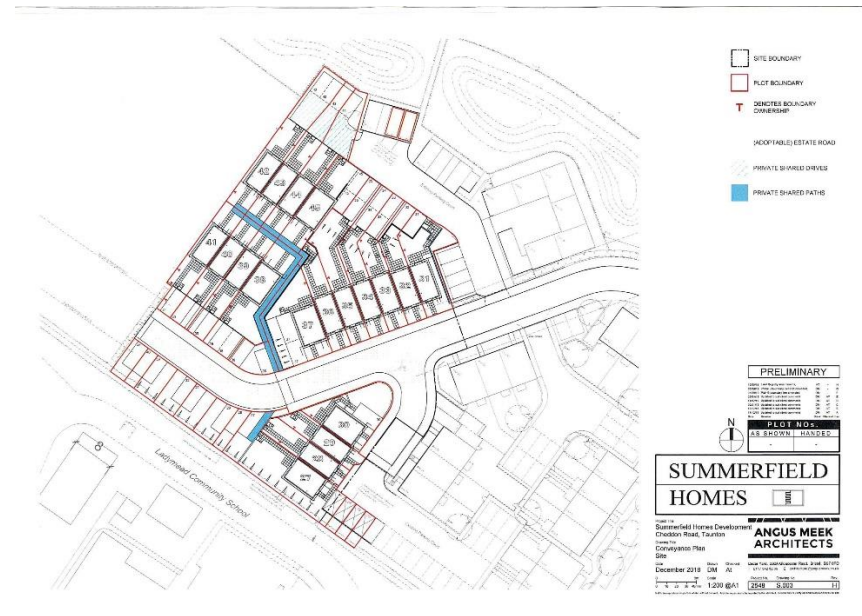
DOWNSTAIRS CLOAKROOM

10 YEAR NHBC GUARANTEE

RENOWNED QUALITY BUILDERS

BUILD COMPLETE FROM SPRING 2019

AVAILABLE TO RESERVE NOW!



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



We routinely refer potential sellers and purchasers to Gibbins Richards Conveyancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making that decision, it should be known that we receive a payment benefit of £150.00 per transaction. We routinely refer sellers and purchasers to the Mortgage Advice Bureau (MAB) for mortgage advice. It is their decision whether to use these services. In making that decision, it should be known that we receive a payment benefit of £180.00 per case.