

COBBLERS WAY

RADSTOCK

A superb collection of 7, three and four bedroom homes of various styles.



“Bath is one of the most beautiful, culturally rich and vibrant places in the UK, and it’s right on your doorstep”

About Cobbler's Way

Cobbler's Way is a small select development of 7 superb homes. Featuring a range of different styles from 3 bedroom semi-detached homes to 4 bedroom detached, this development has something for everyone.

All homes on this development have a superb fitted kitchen with integrated appliances and bathrooms and en-suites with an attractive range of fitted furniture. All homes have parking and a garage.

All of these delightful homes are built to an exceptionally high standard and would make the perfect home in this popular location, in the centre of Westfield, just 9 miles from the beautiful and historic city of Bath.



Plot 1



Four bedroom detached home

A beautifully finished, four bedroom home with fitted kitchens and bathrooms and superb features throughout

Floor plans & room measurements



Ground Floor

Living room	3m x 5m
Family/Dining room	3.52m x 5.15m
Kitchen	4.6m x 2.7m



First Floor

Master bedroom	3.3m x 2.7m
Bedroom 2	3.4m x 2.8m
Bedroom 3	3.9m x 2.7m
Bedroom 4	3m x 2.1m

Plots 2 & 4

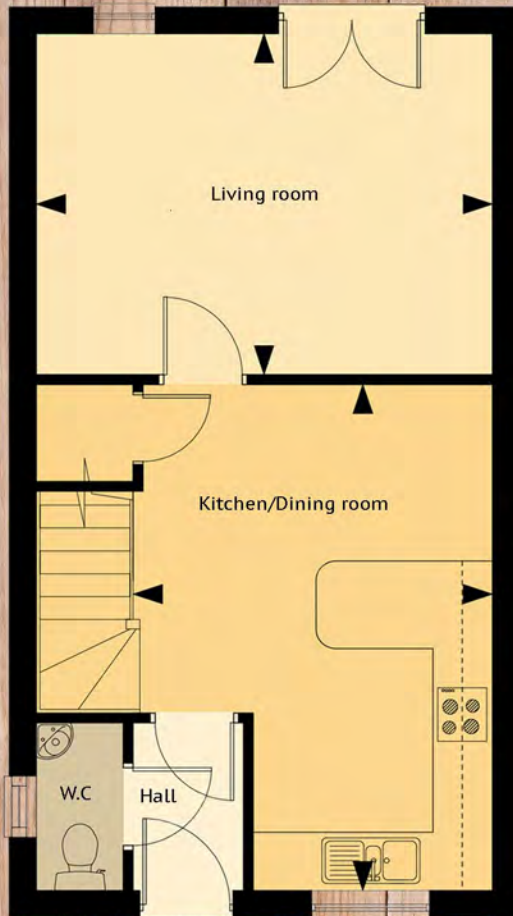
* Please note some plots have a rendered external finish & some have a stone external finish. Please ask for more info.



Three bedroom semi-detached home

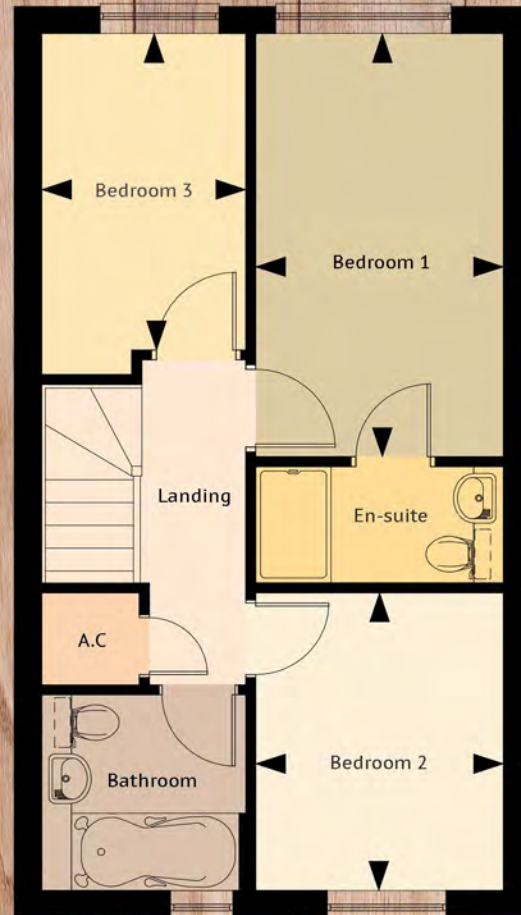
A fantastic three bedroom, semi-detached home with thoughtfully designed fitted kitchens and bathrooms making the most of every inch of space

Floor plans & room measurements



Ground Floor

Living Room 4.6m x 3.5m
Dining/Kitchen 3.6m x 5.2m



First Floor

Bedroom 1 2.5m x 4.3m
Bedroom 2 2.5m x 3m
Bedroom 3 2m x 3.2m

Plots 3 & 5

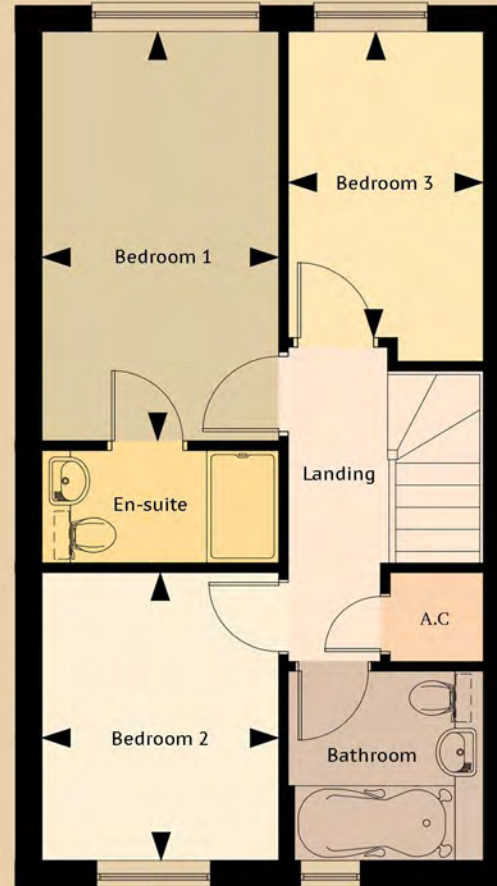
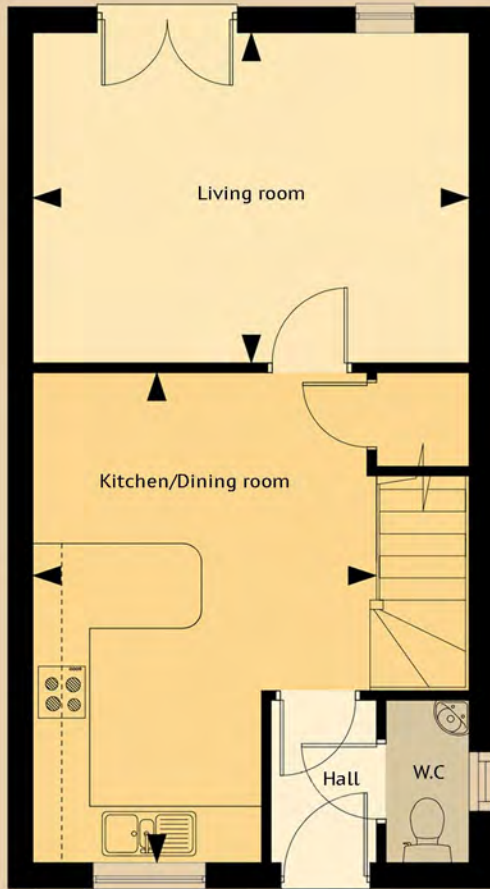
* Please note some plots have a rendered external finish & some have a stone external finish
Please ask for more info.



Three bedroom semi-detached home

A delightful three bedroom, semi-detached home with fully fitted kitchens and bathrooms and modern appliances throughout.

Floor plans & room measurements



Ground Floor

Living Room 4.6m x 3.5m
Dining/Kitchen 3.6m x 5.2m

First Floor

Bedroom 1 2.5m x 4.3m
Bedroom 2 2.5m x 3m
Bedroom 3 2m x 3.2m

*Computer generated impression of Cobbler's Way.
For illustrative purpose only.*





Plot 6 & 7

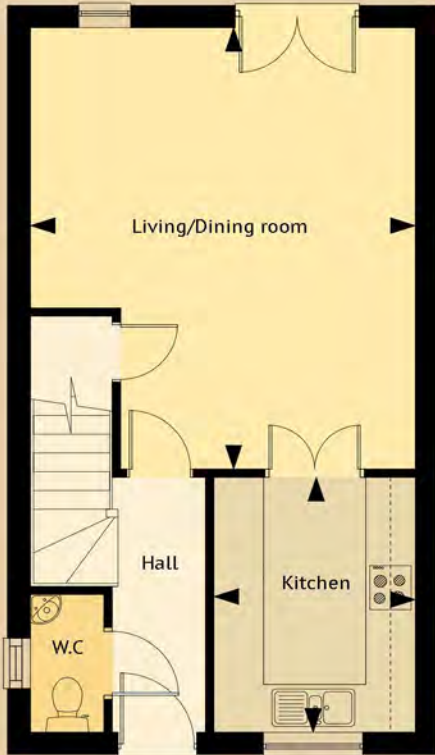


* Plot 7 handed

Four bedroom, three storey Townhouse

An impressive four bedroom, three storey home beautifully finished and perfectly designed for open-plan modern family living.

Floor plans & room measurements



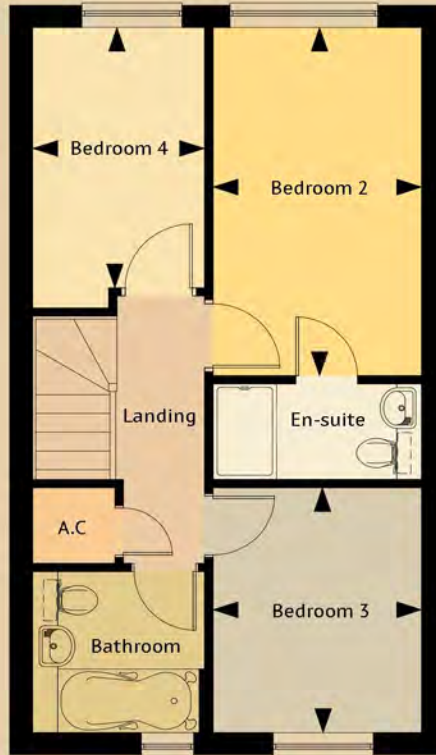
Ground Floor

Living/Dining room

4.6m x 5.5m

Kitchen

2.4m x 3.2m



First Floor

Bedroom 2

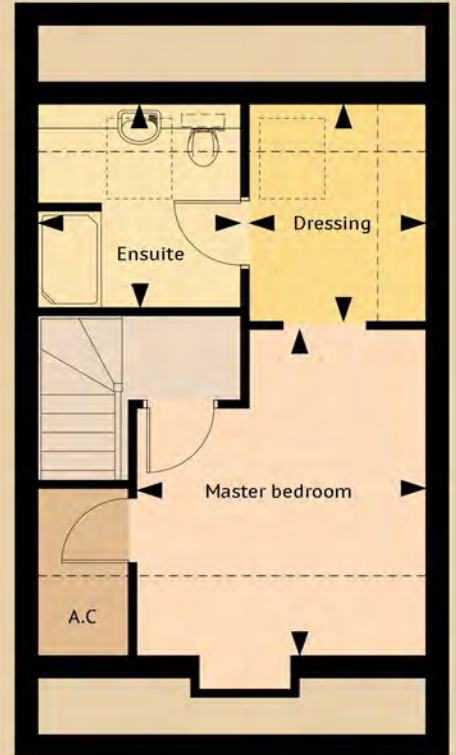
2.5m x 4.3m

Bedroom 3

2.5m x 3m

Bedroom 4

2m x 3.2m



Second Floor

Master bedroom

3.4m x 4m

En-Suite

2.4m x 2.5m

Dressing room

2.1m x 2.7m

Local Amenities

Schools	Midsomer Norton Primary School	01761 412289
	St John C of E Primary School	01761 412019
	Somervale Secondary School	01761 414276
	Norton Hill Secondary School	01761 412557
Places of Worship	Midsomer Norton Methodist Church	01761 410450
	St John the Baptist C of E	01761 412118
College	Norton Radstock College, Radstock	01761 433161
Library	119 High Street, Midsomer Norton	01225 394041
Police	Wells Hill, Radstock	0845 456 7000
Doctor	St Chads, Midsomer Norton	01761 413334
Post Office	122b High Street, Midsomer Norton	01761 413211
Dentists	R C Skinner & Associates, Midsomer Norton	01761 412336
Local Authority	Bath & North East Somerset	01225 477000
Water	Bristol Water	0845 600 3600
Telephone	British Telecom	0800 800150
Gas	British Gas	0800 048 0202
Electricity	British Gas	0800 048 0202

Specification

Windows and Doors

Windows are cottage style in a white UPVC finish. Front doors are Oak grain GRP with a 5 point security locking system. Patio or French doors are white UPVC.

Security

Each Home of this development is fitted with a burglar alarm system with a keypad close to the entrance door. Smoke and heat detectors are fitted to hallways, landings and the kitchen respectively.

Kitchens, Bathroom & En-Suite

The kitchens in these new Homes are designed to incorporate the latest in kitchen design and innovation.

All kitchens come complete with integrated appliances including, oven, hob, extractor, fridge freezer, washer dryer, dishwasher & microwave.

The Bathrooms and En-Suites in this attractive development, all feature an exclusive range of fitted base and wall cupboards, in range of colours and styles and a modern range of sanitary ware and taps and fittings.

Floor, Wall and Ceiling Finishes

The floor construction is made up of concrete beams and concrete block infill, with a radon barrier and 80mm of Celotex sound slab laid on top, with a floor finish of 22mm resistant chipboard.

All walls and ceilings will be finished with a flat plaster finish.

Heating and Insulation

Each Home is fitted with a gas boiler and a wet radiator heating system.

All radiators in bedrooms and reception rooms have thermostatic valve controls to create the desired temperature in all areas of the home.

The Timber frame and stud partitions are filled with insulation quilt and the roof is also lined with insulation quilt to create a warm well insulated Home.

Parking and Gardens

Each of these stylish homes have a garage with vehicular and pedestrian access with a brick paved parking space/s in front of the garages.

All the gardens are turfed grass and all rear gardens have Rivan slabbed patios and a range of attractive shrubs to the front garden areas.

Decorations

Walls in these Homes are finished in Magnolia emulsion with ceilings in White matt emulsion.

All internal woodwork is finished with white gloss.

External Treatments

The External Finishes have been chosen to make these superb homes blend with the local character of this part of Westfield.

Finished in either a cottage style reconstructed stone or a Cream Through-Colour Render that matches very closely with the local context. The Roof tiles are Breckland Brown coloured double roman that match closely to the tiles seen on the historic miners cottages that line Wells Road.

Electrics

External lighting to the front & rear is provided by lantern style lights operated by switch or heat sensor. There are numerous double sockets to all reception rooms & bedrooms.

TV points are provided to all reception rooms & bedroom. The Homes are wired for satellite TV, (Sky Plus) with a booster in the roof space to provide Satellite TV to all TV outlet points.

Shaver points are fitted to all bathrooms and En-Suites.

Extra Works

It may be possible to include "extras" to your new property, subject to the stage of construction at the time of reservation.

All extras must be paid for in advance of works being carried out.

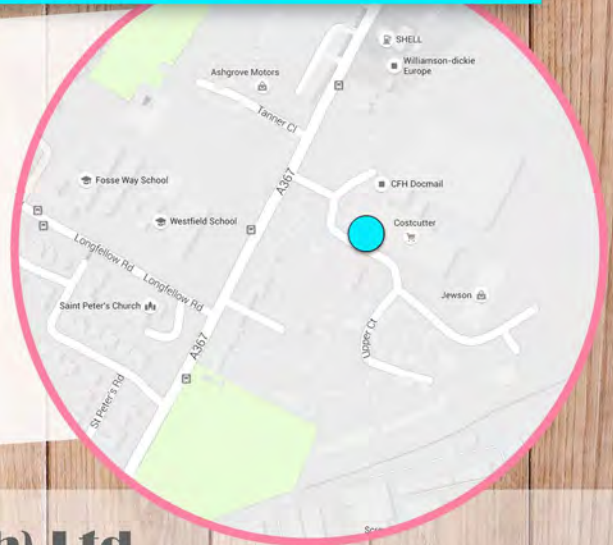
Minor changes and alterations to layout and specification may change from time to time. Please consult with our sales negotiator for detailed plans.

Site Plan



- Plot 1
- Plot 2
- Plot 3
- Plot 4
- Plot 5
- Plot 6
- Plot 7
- G - Garage

● Cobblers Way,
Radstock,
BA3 3BX



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