

Taylor  
Wimpey

# NEXUS @ LYDE GREEN

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LYDE GREEN | SOUTH GLOUCESTERSHIRE



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

## NEXUS @ LYDE GREEN. A VERY SPECIAL PLACE TO BE

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*Nexus is an attractive collection of homes within the popular Lyde Green development at Emersons Green, Bristol.*

*Designed with modern lifestyles in mind, Nexus offers a superb range of 2, 3 & 4 bedroom homes in a superbly well-connected location.*

*From first time buyers to growing families Nexus' homes are perfect for today's lifestyles.*



# MAKE YOURSELF AT HOME

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*From the first time you open the front door, you know this is somewhere you can call home.*

*Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.*

*We've even decorated in neutral colours so you can stamp your personality on it from Day 1.*

*So, come on in... and make yourself at home.*



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.



# LIVE AND LOVE CITY LIFE

*Lyde Green consists of distinctive quarters, each with its own individual character, and each connected by footpaths and thoroughfares, making Lyde Green village a pleasure to live in and walk through. The village will see its own local amenities develop with the community, but it is also well-placed for those of the surrounding areas.*

*Emersons Green offers a library, primary schools, and a village hall that hosts activities from craft workshops to school holiday programmes, while Emersons Green Retail Park is home to all of the shops you could need.*



*Bristol Cathedral, England's only hall church Cathedral.*



*Clifton Suspension Bridge, spanning the picturesque Avon Gorge*



*Victoria Park, with children's play area and grassy space.*

# THE PERFECT PLACE TO BE

*When it comes to dining out you will find family-friendly Italian restaurants locally – as well as The Folly for a taste of a countryside pub and home-cooked food. Meanwhile Bristol offers a fantastic range of favourite chains from Pizza Express to Nando's as well as the cosmopolitan cuisine you would expect from a vibrant port. When it comes to Bristol city life, you have diverse options with a multitude of theatres and concert venues, and shopping on a large scale.*

## TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



*Bristol Zoo, a fantastic family day out*



*Bristol City Museum and Art Gallery, open Tuesday to Sunday*



*St Nicholas Market, open Monday to Saturday*





## WHY BUY NEW?



*No buying chain means less stress and hassle*



*Save money on your household bills from Day 1*



*Start with a blank canvas and create your home your way*



*Become part of a new and growing community*



*Enjoy real peace of mind, with our two-year warranty*



*Live in a high specification home built to suit modern lifestyles*



## WE'RE WITH YOU EVERY STEP OF THE WAY

*Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.*

HERE TO HELP  
YOU BUY



Backed by  
HM Government

*Help to Buy: Equity Loan means you can make the move to your first home - or move to a new one - with a deposit of just 5%.*

HERE TO HELP  
YOU SELL



### PART EXCHANGE

*Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...*



### EASYMOVER

*... or easymover could help remove some of the stress if you need to sell your existing house.*

*To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.*



5 bedroom homes



5 bedroom home\*  
**Plots:** 339 & 391

4 bedroom homes



**The Stanford**  
4 bedroom home  
**Plots:** 318, 334, 367 & 369



**The Waysdale**  
4 bedroom home  
**Plots:** 361, 362, 394 & 395



**The Wortham**  
4 bedroom home  
**Plots:** 314, 351, 358, 379, 380, 416 & 417



**The Manford**  
4 bedroom home  
**Plots:** 313, 315, 320, 335, 346, 348, 349, 353, 363, 366, 368, 370, 371 & 411



**The Trusdale**  
4 bedroom home  
**Plots:** 321, 336, 347, 350, 352, 393 & 396



**The Midford**  
4 bedroom home  
**Plots:** 319, 328, 329, 355, 359, 360, 378, 381, 382, 401, 415 & 418



4 bedroom home\*  
**Plot:** 392

3 bedroom homes



**The Braxton**  
3 bedroom home  
**Plots:** 326, 327, 409, 410, 420, 421, 437, 438, 439, 440, 453, 454, 461 & 462



**The Easdale**  
3 bedroom home  
**Plots:** 311, 312, 317, 325, 330, 333, 354, 357, 403, 408, 414, 419, 422, 435, 436, 441 & 456



**The Gosford**  
3 bedroom home  
**Plots:** 310, 316, 331, 332, 337, 338, 356, 364, 365, 376, 377, 383, 384, 397, 398, 399, 400, 402, 404, 407, 412, 413, 423, 434, 455, 457 & 458



3 bedroom home\*  
**Plots:** 372, 374, 387 & 389



3 bedroom home\*  
**Plots:** 341, 373, 388, 424, 427, 430, 433 & 442

2 bedroom homes



**The Belford**  
2 bedroom home  
**Plots:** 308, 309, 405, 406, 459 & 460



2 bedroom home\*  
**Plots:** 307 & 452



2 bedroom home\*  
**Plots:** 322, 323, 324, 342, 343, 344, 345, 375, 390, 425, 426, 428, 429, 431, 432 & 443

1-2 bedroom apartments



1-2 bedroom apartments\*  
**Plots:** 301, 302, 303, 304, 305 & 306



1-2 bedroom apartments\*  
**Plots:** 444, 445, 446, 447, 448, 449, 450 & 451

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 37481/April 2019.



Get to know  
**NEXUS @  
LYDE GREEN**

**LYDE GREEN | BRISTOL**

*A collection of beautifully designed  
2, 3 & 4 bedroom homes set in an exceptional  
location with an exciting new community.*

- = Safe Routes to School
- - - - = Existing Public Right of Way
- V = Visitor Parking Place
- ▷ = Drive Through/Car Port Access
- ▶ = Garage Access
- = Shed
- BCP = Bin Collection Point
- CS = Cycle Store
- CP = Carport
- \*ah/r = Rented Homes
- \*ah/so = Shared Ownership
- LEAP = Local Equipped Area for Play





Taylor Wimpey

# THE STANFORD

4 bedroom home

Images may include optional upgrades at additional cost. This image 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). Please ask for further details.

# THE STANFORD

*The Stanford is a 4 bedroom family home with substantial accommodation for growing families and professional couples. The entrance leads to the living room, an open-plan kitchen/breakfast area and a study. A family dining room, with double doors opening to the garden, is connected to the living room by double doors. Upstairs, the en suite master and second bedroom, two further bedrooms and the family bathroom are found off the landing.*

TOTAL 157.7 sq. m. / 1,698 sq. ft.

Ground floor



Kitchen/Breakfast area	6.32m × 3.80m (max)	20'9" × 12'6" (max)
Dining area	3.66m × 2.72m	12'0" × 8'11"
Living room	4.96m × 3.66m	16'3" × 12'0"
Study	2.92m × 2.54m	9'7" × 8'4"

First floor



Master Bedroom	4.62m × 3.72m (max)	15'2" × 12'3" (max)
Bedroom 2	4.21m × 2.75m	13'10" × 9'0"
Bedroom 3	4.06m × 3.47m (max)	13'4" × 11'5" (max)
Bedroom 4	3.72m × 3.06m (max)	12'3" × 10'1" (max)

Plots: 318, 334, 367 & 369

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. \*Plot specific window. 37672 / December 2019.

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THE WAYSDALE

4 bedroom home

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THE WAYSDALE

The 4 bedroom Waysdale has been designed to offer extra space for growing families. A dual aspect living room and a spacious kitchen/breakfast/family area both open through double doors to the rear garden. A separate dining room, guest cloakroom and a storage cupboard complete the ground floor. The en suite master bedroom is found on the first floor, along with two further double bedrooms, along with three further double bedrooms and a family bathroom.

TOTAL 141.6 sq. m. / 1,525 sq. ft.

Ground floor



Kitchen/Breakfast/Family area	6.82m × 3.50m	22'5" × 11'6"
Dining room	3.05m × 2.89m	10'0" × 9'6"
Living room	4.62m × 4.47m	15'2" × 14'8"

First floor



Master Bedroom	3.77m × 3.50m (min)	12'5" × 11'6" (min)
Bedroom 2	4.62m × 2.95m	15'2" × 9'8"
Bedroom 3	2.89m × 3.05m	9'6" × 10'0"
Bedroom 4	3.54m × 2.78m (max)	11'8" × 9'2" (max)

Plots: 361, 362, 394 & 395

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# THE WORTHAM

The impressive Wortham 4 bedroom family home offers ample living space and an integral garage. The ground floor is made up of the living room, which joins via double doors to the kitchen/dining area. Access to the garden is available via double doors from the kitchen/dining area, plus there is also access to the garden from the handy utility area. Upstairs both the master bedroom and second bedroom have en suite shower rooms. Two further double bedrooms and the family bathroom complete this wonderful family home.

TOTAL 139.8 sq. m. / 1,505 sq. ft.

Ground floor



Kitchen/Dining area	6.48m x 3.34m	21'3" x 10'11"
Living room	5.75m x 3.57m	18'10" x 11'9"

First floor



Master Bedroom	4.78m x 3.60m	15'9" x 11'10"
Bedroom 2	4.13m x 3.10m	13'7" x 10'2"
Bedroom 3	3.41m x 3.03m	11'3" x 10'0"
Bedroom 4	3.41m x 3.04m	11'2" x 10'0"

 **Plots:** 314, 351, 358, 379, 380, 416 & 417

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# THE MANFORD

4 bedroom home

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# THE MANFORD

A traditional 4 bedroom family home that offers plenty of space for day-to-day living. The entrance hallway leads to a spacious kitchen/dining area, which has double doors to the rear garden. The living room and study are found at the front of the property. An en suite master bedroom and three further bedrooms are found upstairs, along with a family bathroom and useful storage area.

TOTAL 127 sq. m. / 1,368 sq. ft.

Ground floor



Kitchen/Dining area	8.11m x 2.88m (min)	26'7" x 9'6" (min)
Living room	4.74m x 3.88m	15'7" x 12'9"
Study	2.61m x 2.10m	8'7" x 6'11"

First floor



Master Bedroom	3.88m x 3.72m (max)	12'9" x 12'2" (max)
Bedroom 2	4.02m x 3.09m (max)	13'2" x 10'2" (max)
Bedroom 3	3.66m x 3.03m (max)	12'0" x 10'0" (max)
Bedroom 4	3.97m x 2.75m (max)	13'0" x 9'0" (max)

**Plots:** 313, 315, 320, 335, 346, 348, 349, 353, 363, 366, 368, 370, 371 & 411

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# THE TRUSDALE

The Trusdale is a 4 bedroom property which will appeal to growing families in search of extra space. The hallway leads to a dual aspect living room opening through double doors to the private garden, plus a spacious kitchen/dining area with a utility area. Upstairs, the master bedroom features an en suite shower room, a further three bedrooms as well as a family bathroom.

TOTAL 113.8 sq. m. / 1,226 sq. ft.

## Ground floor



Kitchen/Dining area	6.09m x 3.58m (max)	20'0" x 11'9" (max)
Living room	6.09m x 3.46m	20'0" x 11'4"

## First floor



Master Bedroom	3.52m x 3.74m (max)	11'7" x 12'4" (max)
Bedroom 2	3.64m x 2.95m	11'11" x 9'8"
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m	11'7" x 7'5"

**Plots:** 321, 336, 347, 350, 352, 393 & 396

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. 37672 / December 2019.

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THE MIDFORD

*This 4 bedroom home is perfect for growing families or professional couples looking for practical and generous living space. A kitchen/dining area leads through double doors to the rear garden, while a handy utility room provides a useful space for laundry. A separate living room, a guest cloakroom and an under stairs cupboard complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.*

**TOTAL 107.1 sq. m. / 1,153 sq. ft.**

Ground floor

First floor

<b>Kitchen/Dining area</b>	5.71m × 3.38m	18'9" × 11'1"
<b>Living room</b>	4.49m × 3.62m	14'9" × 11'11"

<b>Master Bedroom</b>	3.61m × 3.27m	11'10" × 10'9"
<b>Bedroom 2</b>	3.53m × 2.81m	11'7" × 9'3"
<b>Bedroom 3</b>	2.81m × 2.52m (min)	9'3" × 8'3" (min)
<b>Bedroom 4</b>	2.35m × 2.23m	7'9" × 7'4"





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# THE BRAXTON

3 bedroom home

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# THE BRAXTON

Day-to-day life in the 3 bedroom Braxton is centred around the contemporary kitchen/dining area which has double doors to the garden outside, while a spacious living area is perfect for relaxing. On the first floor is a family bathroom, two bedrooms of which one could alternatively be used as a study. The en suite master bedroom can be found on the top floor and features a high vaulted ceiling and ample storage.

TOTAL 99.4 sq. m. / 1,070 sq. ft.

Ground floor



**Kitchen/Dining area**  
4.25m x 3.43m (max) 14'0" x 11'3" (max)

**Living room**  
4.19m x 3.19m (max) 13'9" x 10'6" (max)

First floor



**Bedroom 2**  
4.25m x 2.82m 14'0" x 9'3"

**Bedroom 3**  
3.59m x 2.15m 11'10" x 7'1"

Second floor



**Master Bedroom**  
6.64m x 3.16m (max) 21'10" x 10'4" (max)

**Plots:** 326, 327, 409, 410, 420, 421, 437, 438, 439, 440, 453, 454, 461 & 462

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# THE EASDALE

3 bedroom home

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## THE EASDALE

The Easdale is a 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the garden. Upstairs, the landing leads to the master bedroom with en suite shower room, a further double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or nursery.

TOTAL 85.1 sq. m. / 917 sq. ft.

### Ground floor




Kitchen/Dining area	5.10m x 2.95m	16'9" x 9'8"
Living room	5.10m x 3.02m	16'9" x 9'11"

### First floor



Master Bedroom	3.81m x 3.08m	12'6" x 10'1"
Bedroom 2	2.95m x 2.86m	9'8" x 9'5"
Bedroom 3	2.95m x 2.15m	9'8" x 7'1"

 **Plots:** 311, 312, 317, 325, 330, 333, 354, 357, 403, 408, 414, 419, 422, 435, 436, 441 & 456  
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THE GOSFORD

The 3 bedroom Gosford will appeal to first time buyers, couples and families looking for a little extra space. The kitchen/dining area opens through double doors to the rear garden. The living room, a guest cloakroom and a store cupboard complete the ground floor layout. The first floor comprises the en suite master bedroom, a main bathroom and two further bedrooms.

TOTAL 79.1 sq. m. / 852 sq. ft.

Ground floor

First floor

Kitchen/Dining area	4.72m x 2.87m	15'6" x 9'5"
Living room	4.26m x 3.69m (max)	14'0" x 12'1" (max)

Master Bedroom	2.96m x 2.83m (min)	9'9" x 9'4" (min)
Bedroom 2	3.30m x 2.63m	10'10" x 8'8"
Bedroom 3	3.55m x 2.00m	11'8" x 6'7" (max)

Plots: 310, 316, 331, 332, 337, 338, 356, 364, 365, 376, 377, 383, 384, 385, 386, 397, 398, 399, 400, 402, 404, 407, 412, 413, 423, 434, 455, 457 & 458

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# THE BELFORD

2 bedroom home

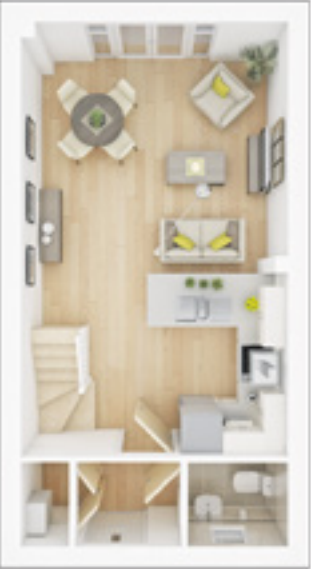
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## THE BELFORD

*The 2 bedroom Belford is ideal for first time buyers or downsizers. Through the entrance hallway, the kitchen/living/dining area provides ample room for relaxing and socialising with double doors opening out to the rear garden. On the first floor, the master bedroom features views over the garden. A second double bedroom is also located off the landing, along with a main bathroom.*

TOTAL 62.8 sq. m. / 676 sq. ft.

Ground floor



Kitchen	2.74m x 2.11m	9'0" x 6'11"
Living/Dining area	3.98m x 3.75m	13'1" x 12'4"

First floor



Master Bedroom	3.11m x 3.96m	10'3" x 13'0"
Bedroom 2	3.98m x 2.52m (max)	13'1" x 8'3" (max)

 Plots: 308, 309, 405, 406, 459 & 460

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# FROM LOOKING ROUND TO MOVING IN...





LYDE GREEN  
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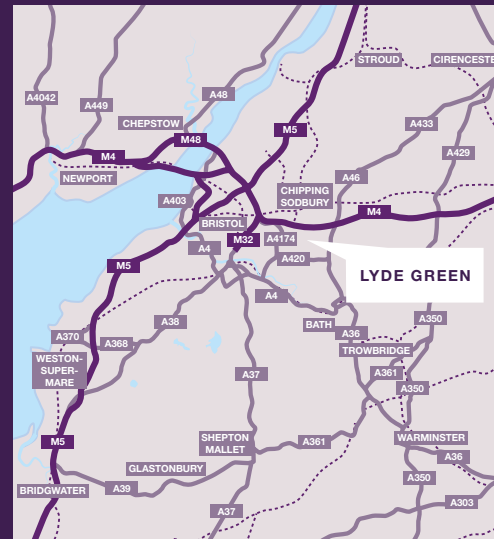
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## FROM THE M4:

- Exit the M4 at Junction 19
- Continue onto the M32 heading south west toward junction 1
- At junction 1, take the A4174 slip road exit
- Turn left taking the first exit onto the A4174
- Stay on the A4174 and travel straight over three roundabouts
- At the fourth roundabout take the first exit
- Follow the signs for Taylor Wimpey

## FROM BRISTOL CITY CENTRE:

- Leave Bristol City Centre on the M32 (signs for M4/M5)
- Follow the road until you reach junction 1
- Take the A4174 exit to Ring Road/Filton/Kingswood
- Take the third exit off the roundabout onto the A4174
- Stay on the A4174 and then travel straight over three roundabouts
- At the fourth roundabout, take the first exit into Lyde Green and follow signs for Taylor Wimpey



Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Distances are taken from [google.co.uk/maps](https://www.google.co.uk/maps). Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. Help to Buy: Equity Loan – Terms and conditions apply. Applicants should seek independent financial advice, and get information and guidance on applying for a Help to Buy: Equity Loan at [www.helptobuy.gov.uk](https://www.helptobuy.gov.uk). For terms and conditions on our schemes and incentives including Part Exchange or easymover, go to [www.taylorwimpey.co.uk/terms](https://www.taylorwimpey.co.uk/terms). Information is correct at the time of going to print. Please speak to your sales executive for further details. 37637 / April 2019.