

NOVELLO

BURNHAM-ON-SEA • SOMERSET



A DEVELOPMENT OF SEVENTEEN 3 & 4 BEDROOM DETACHED HOMES

NOVELLO



WELCOME

Welcome to Novello, a stunning new development comprising seventeen traditional style 3 and 4 bedroom detached homes, set in the historic seaside town of Burnham-on-Sea, in an excellent location with everything you could want close at hand.

Novello is situated off Olivier Close, on the edge of the established and sought after Rosewood Farm development. The high quality homes ensure that attention to every detail extends from the design and build, right through to the quality of the internal specification.

Novello is only one mile from the town centre and seafront and is close to a local supermarket and a variety of pubs and restaurants. Only one and a half miles from the M5 at Junction 22, the development is midway between Bristol and Taunton and is an ideal location for commuting or enjoying the very best of the surrounding area.



NOVELLO - HIGH QUALITY HOMES IN AN IDEAL LOCATION
TO LIVE, WORK & SPEND YOUR LEISURE TIME.



BURNHAM-ON-SEA

Dating back over 1000 years, Burnham-on-Sea is steeped in a historical past. The pier is over 100 years old and is the shortest in Britain. Its central position on the Esplanade provides extensive views of the second longest strip of sand in Europe and boasts several beaches.

The town centre is only a short walk from Novello and features a wide range of national and independent local traders, plus a theatre, gardens, bi-annual food and drink festival and busy calendar of events throughout the year for residents and visitors alike. With high quality primary and secondary schools close to the development, the community thrives with a vast range of activities including musical, artistic and dramatic groups and societies.

For those seeking a more active lifestyle, Burnham's leisure amenities include a golf club, tennis club, leisure centre and a wide range of sports clubs and activities. The nearby Apex Park is ideal for picnics, games and wildlife watching and the surrounding countryside is perfect for walking and cycling activities.

A VICTORIAN SEASIDE TOWN WITH A NUMBER
OF BEACHES STRETCHING TO BREAN DOWN.



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THE WIDER AREA

The nearby City of Bristol provides everything you would expect from one of the UK's fastest growing and prosperous cities. Bristol boasts many shopping, leisure and entertainment options to suit all tastes.

Along the coast to the north, the contrasting coastal resorts of Weston-Super-Mare and Clevedon offer a choice of vibrant and peaceful seaside settings.

Moving inland through the Somerset Levels you reach the historic town of Glastonbury, with its religious and Arthurian links, and the cathedral city of Wells offering the opportunity to step back in time. For a wide variety of shopping, Clarks Village at Street has over 90 stores showcasing some of the most desirable fashion and lifestyle brands.

For an afternoon of leisure or more energetic pursuits, explore Britain's biggest gorge, Cheddar, from the dramatic cliffs rising 450ft to the stunning stalactite caverns. This world-famous site is an Area of Outstanding Natural Beauty and is an international centre for caving and rock climbing.



SOMERSET IS A COUNTY THAT REWARDS THE ADVENTUROUS
AND THE INQUISITIVE, FROM THE LEVELS TO THREE AREAS
OF OUTSTANDING NATURAL BEAUTY, THE QUANTOCK,
BLACKDOWN AND MENDIP HILLS.



SITE PLAN

-  THE NELSON
3 BED HOUSE
-  THE GOULDEN
4 BED HOUSE (DETACHED GARAGE)
-  THE ROTHSCHILD
4 BED HOUSE (INTEGRAL GARAGE)



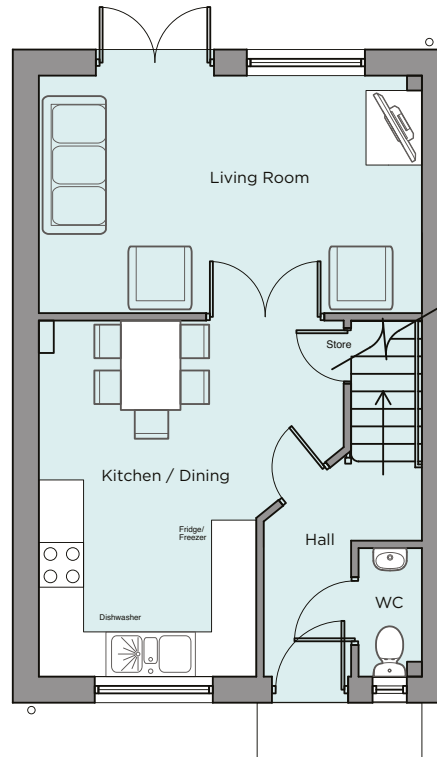
NOVELLO
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THE NELSON

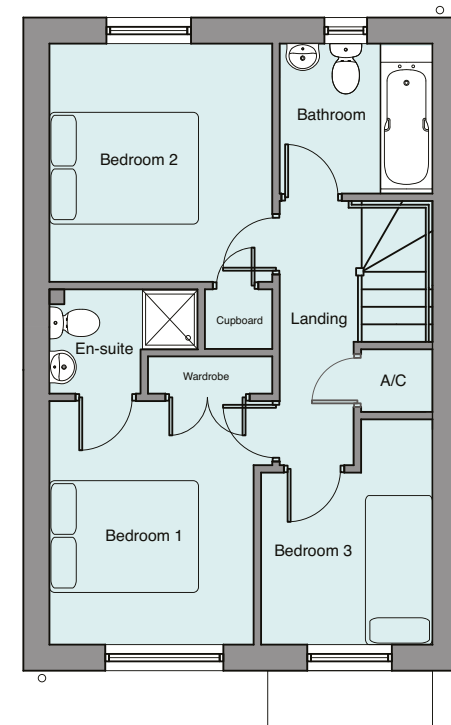
3 BEDROOM HOUSE | 85 SQ.M / 915 SQ.FT

THE NELSON



GROUND FLOOR

Kitchen/Dining	4.80 m (max) x 4.20 m (max)	15' 9" (max) x 13' 9" (max)
Living Room	5.20 m x 3.20 m	17' 1" x 10' 6"



FIRST FLOOR

Bedroom 1	3.30 m x 2.90 m	10' 10" x 9' 6"
Bedroom 2	3.20 m x 2.90 m	10' 6" x 9' 6"
Bedroom 3	3.00 m (max) x 2.20 m	9' 10" (max) x 7' 3"

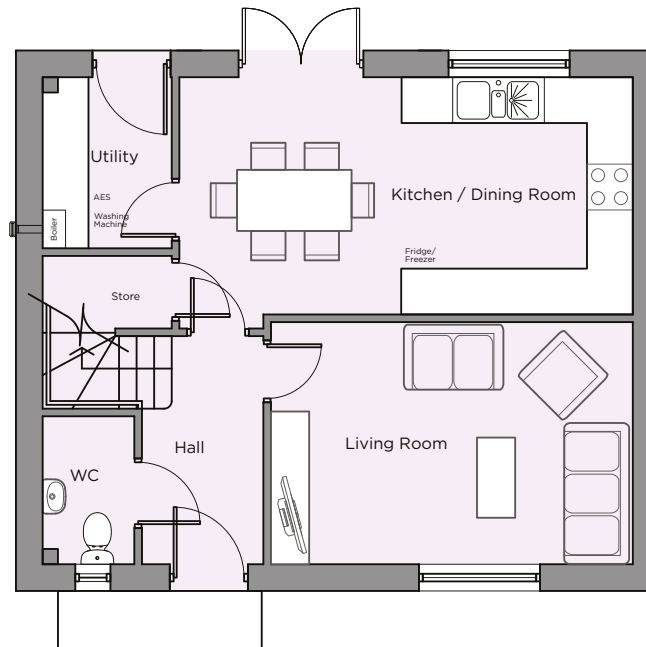
These details are intended to give a general indication of the development and do not form part of any contract. Yarlington Homes reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Yarlington Homes accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included.



THE GOULDEN

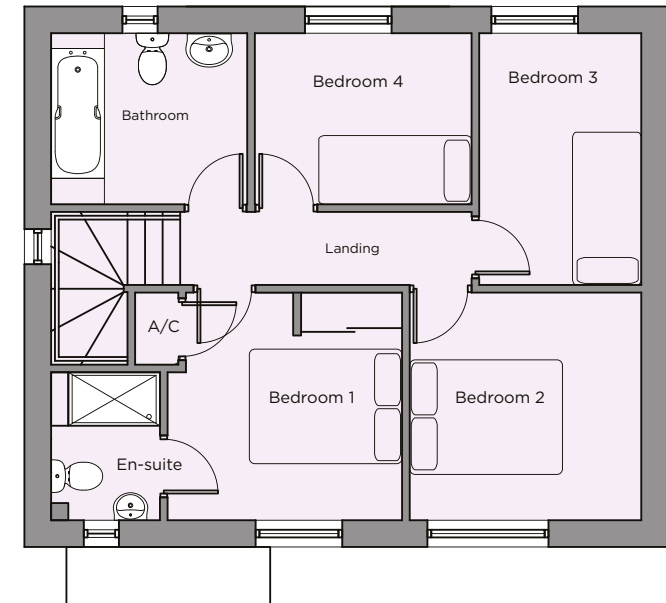
4 BEDROOM HOUSE WITH DETACHED GARAGE | 100 SQ_M / 1,076 SQ_FT

THE GOULDEN



GROUND FLOOR

Kitchen/Dining	5.90 m x 3.10 m	19' 4" x 10' 2"
Living Room	4.80 m x 3.20 m	15' 9" x 10' 6"



FIRST FLOOR

Bedroom 1	3.10 m x 3.00 m (max)	10' 2" x 9' 10" (max)
Bedroom 2	3.20 m x 3.10 m	10' 6" x 10' 2"
Bedroom 3	3.30 m x 2.10 m	10' 10" x 6' 11"
Bedroom 4	2.70 m x 2.20 m	8' 10" x 7' 3"

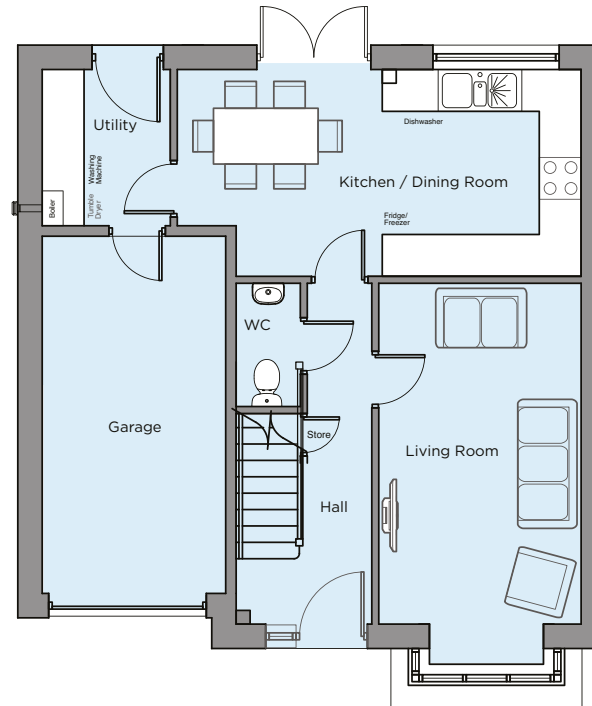
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THE ROTHSCHILD

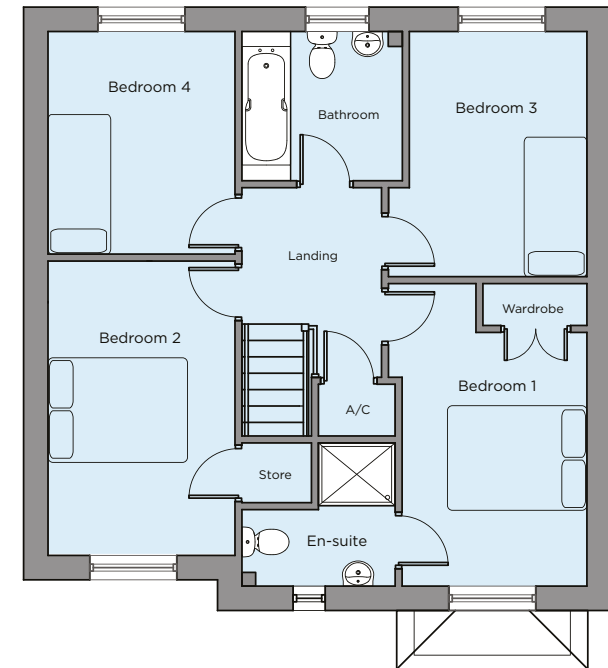
4 BEDROOM HOUSE WITH INTEGRAL GARAGE | 123 SQ.M / 1,324 SQ.FT

THE ROTHSCCHILD



GROUND FLOOR

Kitchen/Dining	5.80 m x 3.00 m	19' 0" x 9' 10"
Living Room	4.90 m x 2.85 m	16' 1" x 9' 4"



FIRST FLOOR

Bedroom 1	3.70 m (max) x 2.70 m	12' 2" (max) x 8' 10"
Bedroom 2	4.30 m x 2.70 m	14' 1" x 8' 10"
Bedroom 3	3.50 m x 2.70 m	11' 6" x 8' 10"
Bedroom 4	3.20 m x 2.70 m	10' 6" x 8' 10"

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SPECIFICATION

KITCHEN

- Fully fitted kitchen units with laminate worktops
- Stainless steel sink and mixer tap
- A range of integrated appliances to include:
 - Integrated fridge/freezer
 - Built in multifunction single oven
 - Stainless Steel gas 4 burner hob
 - Stainless Steel extractor hood
 - Dishwasher
- Recessed LED ceiling downlights
- Ceramic tiled flooring (4 beds)
- Vinyl flooring (3 beds)

HEATING / HOT WATER

- Gas combi boiler
- Plumbing for washer / dryer

EXTERNAL FINISHES

- Paved rear patio
- Block paved driveway
- Turfed garden
- 1.8m interwoven panel garden fence

BATHROOM / EN-SUITE CLOAKROOM

- Contemporary design white sanitaryware
- Brassware
- Clear glazed bath screen/shower screen
- Full height tiling around bath and shower
- Ceramic tiled flooring (4 beds)
- Vinyl flooring (3 beds)
- Heated towel rail
- Recessed LED downlights

INTERIOR FINISHING

- Walls and ceilings in matt white emulsion
- White satin square edge architrave and skirting
- Internal doors painted white
- Satin chrome door handles
- High performance PVC windows
- Smoke detectors and carbon monoxide alarm
- TV aerial to living area and all double bedrooms
- Telephone point to living area and hallway




OUR COMMITMENT

Yarlington Homes is passionate about building homes that our customers would feel proud to live in.

We are driven by the desire to provide quality, stylish and high-specification homes with the added peace of mind given by the backing of our extensive warranties and our promise to deliver on efficiency standards.

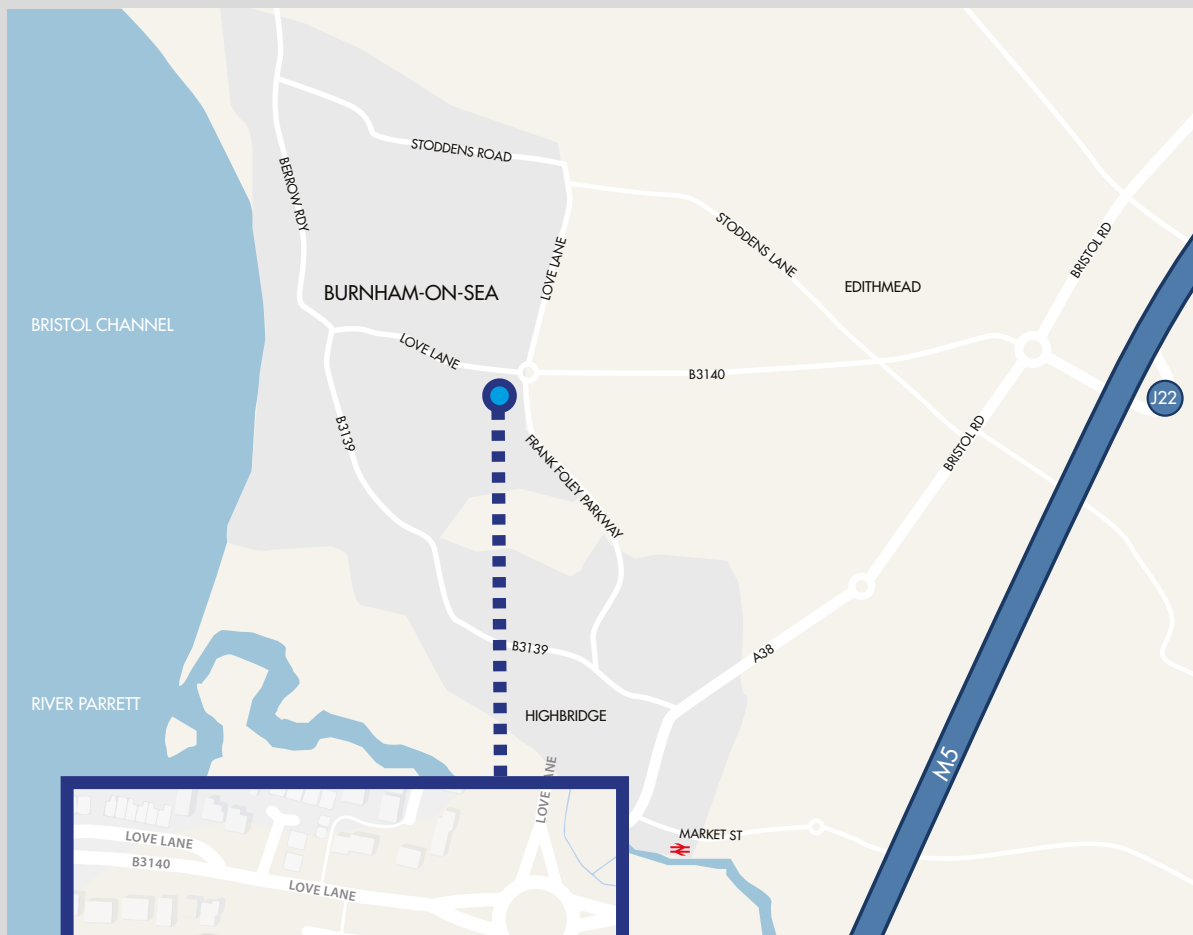
Our belief is that everyone deserves to live in a quality home in a vibrant community and we do everything we can to ensure this is possible. We work with only the best local suppliers and craftspeople and we are committed to design and excellence throughout every phase of the build process and beyond through attentive and responsive aftersales care.

And because we understand that buying a house can be stressful, our sales team work with you through the whole journey to make sure it's the smooth and happy process that it should be.

A development by  **yarlington**
homes



premier
guarantee



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POSTCODE
TA8 1EZ

TRAVEL TIMES

Close to the M5 and A38, Novello has great access to the wider local area for commuting to the business centres of Bristol and Taunton or exploring the delights of the Somerset countryside.

Highbridge and Burnham-on-Sea railway station offers a frequent service to local and national destinations and for those looking further afield, Bristol Airport provides a wide range of flights to national and international destinations.

BY CAR

Bridgwater	10 miles	20 mins
Weston-Super-Mare	10 miles	20 mins
Wells	17 miles	40 mins
Bristol Airport	18 miles	35 mins
Taunton	21 miles	28 mins
Bristol	30 miles	40 mins

BY RAIL (from Highbridge & Burnham-on-Sea)


Bridgwater	8 mins
Taunton	22 mins
Bristol Temple Meads	44 mins

Sources: theAA.com / thetrainline.com

SALES@NOVELLOBURNHAM.CO.UK

WWW.NOVELLOBURNHAM.CO.UK

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homes