

# AGUSTA PARK PHASE 4

Yeovil · Somerset



**Persimmon**  
Together, we make a home.

## TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

### We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

### HERE TO HELP

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from.



#### PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



#### HOME CHANGE

Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



### OUR STAR RATING

We’ve been awarded a five star rating by the Home Builders Federation in their 2022 survey.



## OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



### Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



### Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.



# Agusta Park Phase 4

Yeovil • Somerset



## Agusta Park Phase 4 at a glance:

- 🕒 Collection of 2, 3, 4 & 5-bedroom homes
- 🕒 Stunning countryside nearby
- 🕒 Excellent transport links
- 🕒 Fantastic selection of local leisure facilities

## FIND YOUR PERFECT HOME AT AGUSTA PARK PHASE 4

Yeovil is a popular market town situated on the southern boundary of Somerset, close to Dorset's border. This established development boasts a new primary school, two children's play areas, a local centre and a selection of handy shops.

The development's name 'Agusta Park' was inspired by the Italian helicopter manufacturer Agusta, which in July 2000 merged with Westland Helicopters to form AgustaWestland – one of Yeovil's largest employers and an important part of the town's economy.

This historic countryside town has much to offer with plenty to do for all ages. Yeovil Country Park is a popular attraction boasting the beautiful valley garden of Ninesprings and children's play area, and is one of several open spaces in the town. There's also a fantastic range of leisure and sporting facilities within easy reach including a cinema and bowling at Yeo Leisure Park, the Swan and Octagon theatres, rugby club and football club, sports centre and a golf driving range.

Set on the western edge of the town, surrounded by beautiful countryside, yet under 3 miles from the centre of Yeovil, Agusta Park enjoys the best of both worlds. The town has excellent shopping facilities with its Quedam Shopping Centre offering department stores, high street retailers, restaurants

and coffee shops. You can also enjoy the best local fare the West Country has to offer at the monthly farmer's market held in the town centre

### Great local schooling on your doorstep

Families with children will be able to make use of the brand new primary school on the development, and Yeovil itself has a good choice of both state and independent schools. The well-respected Westfield Community School and Yeovil College cater for older children.

Yeovil is situated on the A30 and A37 roads and benefits from two railway stations on two separate lines. Yeovil Pen Mill is on the Bristol to Weymouth line, whilst Yeovil Junction is on the London Waterloo to Exeter line.

With its great edge-of-town location, excellent leisure and shopping facilities and of course, our beautifully-built homes we know you'll feel right at home at Agusta Park.

### JUMP IN THE CAR AND START EXPLORING:

- Sherborne | 6 miles
- Lyme Regis | 24 miles
- Taunton | 27 miles
- Weymouth | 30 miles
- Bristol airport | 42 miles



# SITE PLAN

## AGUSTA PARK PHASE 4

### KEY

- The Gazelle (2)
- The Huey (2)
- The Colibri (2)
- The Alouette (2)
- The Osprey (2)
- The Cobra (2)
- The Mongoose (2)
- The Valor (3)
- The Sioux (3)
- The Comanche (3)
- The Frelon (3)
- The Merlin (3)
- The Hokum (3)
- The Lynx (3)
- The Rotodyne (3)
- The Helix (3)
- The Athena (3)
- The Chinook (4)
- The Cheyenne (4)
- The Surion (4)
- The Hummingbird (4)
- The Seasprite (4)
- The Haze (4)
- The Hawker (4)
- The Kellet (4)
- The Marengo (5)
- Affordable Housing

(3) indicates number of bedrooms



Phase 5

# MASTER PLAN



Existing Phase

Sales Complex

Existing Phase

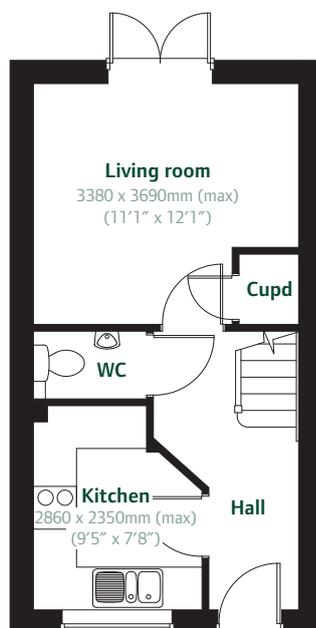
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.



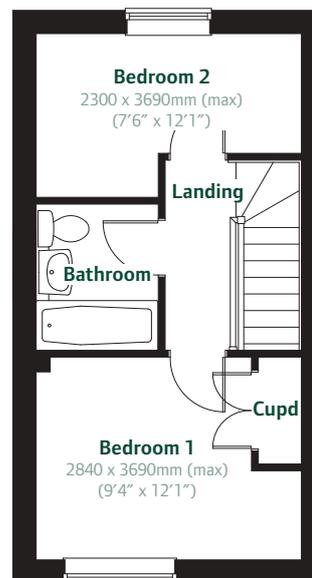
**GAZELLE**  
Two bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC                     |

The Gazelle has a nicely-proportioned living room with French doors leading into the garden. It also features a separate kitchen, a good-sized family bathroom, two handy storage cupboards and downstairs WC - ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor



First floor

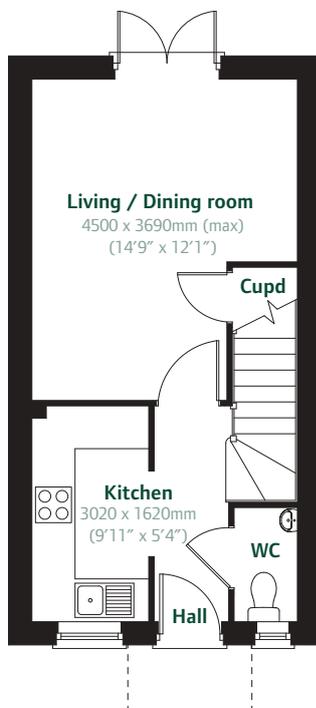
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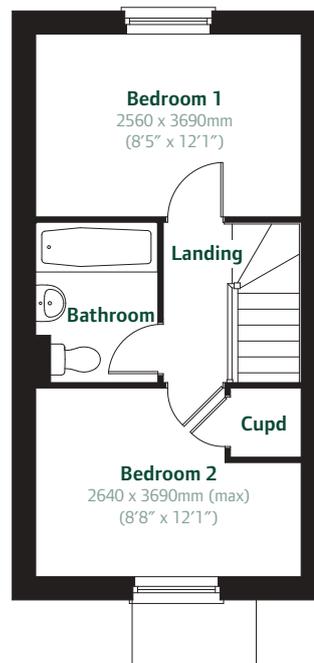
**HUEY**  
Two bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  |   |
| EU Directive 2002/91/EC                     |   |

The Huey features a bright open plan living/dining room with French doors leading into the garden and a separate front aspect kitchen. Upstairs there are double bedrooms, a family-sized bathroom and storage cupboard. Perfect for first-time buyers and young professionals.



Ground floor



First floor

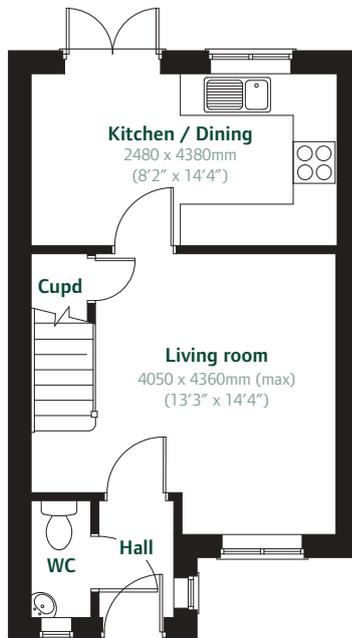
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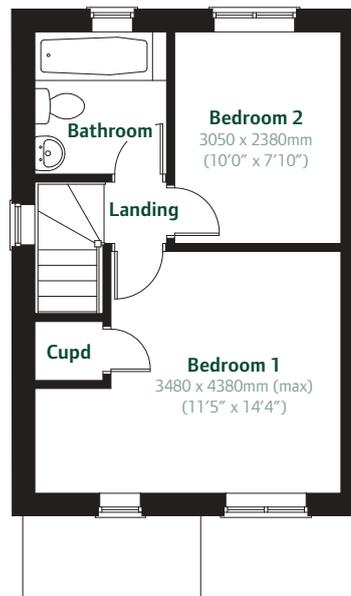
**COLIBRI**  
Two bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC                     |

The Colibri is a two-bedroom home featuring a bright front aspect living room and a modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, handy storage cupboards and two good-sized bedrooms mean it ticks all the boxes for practical family living too.



Ground floor



First floor

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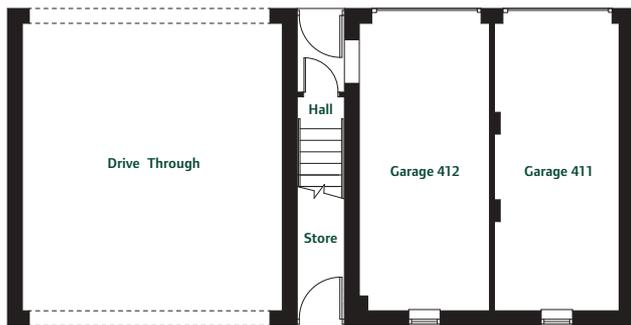


# ALOUETTE

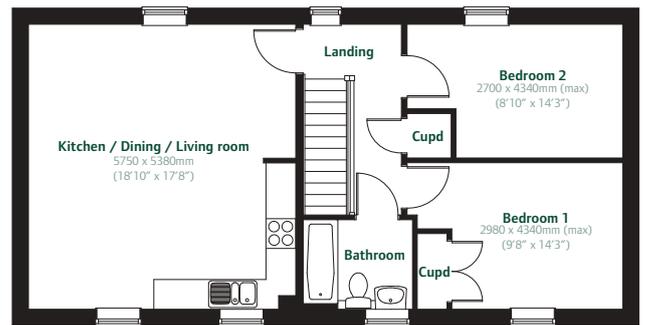
## Two bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC                     |

Perfect for the way we live today, the two-bedroom Alouette has a modern open plan kitchen/dining/living room that's ideal for entertaining. There are two good sized bedrooms - handy storage cupboards and a modern family-sized bathroom. Appealing to first-time buyers and young professionals.



Ground floor



First floor

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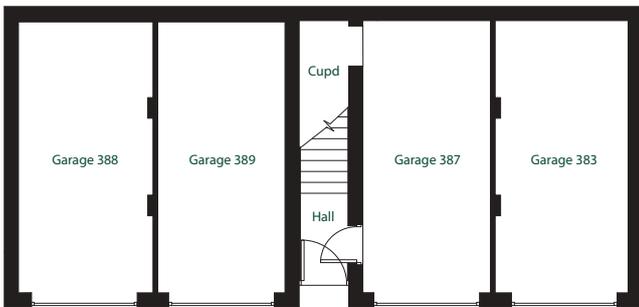


# OSPREY

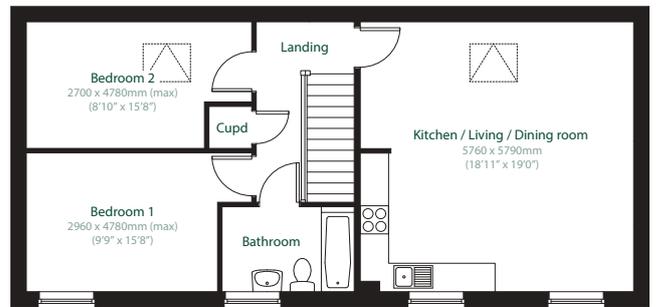
## Two bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  |   |
| EU Directive 2002/91/EC                     |   |

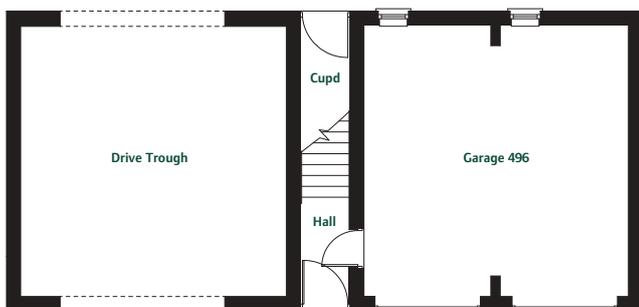
Perfectly-proportioned, the Osprey has a stylish open plan living/kitchen/dining room, spacious bathroom and two good sized bedrooms. It also features two handy storage cupboards and off-road parking - Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



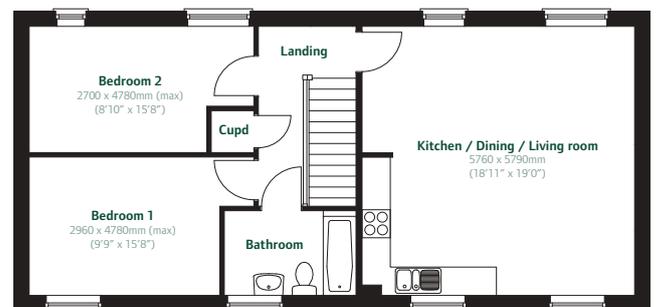
Ground floor



First floor



Ground floor



First floor

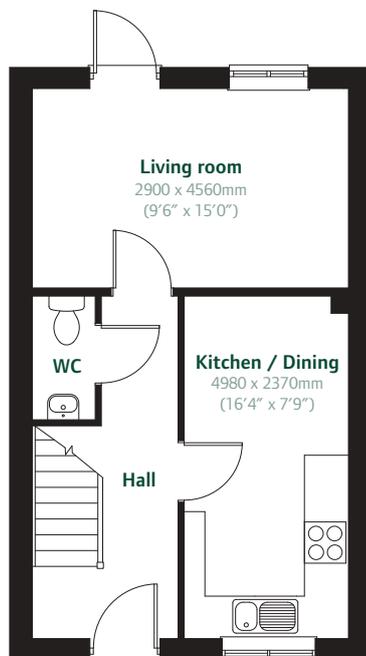
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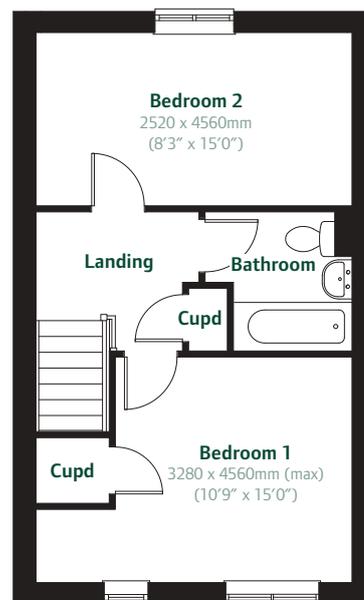
**COBRA**  
Two bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  |   |
| EU Directive 2002/91/EC                     |   |

Perfect for the way we live today, the two-bedroom Cobra has a modern open plan kitchen/dining room and spacious living room with outside access - ideal for entertaining. Upstairs there are two double bedrooms a family-sized bathroom and two handy storage cupboards. Appealing to families, first-time buyers and young professionals.



Ground floor



First floor

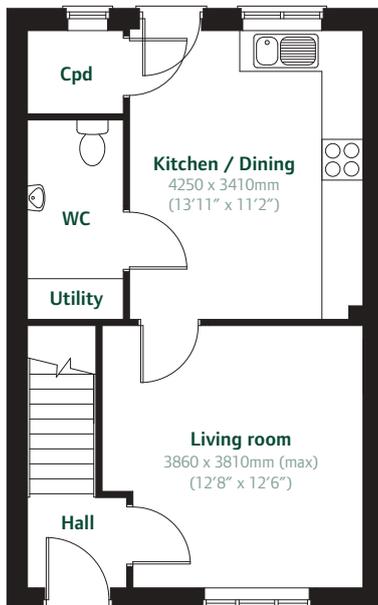
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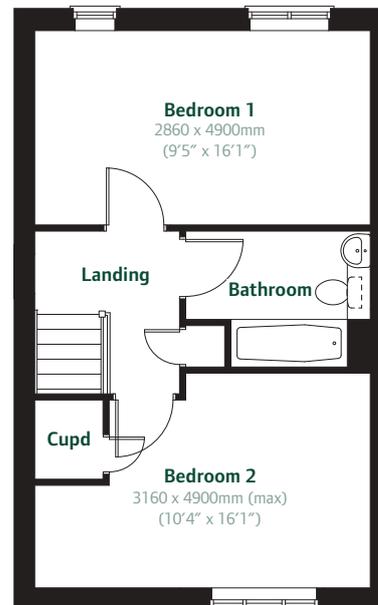
**MONGOOSE**  
Two bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC                     |

A nicely-proportioned two-bedroom home, the Mongoose has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with outside access, a front-aspect living room, downstairs WC, utility area and handy storage cupboard. The first floor is home to two generous bedrooms, a handy storage cupboard and a family bathroom.



Ground floor



First floor

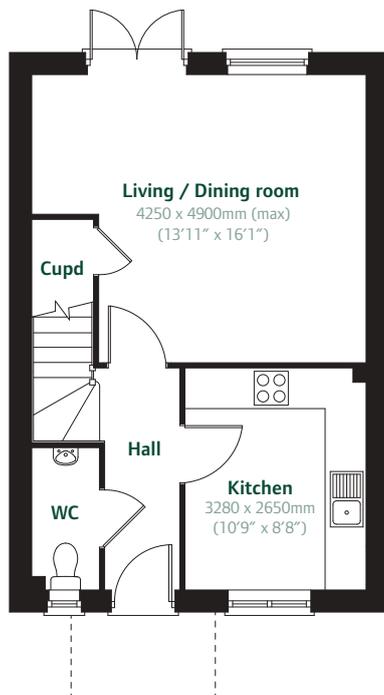
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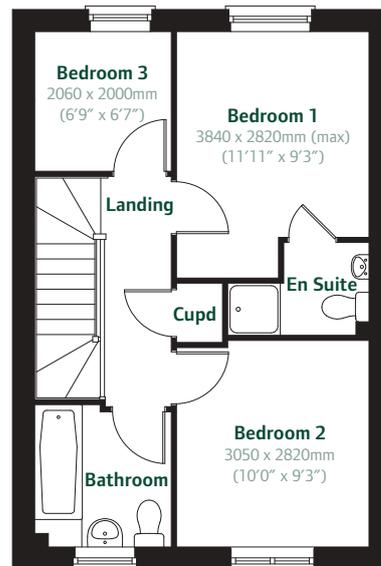
**VALOR**  
Three bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  |   |
| EU Directive 2002/91/EC                     |   |

A thoughtfully-designed three-bedroom home with much to offer, the Valor is popular with families. The light-filled modern open plan living/dining room with French doors leading into the garden is ideal for entertaining and family meals. The downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and modern family bathroom.



Ground floor



First floor

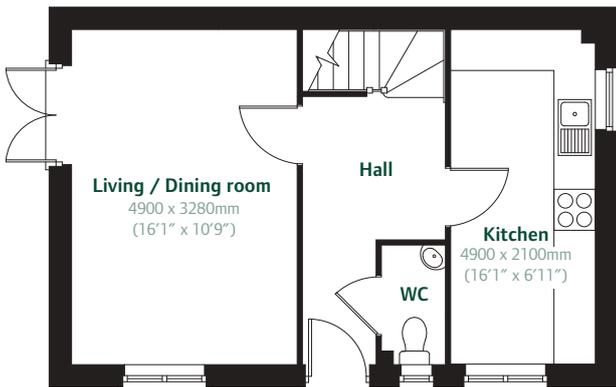
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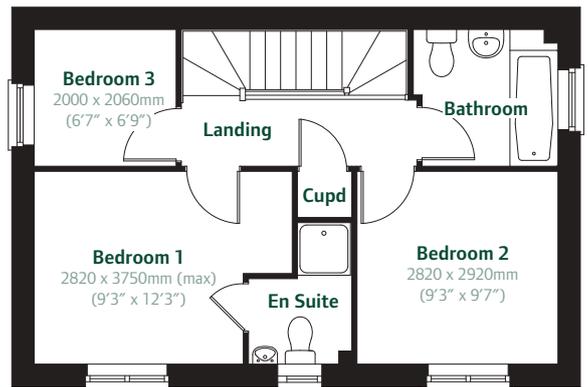
**SIOUX**  
Three bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  |   |
| EU Directive 2002/91/EC                     |   |

Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan living/dining room with garden access. The Sioux features a bright dual-aspect kitchen, handy storage cupboards and downstairs WC. Upstairs there are three bedrooms - bedroom one with an en suite and a good-sized family bathroom.



Ground floor



First floor

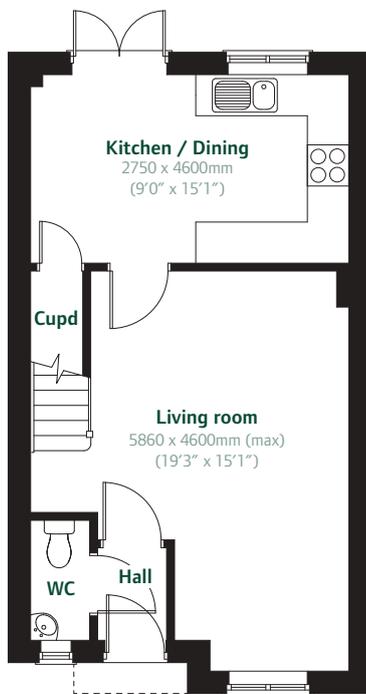
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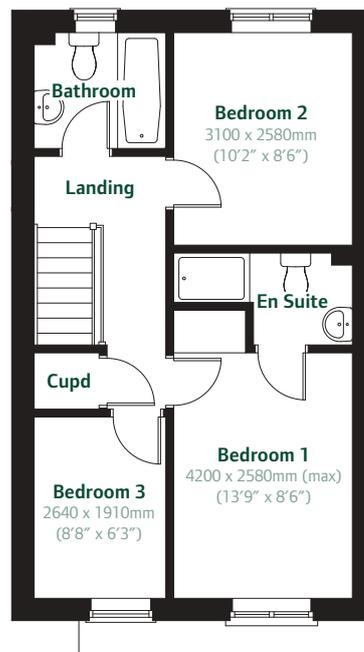
**COMANCHE**  
Three bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  |   |
| EU Directive 2002/91/EC                     |   |

Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room with French doors leading into the garden. The Comanche features a bright front-aspect living room with, handy storage cupboards and downstairs WC. Upstairs there are three bedrooms - bedroom one with an en suite - a good-sized family bathroom and further storage cupboards.



Ground floor



First floor

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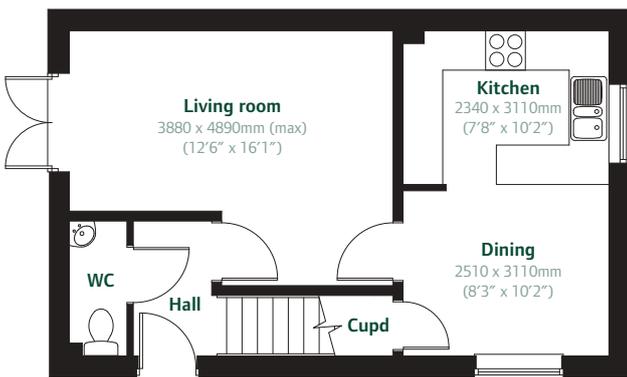


# FRELON

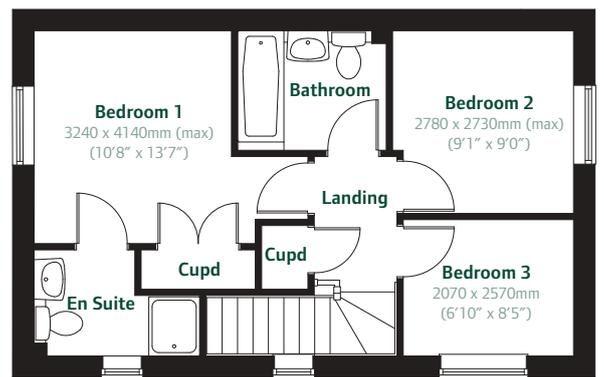
## Three bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  |   |
| EU Directive 2002/91/EC                     |   |

The Frelon is a three-bedroom detached family home offering the best of modern living. There's a bright living room with French doors leading into the garden, spacious kitchen/dining room, a downstairs WC and handy storage cupboard. Upstairs there are three bedrooms, with bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and two storage cupboards.



Ground floor



First floor

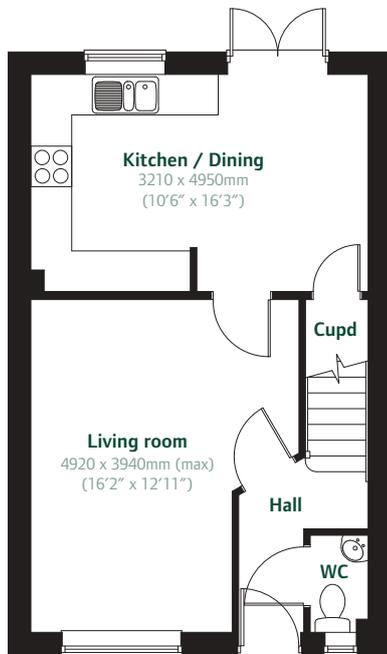
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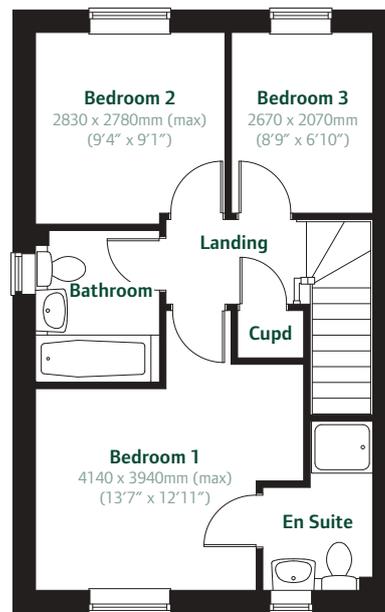
**MERLIN**  
Three bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  |   |
| EU Directive 2002/91/EC                     |   |

The Merlin has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC and handy storage cupboard. The first floor is home to a generous bedroom one and en suite plus two further bedrooms, two storage cupboards and a family bathroom.



Ground floor



First floor

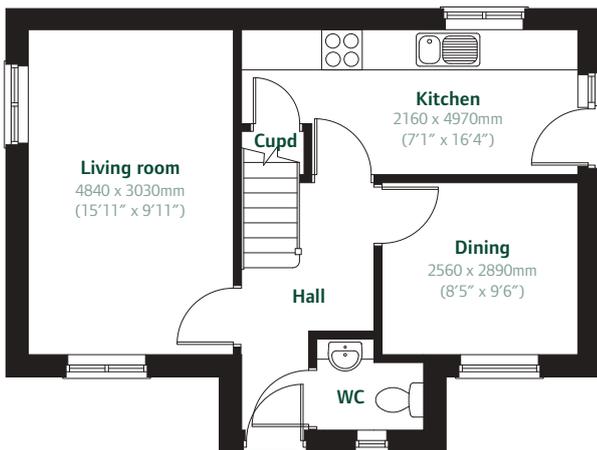
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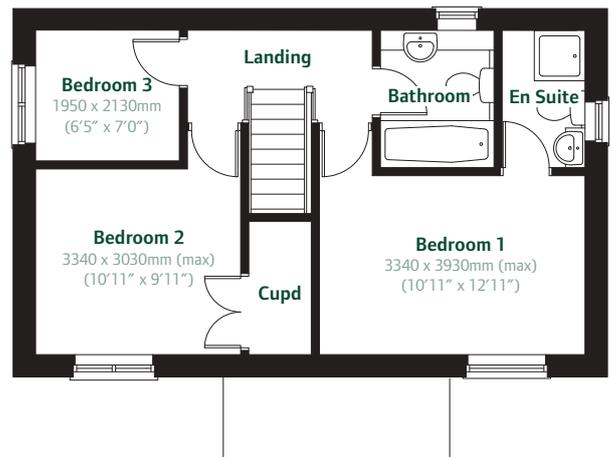
**HOKUM**  
Three bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  |   |
| EU Directive 2002/91/EC                     |   |

A nicely-proportioned three-bedroom detached home, the Hokum has everything you need for modern living. Downstairs there's a separate kitchen with garden access, spacious double aspect living room, separate dining room, downstairs WC and handy storage cupboard. The first floor is home to a generous bedroom one and en suite plus two further bedrooms, storage cupboard and a family bathroom.



Ground floor



First floor

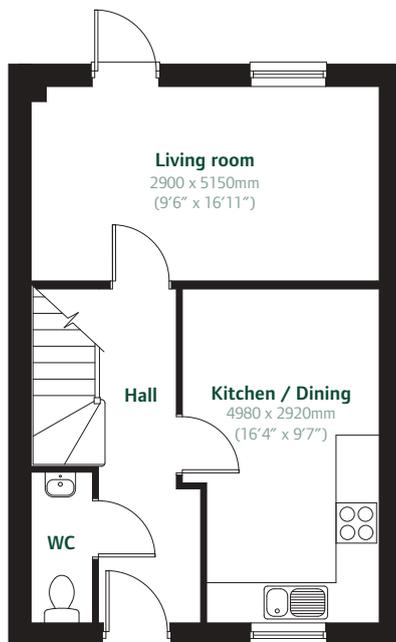
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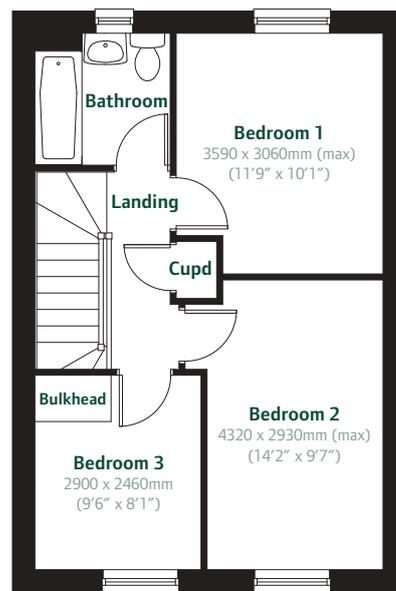
**LYNX**  
Three bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  |   |
| EU Directive 2002/91/EC                     |   |

A attractive three-bedroom home, the Lynx has everything you need for modern living. Downstairs there's an open plan kitchen/dining room, spacious living room with access to the garden and downstairs WC. The first floor is home to a generous bedroom one and two further bedrooms, a handy storage cupboard and a family bathroom.



Ground floor



First floor

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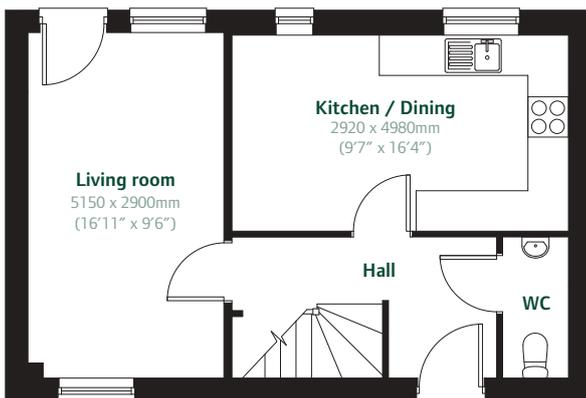


# ROTODYNE

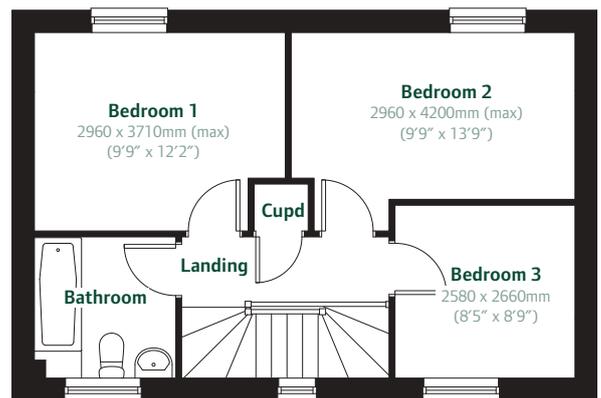
## Three bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  |   |
| EU Directive 2002/91/EC                     |   |

Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and handy downstairs WC. The Rotodyne features a bright dual-aspect living room with outside access to the garden. Upstairs there are three good-sized bedrooms, a spacious family bathroom and handy storage cupboards.



Ground floor



First floor

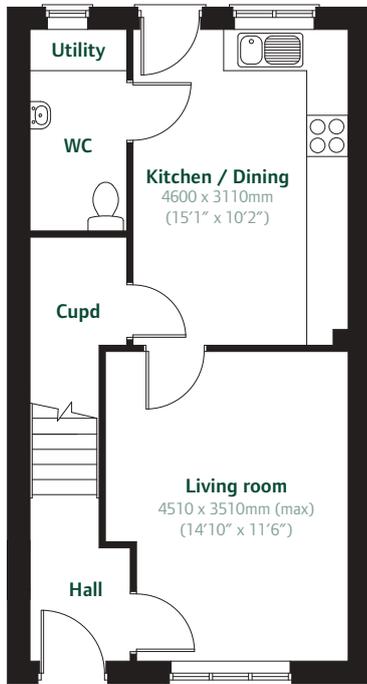
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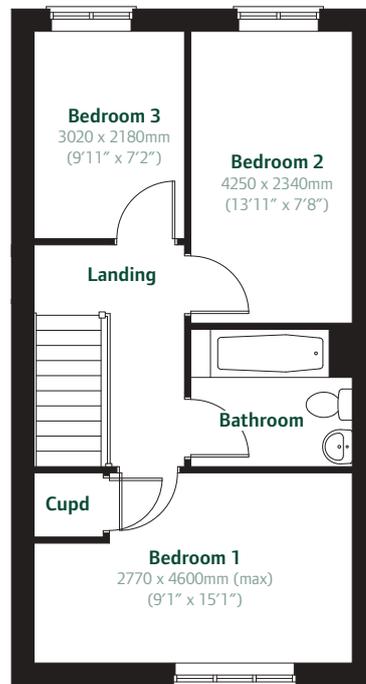
**HELIX**  
Three bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  |   |
| EU Directive 2002/91/EC                     |   |

The Helix has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with outside access, a bright front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and two further bedrooms, storage cupboard and a family bathroom.



Ground floor



First floor

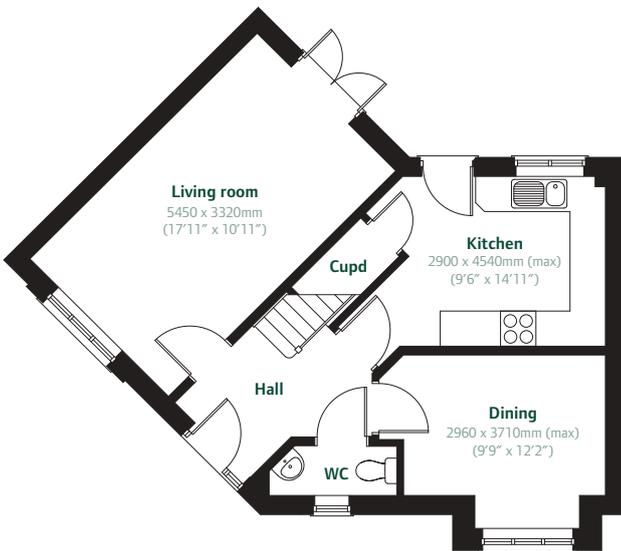
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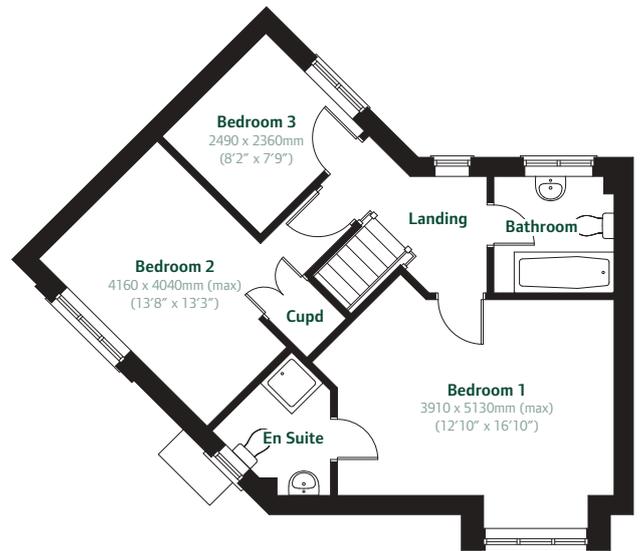
**ATHENA**  
Three bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  |   |
| EU Directive 2002/91/EC                     |   |

A thoughtfully-designed three-bedroom home with much to offer, The Athena is popular with families. There's a light-filled dual-aspect living room with French doors leading into the garden, plus a bright kitchen to the rear and separate dining room. The downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a modern family bathroom.



Ground floor



First floor

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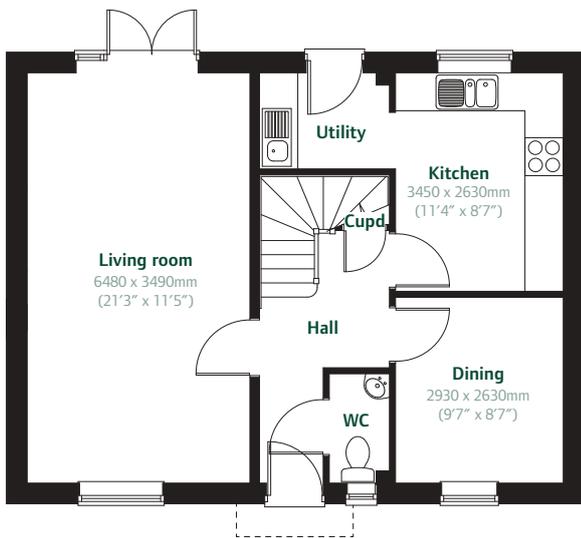


# CHINOOK

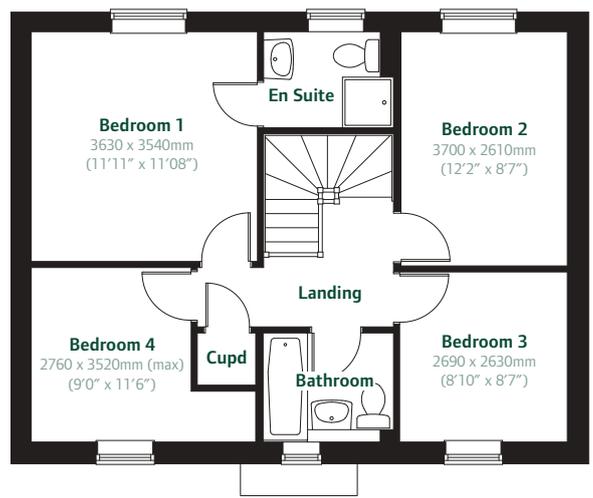
## Four bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC                     |

A fantastic family home, The Chinook features a bright dual-aspect living room with French doors opening into the garden. Spacious kitchen leading to a handy utility area. The WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find four good sized bedrooms, including bedroom one with an en suite, a family-sized bathroom and handy storage cupboards.



Ground floor



First floor

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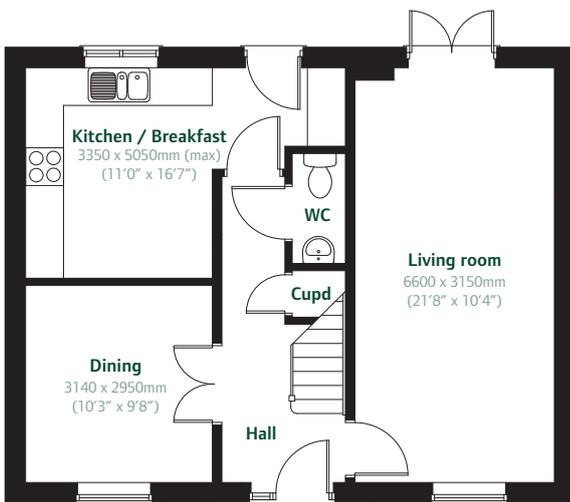


# CHEYENNE

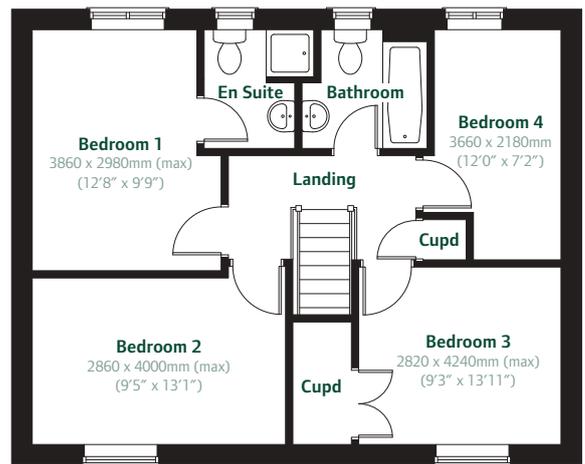
## Four bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  |   |
| EU Directive 2002/91/EC                     |   |

The Cheyenne is a four-bedroom detached family home ideal for families. The light and airy dual-aspect living room with French doors leading into the garden. There's a kitchen/breakfast room with outside access, separate dining room, downstairs WC and handy storage cupboards. Upstairs there are four bedrooms, with bedroom one benefiting from an en suite, and a modern-fitted family bathroom.



Ground floor



First floor

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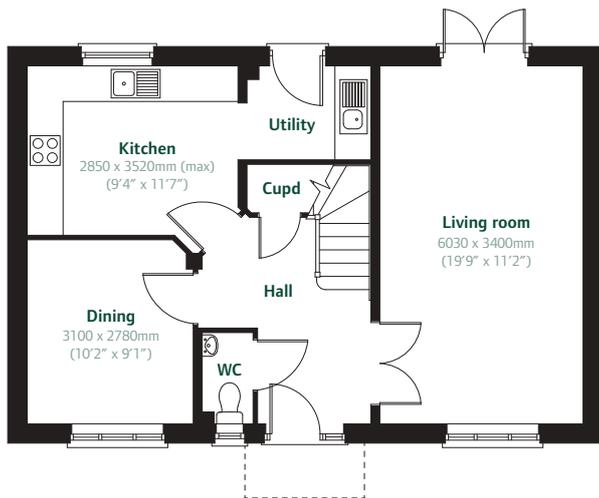


# SURION

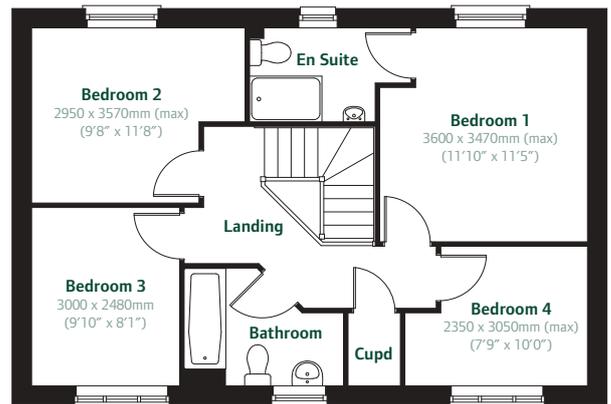
## Four bedroom home

| Energy Efficiency Rating   |   |
|--|---|
| Very energy efficient - lower running costs  | <b>82</b>                                   |
| (92-100) <b>A</b>  |   |
| (81-91) <b>B</b>   |   |
| (69-80) <b>C</b>   |   |
| (55-68) <b>D</b>   |   |
| (39-54) <b>E</b>   |   |
| (21-38) <b>F</b>   |   |
| (1-20) <b>G</b>  | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC </span> |   |

The Surion is an attractive detached house with living space to suit modern families. The light and airy living room benefits from French door leading into the garden. There's a kitchen with a handy utility area, a dining room, downstairs WC and handy storage cupboard. Upstairs there are four bedrooms with bedroom one benefiting from an en-suite, plus a modern-fitted family bathroom and storage cupboard.



Ground floor



First floor

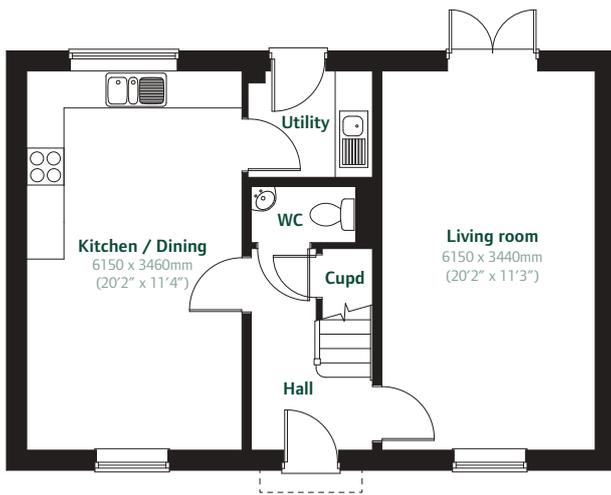
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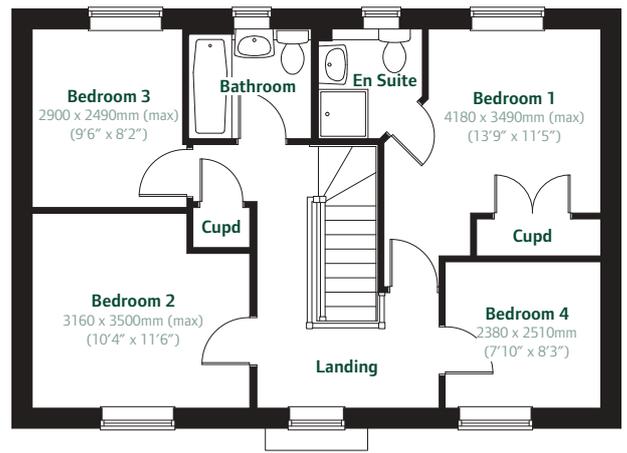
**HUMMINGBIRD**  
Four bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC                     |

A lovely family home, The Hummingbird ticks all the boxes. The modern and stylish open plan kitchen dining room is perfect for spending time as a family and entertaining. There's also a nicely-proportioned living room with French doors leading into the garden, downstairs WC and handy utility with outside access. Upstairs there are four spacious bedrooms - bedroom one includes an en suite - a large family-sized bathroom, and plenty of storage.



Ground floor

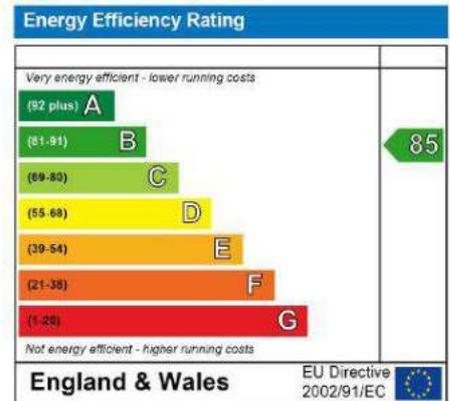


First floor

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**SEASPRITE**  
Four bedroom home



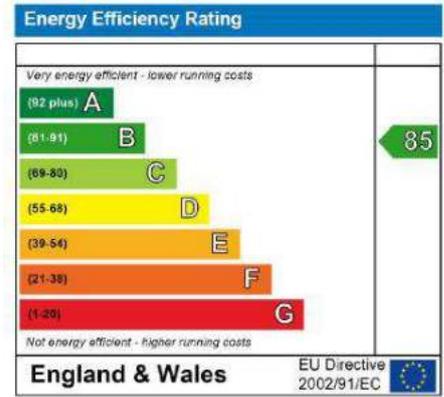
The Seasprite is an attractive three-storey townhouse with flexible living space to suit families. This four-bedroom family home has a practical ground floor including a bright open plan living/dining room, separate kitchen, downstairs WC and storage cupboard. The first floor consists of two bedrooms a family-sized bathroom and more storage. The top floor is home to bedroom three and four and a second family bathroom.



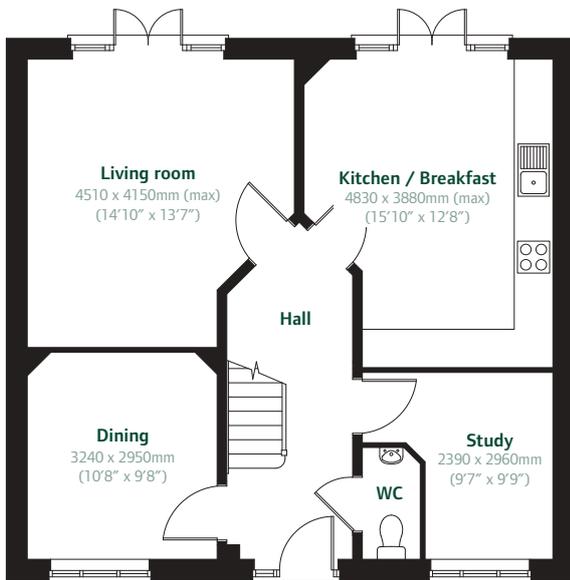
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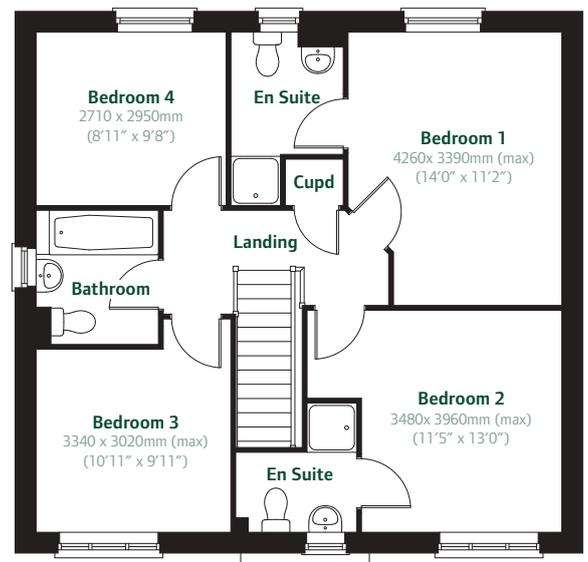
**HAZE**  
Four bedroom home



The Haze is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast room enjoys an open aspect through French doors to the rear garden. There's a bright living room with French doors leading into the garden, a dining room, downstairs WC and study. Upstairs there are four bedrooms, with bedroom one and two benefiting from an en-suite, and a modern-fitted family bathroom.



Ground floor



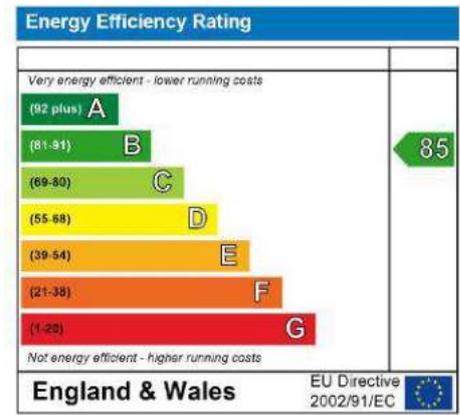
First floor

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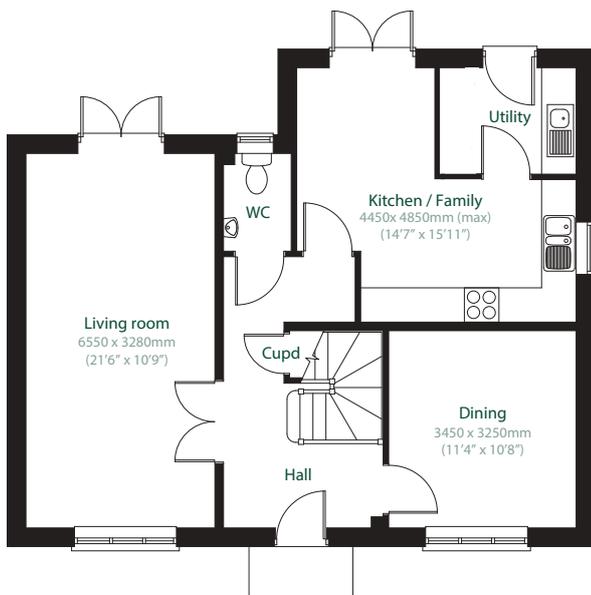


# HAWKER

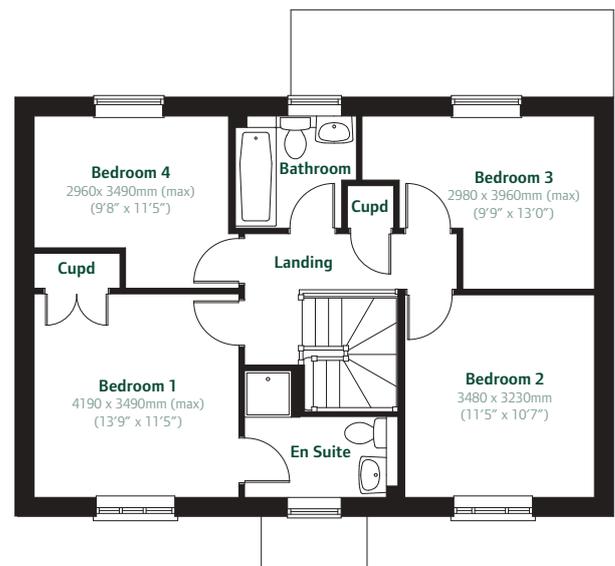
## Four bedroom home



The Hawker is a four-bedroom detached family home ideal for families. The light and airy kitchen/family room enjoys an open aspect through French doors to the rear garden. There's a bright living room with French doors leading into the garden, separate dining room, downstairs WC and handy storage cupboards. Upstairs there are four bedrooms, with bedroom one benefiting from an en suite, and a modern-fitted family bathroom.



Ground floor



First floor

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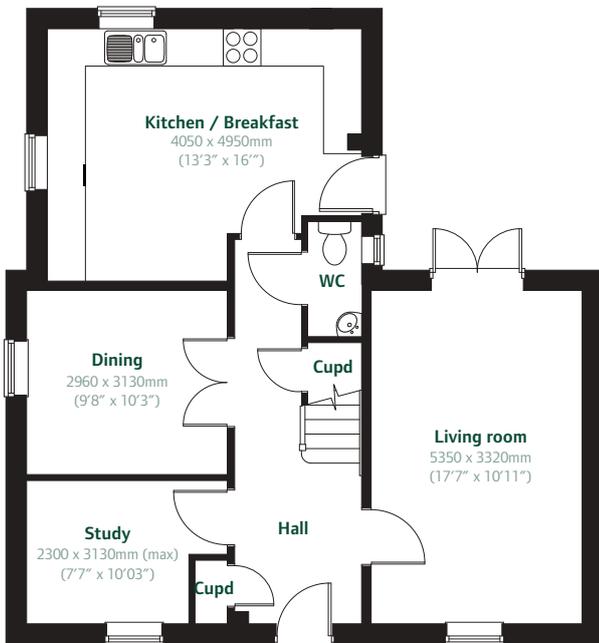


# KELLET

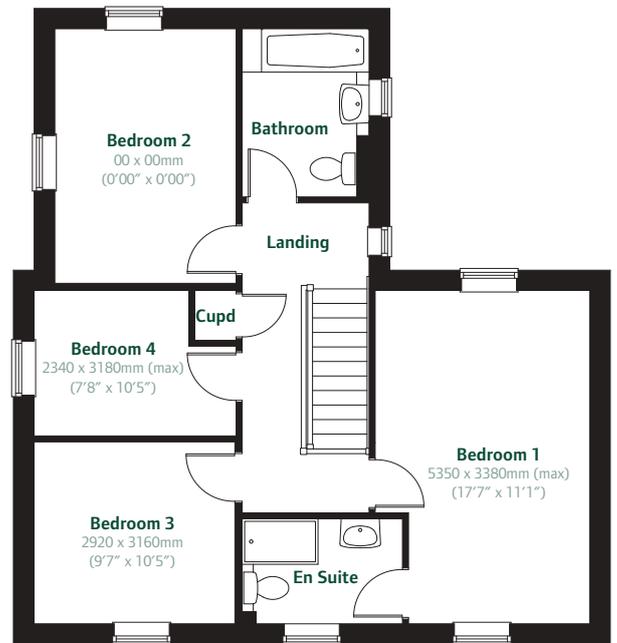
## Four bedroom home

| Energy Efficiency Rating                    |   |
|---|---|
| Very energy efficient - lower running costs | <b>82</b>                                   |
| (92-100) <b>A</b>                           |   |
| (81-91) <b>B</b>                            |   |
| (69-80) <b>C</b>                            |   |
| (55-68) <b>D</b>                            |   |
| (39-54) <b>E</b>                            |   |
| (21-38) <b>F</b>                            |   |
| (1-20) <b>G</b>                             | Not energy efficient - higher running costs |
| <b>England &amp; Wales</b>                  |   |
| EU Directive 2002/91/EC                     |   |

The Kellet features a bright double-aspect living room with French doors opening into the garden. There's a spacious kitchen/breakfast room with outside access, separate dining room and a study. The WC and storage cupboards ensure it's practical as well as stylish. Upstairs you'll find four good sized bedrooms, including bedroom one with an en suite, a family-sized bathroom and further storage cupboards.



Ground floor



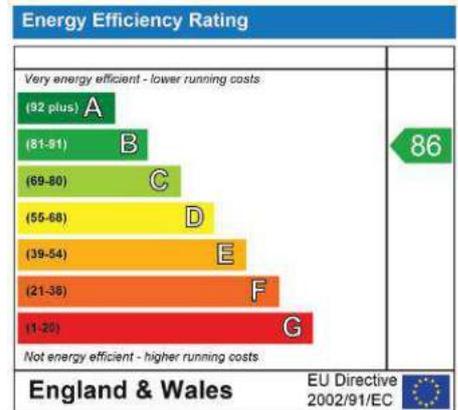
First floor

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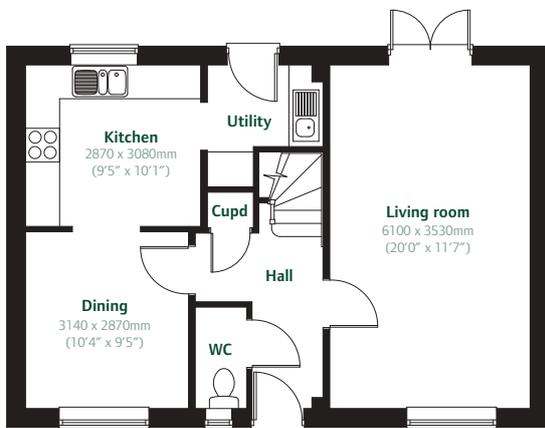


# MARENCO

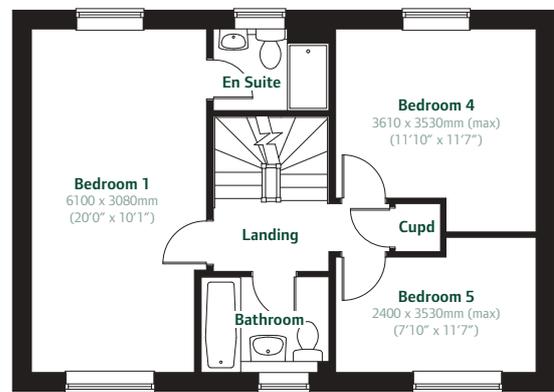
## Five bedroom home



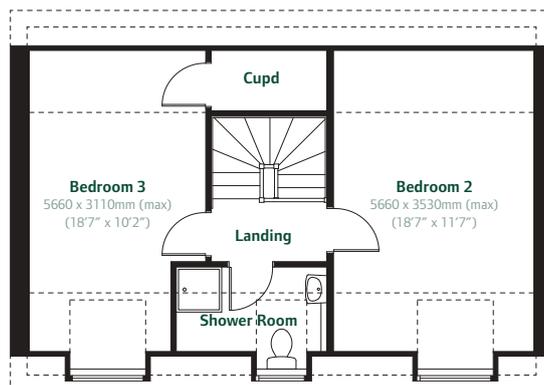
The Marenco is an impressive three-storey town house with flexible living space to suit families. This five-bedroom family home has a practical ground floor including a spacious open plan kitchen/dining room, dual-aspect living room, utility, WC and storage cupboard. The first floor consists of three bedrooms a family-sized bathroom and en suite to bedroom one. The top floor is home to bedroom two and three a shower room and further storage.



Ground floor



First floor



Second floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

## SPECIFICATIONS

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### External

|          |  |
|----------|--|
| Walls    | Traditional cavity walls (Inner: timber frame or block   Outer: Style suited to planned architecture)        |
| Roof     | Tile PVCu rainwater goods  |
| Windows  | Double glazed low E-glass windows in PVCu frames   |
| Doors    | GRP-skinned external doors with timber frames. Patio or French doors to garden or balcony (where applicable) |
| Doors    | Door number and door bell fitted as standard   |
| Lighting | Outside lights   |



### Internal

|            |   |
|------------|---|
| Ceilings   | Painted white   |
| Lighting   | Pendant or batten fittings with low-energy bulbs  |
| Stairs     | Staircase painted white   |
| Walls      | Painted in white emulsion   |
| Doors      | White pre-finished doors with white hinges  |
| Heating    | Gas-fired combi boiler with radiators in all main rooms (most with thermostatically controlled valves)                      |
| Insulation | Insulated loft and hatch to meet current building regulations   |
| Electrics  | Individual circuit breakers to consumer unit and double electric sockets to all main rooms                                  |
| General    | TV point and phone extension point in living room (where living room is at rear of property)   phone point in entrance hall |



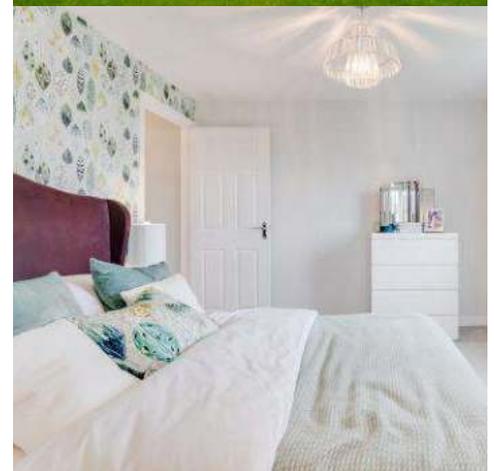
### Kitchen

|            |  |
|------------|--|
| General    | Fully fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage) - soft close door and drawers |
| General    | Stainless steel one and a half bowl sink with mixer taps to kitchen only   |
| Appliances | Plumbing for washing machine   |
| Appliances | Single electric oven in stainless steel, gas hob in stainless steel with splashback integrated cooker hood                                       |
| Appliances | Washer and dryer to all properties where there is no rear garden (coach houses)  |



## Bathroom

|                            |  |
|----------------------------|--|
| Suites                     | White bathroom suites with chrome-finished fittings  |
| Extractor fans             | Extractor fan to bathroom and en suite (where applicable)                                  |
| General                    | Mira showers with chrome fittings. Hand showers over bath (only where there's no en suite) |
| Bathroom & en suite tiling | Half height tiling to sanitaryware walls   |
| En suite                   | En suite to bedroom one (where applicable)   |



## Security

|       |   |
|-------|---|
| Locks | Three-point locking to front and rear doors, locks to all windows (except escape windows) |
| Fire  | Smoke detectors wired to the mains with battery backup to all habitable rooms             |



## Garage & Gardens

|         |   |
|---------|---|
| Garage  | Garage with single roller shutter or up-and-over white door; or parking space |
| Gardens | Front lawn turfed or landscaped (where applicable)                            |
| Fencing | 1.8 metre fence to rear garden, plus gate                                     |
| Patio   | 1.2m x 1.2m outside with French doors   |



## BUILT BY US, STYLED BY YOU

Our goal is to make your house feel like your home before you've even collected the keys. Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous **Finishing Touches** collection.

### FINISHING TOUCHES

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Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out.

And rest assured, every upgrade and item available has been carefully chosen to complement the style and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Lighting packages
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. And best of all, it can all be arranged from the comfort and convenience of one of our marketing suites.



### The earlier you reserve, the greater the choice.

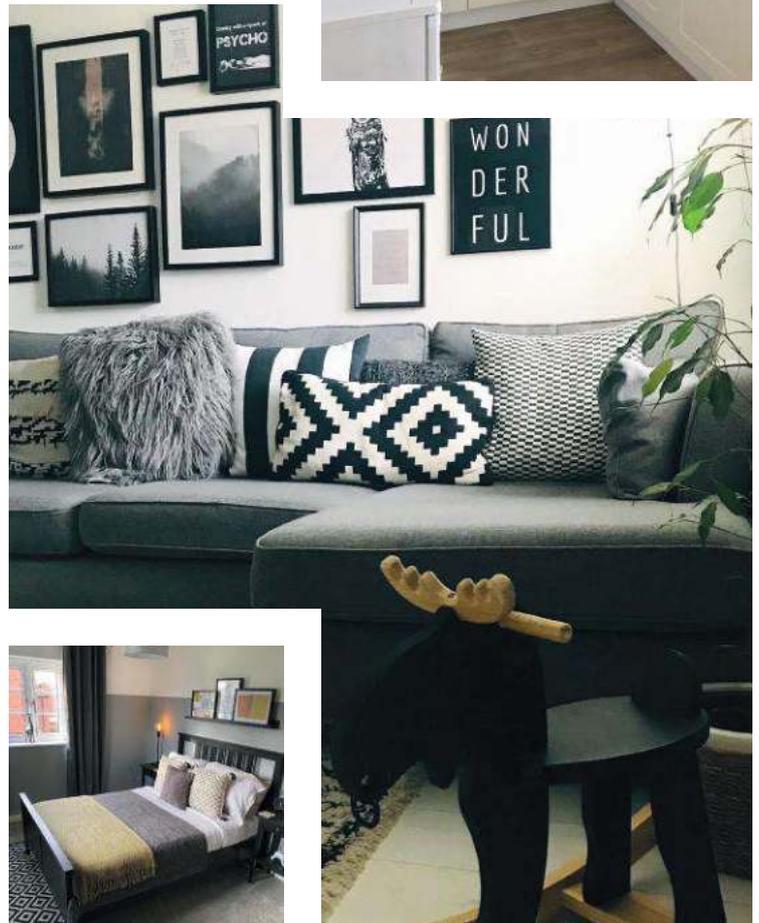
We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.



## #LOVEMYERSIMMONHOME

A new home is the perfect opportunity to showcase your unique style, creativity and personality at every turn which is why we love seeing how you transform your interior and exterior spaces. If you're thinking about redecorating but aren't sure where to start, head over to our Instagram page at [@persimmon\\_homes](#) for home décor ideas and colour inspiration.



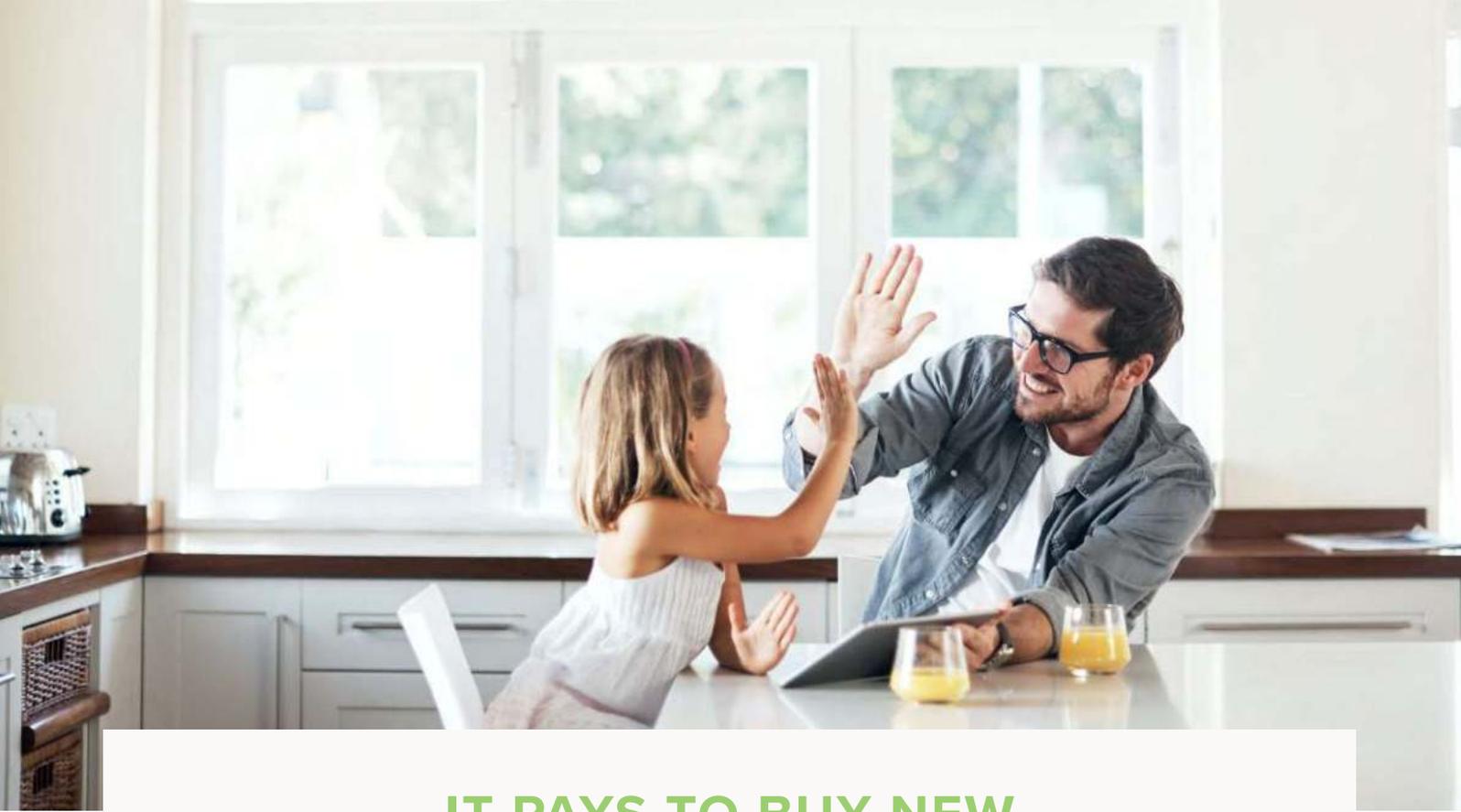
### SNAP. SHARE. WIN.

Upload your own photos with the hashtag [#lovemyersimmonhome](#) and you could be one of the three lucky winners we pick every month to receive a **£100 Next voucher**. We've included a few past winners on this page so you can check out the competition.

**Good luck!**

Visit our Instagram page for terms and conditions.





## IT PAYS TO BUY NEW

### ✔ NO CHAINS

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

### ✔ NO SPACE GOES TO WASTE

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.

### ✔ LIVING IT UP IN STYLE

When you buy a new Persimmon home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.

### ✔ LESS WORK, MORE FREEDOM

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.

### ✔ FLEXIBLE WAYS TO BUY

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange. You may also be eligible to use the Government's Help to Buy scheme.

### ✔ BETTER SAFE THAN SORRY

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

### ✔ LOWER ENERGY BILLS

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.

### ✔ FIRST-RATE, NOT SECOND-BEST

From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefiting from the manufacturers' warranties that come with them.

### ✔ LONG-TERM PEACE OF MIND

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Persimmon warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.

### ✔ THE CHOICE IS ALL YOURS

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Finishing Touches (depending on the build stage).



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