



Eaton Park

Two, three and four bedroom homes
Yatton, North Somerset



Eaton
Park

Stunning
homes in
a delightful
Somerset village.





Eaton Park is a collection of two, three and four bedroom homes situated on the edge of picturesque Yatton.

This image is from an imaginary viewpoint within an open space area. The purpose is to give a feel for the development and not an accurate description of each property. External materials, finishes and landscaping and the positions of garages may vary throughout the development.



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This stunning development is perfectly placed close to all the local amenities.

Eaton Park is situated within walking distance of Yatton centre and the local train station. It's ideal for couples, families and anyone who wants to live in a countryside home but be close to Bristol and the surrounding towns.



Traditional
finish.
Contemporary
design.

Built to an exceptional
standard, the properties at
Eaton Park will be finished
to a high specification.

Homes will offer private gardens and off-street parking, with many also benefiting from a separate garage. Bathrooms have modern white sanitaryware and stylish ceramic wall tiling, whilst kitchens are complemented by top of the range appliances and sleek designs.

Plans for Eaton Park also include communal green spaces with tree and shrub planting, wildflower meadows and a children's play area.

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A countryside
setting in reach
of the city.



Yatton is a delightful,
bustling village, less than 30
minutes from vibrant Bristol.

Located in the beautiful North Somerset countryside, Yatton benefits from excellent local amenities, including a Co-op, post office, pharmacy and pubs, as well as a vets, doctors and dentists. Yatton train station and a newly completed section of the traffic-free Strawberry Line are within walking distance of the development as well as The Festival Way, a cycle route to Bristol and The Avon Cycleway which heads towards the coast.

Visit Cadbury Garden Centre in nearby Congresbury and enjoy the shopping village, or relax at the four-star boutique hotel Cadbury House, with its award-winning health club, spa, and the Marco Pierre White Steakhouse Bar & Grill. Also, within easy reach by car or train is the city of Bristol, with its famous landmarks, fantastic shops and amazing food and drink scene.



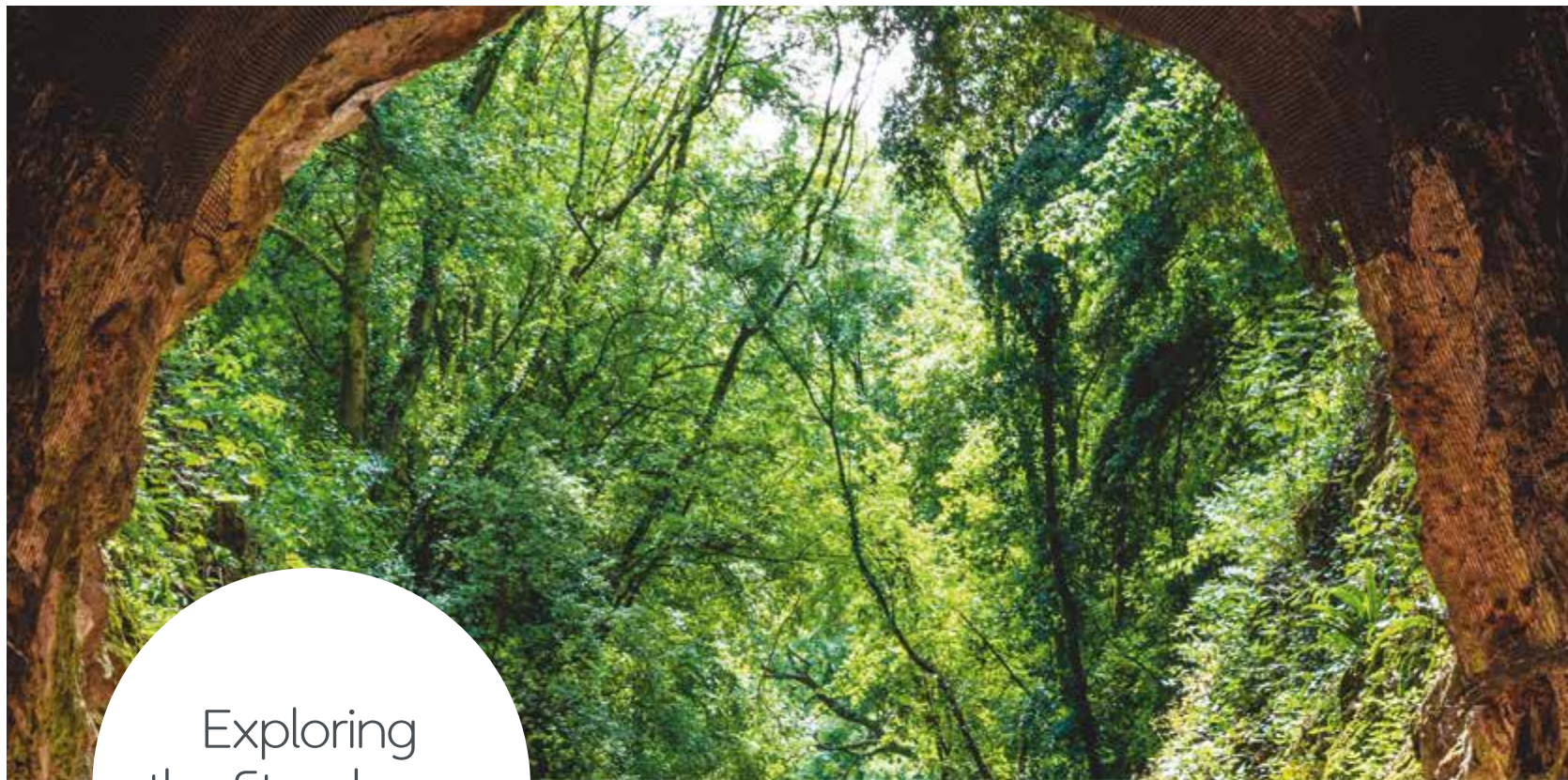


For families.

Eaton Park offers the perfect setting for families, with a great range of educational establishments situated nearby.

Conveniently located just across the road is the newly built Chestnut Park Primary School, due to open in Sept 2021, with the option of two further primary schools in the village. There's a selection of secondary schools just a short drive away, and Bristol is home to a range of world-class independent schools.

With a variety of nurseries for younger children, a library with a children's centre and no shortage of parks and play areas, Yatton is the perfect place for kids of all ages. If you're a sporting family there's something for everyone, with cricket, rugby and football clubs and excellent cycling and hiking routes nearby.

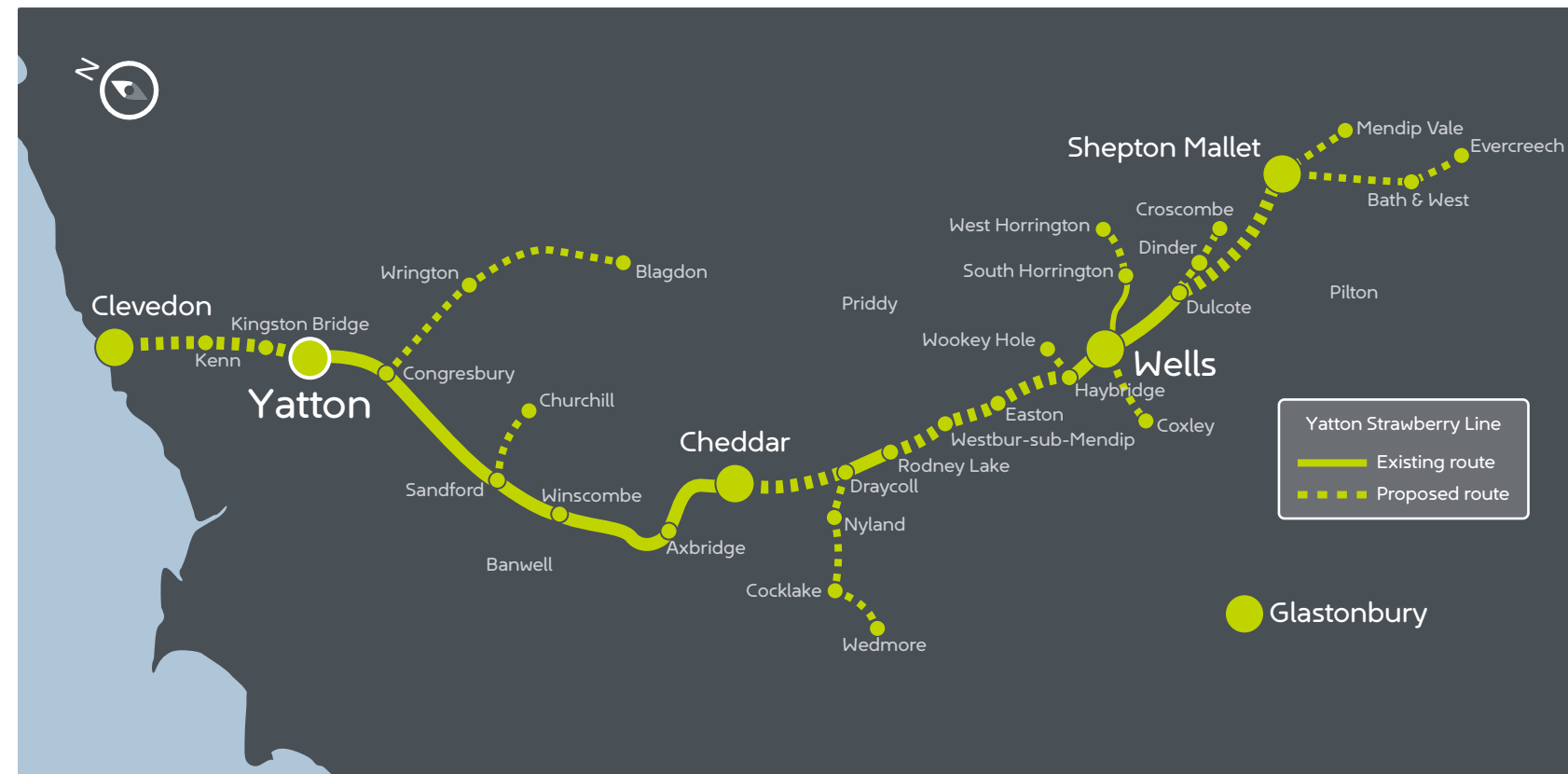


Exploring the Strawberry Line.



Just minutes from your door is a recently completed 10-mile section of the Strawberry Line, a picturesque traffic-free route to Cheddar.

Once part of the Great Western Railway, this was an important transit line for transporting locally grown strawberries to London markets. Today, this gorgeous path runs from The Strawberry Line Café in Yatton to the breath-taking Cheddar Gorge. When complete, the full route will run a total of 30-miles through stunning Somerset countryside from Clevedon to Shepton Mallet. Almost entirely flat and easy-going, the track can be jogged, cycled, sauntered or strolled, and has access for wheelchairs and buggies.





“The Curo commitment”

The Curo commitment is our guarantee to our customers to make the experience of buying a new home as easy, enjoyable and informative as possible. This does not stop when the keys are handed over; the Customer Care Team will be on hand to support you when you move into your new home.

Before you move:

Reservation agreement

Once you have chosen your perfect plot your Sales Adviser will be on hand to ensure all aspects of the reservation process are fully explained.

Point of contact

Your Sales Advisers on site will be your point of contact throughout the building process and beyond.

Specification

When moving into your new home with Curo you can be assured that the build quality, internal specification and finish of our individually designed homes will exceed expectations. Our contemporary well-designed kitchens are both sophisticated and practical, offering quality units and integrated appliances.

Your Sales Adviser will be able to guide you through your selections and other optional extras you may require from our extensive range.

Estimated build completion

When you reserve your new home with us we will provide you with an estimated completion date and keep you informed of the progression of the construction, up to the point when it is ready for you to move.

New home demonstration

The Site Manager who built your new home and your Sales Adviser will be on hand either on the day of your move or soon after, to guide you through the key features of the property and the best ways to maintain it. All the information demonstrated to you will be included within your Handover Pack for reference.

After you move:

Handover Pack

On completion of your new home you will receive a Handover Pack which contains all the information you will require about your property.

Courtesy call

A short while after you have moved in either your Sales Adviser or the Site Manager (if the development is still under construction) will contact you to ensure that you are completely happy with your new home.

Quality assured

Throughout the build process we inspect the quality of the workmanship, with the support of the NHBC Building Inspector and Local Authority Building Control Officer. Our Customer Care Manager, who will have watched your new home being built, will be your point of contact once you move in. Your new home will be covered by a 10 year NHBC Warranty alongside a 2 year Curo Warranty.

Dedicated customer care helpline

At Curo we operate a dedicated service to our customers and the helpline details will be included within the Handover Pack. You will also be supported by our Customer Care Manager who will be monitoring calls made to the helpline to ensure that any issues are dealt with effectively and efficiently.

“The buying process”

Buying a new home is an exciting time. Now you have found your new Curo home, the following information will help you with your move.

Obtain financial advice

Although you will already have had some advice by this stage, Curo can recommend independent new build lending specialists who will help with your requirements.

Appoint a solicitor

Once you have reserved your new Curo home you will need to instruct a new build solicitor or new build conveyancer to act on your behalf. We will be happy to recommend a local company on request.

Organise your mortgage

Contact your mortgage broker to get everything in place.

Selling another property?

Please give the details of your current property sale to your Curo Sales Adviser. They will monitor the sale to make sure it runs as smoothly as possible.

Signing and exchanging contracts

Once your solicitor has received your mortgage offer you will be ready to sign your contracts. At this stage you will be asked to pay your deposit. You will be ready to exchange contracts when your buyers are in a position to proceed.

Confirming your specification choices

Your Curo Sales Adviser will be on hand to talk you through the specification options for your new home (dependent on build stage at time of purchase).

Home visit

Should you wish to come and see the progress of your property, your Curo Sales Adviser will do their best to arrange a visit with the Site Manager.

Build completion

Curo will keep you informed at all times of the estimated completion date of your new home. We will endeavour to deliver the property on time however this final date may be affected by weather conditions, connections of services and material shortages.

Legal completion and home handover

Completion will take place on an agreed date when the balance of payment has been received by Curo. You will then be given the keys to your new home.

Welcome home!

Along with your keys, you will also be given a certificate to confirm that your new home is in perfect order and a Handover Pack which covers information on warranties, Customer Care and advice on how to look after your new home.

Then simply move in!

“Peace of mind”

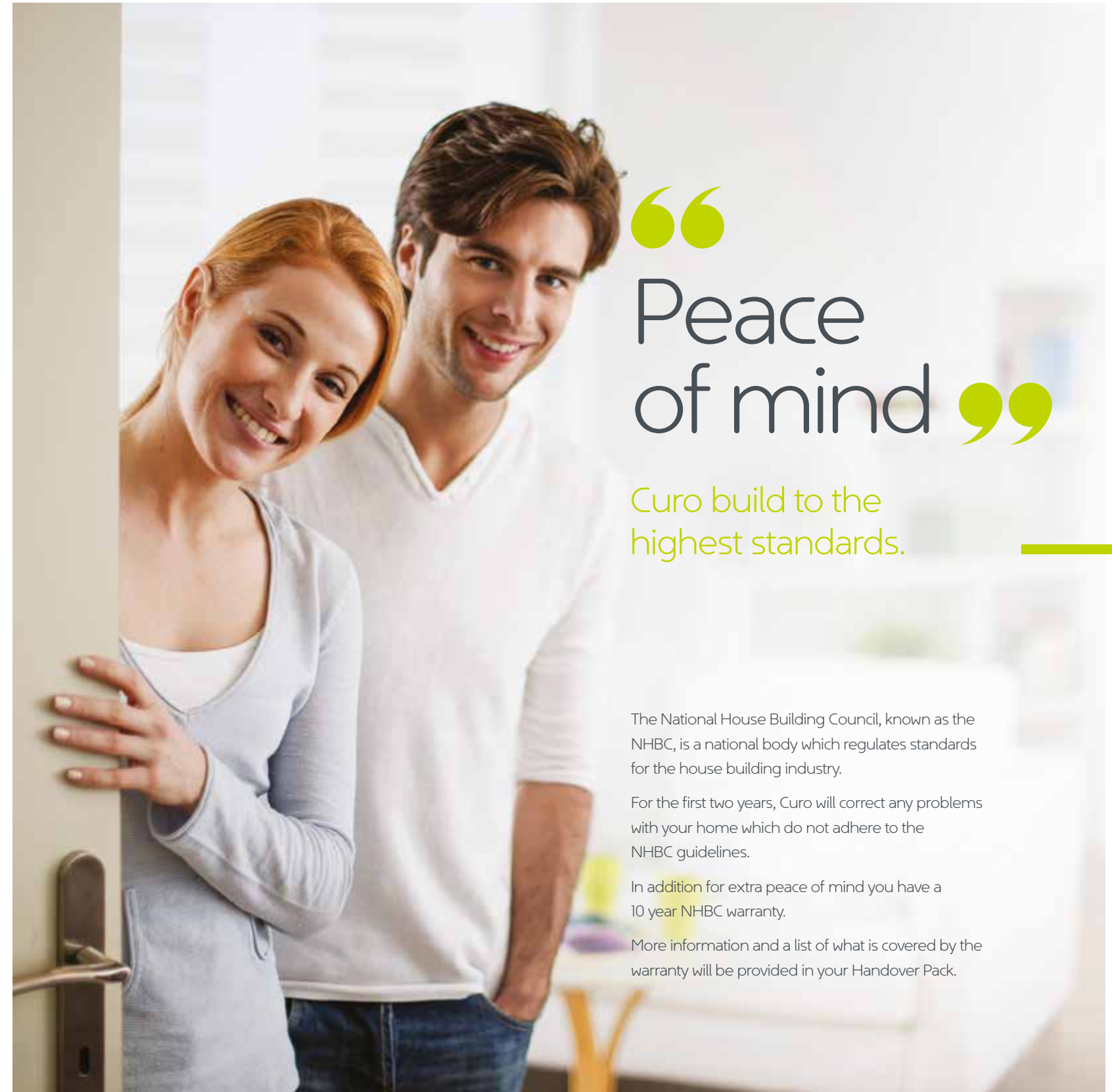
Curo build to the highest standards.

The National House Building Council, known as the NHBC, is a national body which regulates standards for the house building industry.

For the first two years, Curo will correct any problems with your home which do not adhere to the NHBC guidelines.

In addition for extra peace of mind you have a 10 year NHBC warranty.

More information and a list of what is covered by the warranty will be provided in your Handover Pack.



At Curo we build quality, attractive homes designed for modern living, giving you confidence that you're making a great investment in your family's future. We believe a home is more than bricks and mortar; we create thoughtfully designed developments with connections, community and our customers at their heart. We're proud to be a business with social objectives.

That's why, instead of having shareholders, we re-invest all our profits to achieve our purpose – to create Homes For Good.





Eaton Park is ideally located with fantastic transport links. Yatton station offers direct trains to Bristol, Bath, Exeter and London Paddington. For those preferring to drive, the A370 is close by linking directly into Bristol and M5 junctions can be found at both Weston-super-Mare and Clevedon and for international travel, Bristol International Airport just a 15 minute drive away.

By Car

Yatton Train Station	2mins
Co-op/Village Centre	3mins
M5	12mins
Bristol Airport	15mins
Bristol	28mins

By Train

Bristol	17mins
Bath	35mins
Exeter St Davids	1hr 35mins
Paddington	2hr 6mins

Source: Times based on Google Maps October 2020.

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