

Discover the  
difference



## LANGFORD MILLS



Apple Tree Close, Norton Fitzwarren, Taunton, TA2 6RX



# YOUR HOME

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## PEOPLE LOVE ST. MODWEN HOMES BECAUSE THEY STAND OUT FROM THE CROWD.

We have developed a wide range of different designs, all planned to provide an excellent environment that maximises the use of available space.

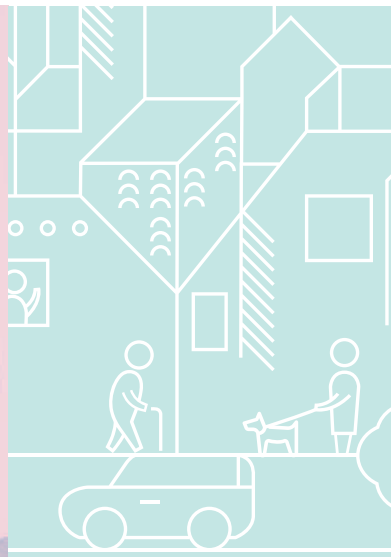
Our high standard specification and quality fittings together with the careful choice of materials ensure that your new St. Modwen home will be something to enjoy long after the initial excitement of moving in has worn off.

Whilst a new St. Modwen home already gives you so much more as standard, we offer a wide range of carefully selected optional extras and upgrades that will help make it even more special. The availability of these extras will depend upon the stage of build of your new home when you reserve.

Each and every new St. Modwen home is built with care by our team of dedicated craftsmen and is backed up by a 10 year warranty to give you complete peace of mind.









# YOUR FUTURE

Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.









# YOUR COMMUNITY

A group of children are playing on a wooden play structure in a park. The children are standing on a wooden platform, looking towards the right. The background is filled with large, leafy trees, suggesting a lush, green environment. The overall scene is bright and sunny, with natural light filtering through the leaves.

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**St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.**

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

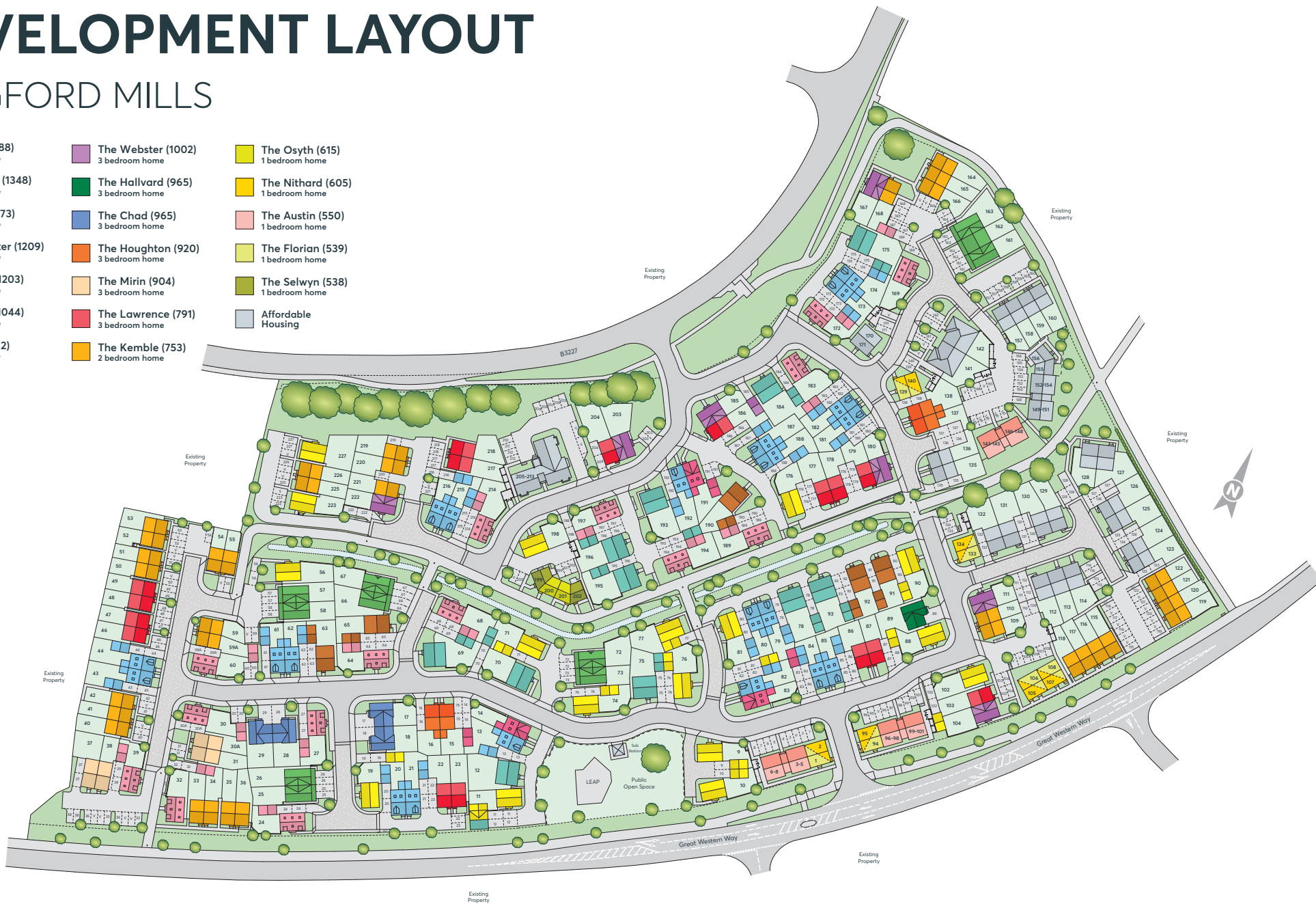
Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.



# DEVELOPMENT LAYOUT

## LANGFORD MILLS

- |   |                                      |                                     |
|---|--------------------------------------|-------------------------------------|
| The Paris (1388)<br>4 bedroom home      | The Webster (1002)<br>3 bedroom home | The Osyth (615)<br>1 bedroom home   |
| The Hexham (1348)<br>4 bedroom home     | The Hallvard (965)<br>3 bedroom home | The Nithard (605)<br>1 bedroom home |
| The Heiro (1273)<br>4 bedroom home      | The Chad (965)<br>3 bedroom home     | The Austin (550)<br>1 bedroom home  |
| The Chichester (1209)<br>4 bedroom home | The Houghton (920)<br>3 bedroom home | The Florian (539)<br>1 bedroom home |
| The Becket (1203)<br>4 bedroom home     | The Mirin (904)<br>3 bedroom home    | The Selwyn (538)<br>1 bedroom home  |
| The Edwen (1044)<br>4 bedroom home      | The Lawrence (791)<br>3 bedroom home | Affordable<br>Housing               |
| The Kea (1002)<br>3 bedroom home        | The Kemble (753)<br>2 bedroom home   |                                     |



### Important Notice

The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.

# THE PARIS V1

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate full width living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobes and Juliet balcony
- First floor family bathroom
- Two top floor bedrooms with shared bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

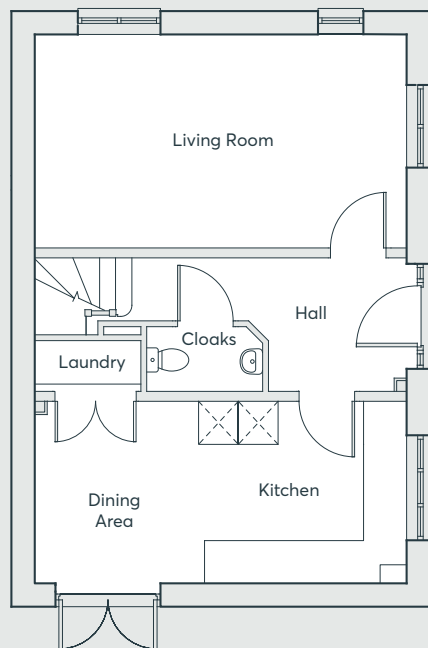
**LANGFORD MILLS**  
TAUNTON

**FOUR  
BEDROOM  
HOME**

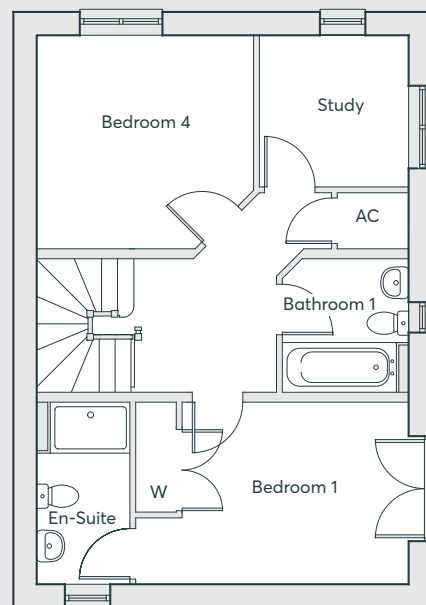
 **ST. MODWEN  
HOMES**



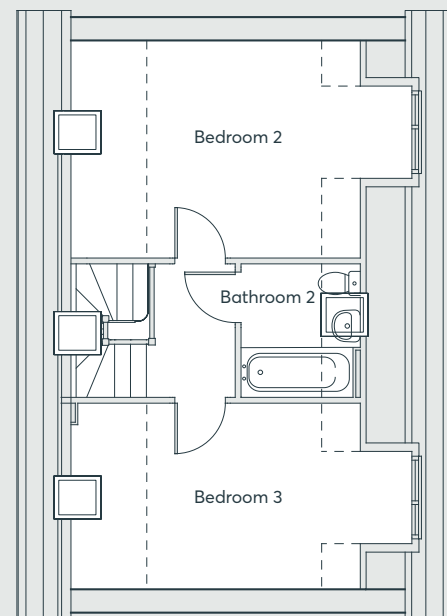
# THE PARIS V1



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	5.61m x 3.22m	18'5" x 10'7"
Kitchen/Dining	5.61m x 2.74m	18'5" x 9'0"
Cloakroom	1.75m x 0.96m	5'9" x 3'2"
Laundry Room	1.56m x 0.76m	5'2" x 2'6"
Study	2.25m x 2.28m	7'5" x 7'6"
Bedroom 1	4.11m x 2.78m	13'6" x 9'2"
En-suite	1.40m x 2.78m	4'7" x 9'2"
Bedroom 2	5.43m x 3.28m	17'10" x 10'9"
Bedroom 3	5.43m x 2.80m	17'10" x 9'3"
Bedroom 4	3.27m x 3.22m	10'9" x 10'7"
Bathroom 1	1.90m x 2.10m	6'3" x 6'10"
Bathroom 2	1.79m x 2.00m	5'10" x 6'7"

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SMH/1388V1/03/19

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TAUNTON

FOUR  
BEDROOM  
HOME

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HOMES**

# THE PARIS V2

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate full width living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobes and Juliet balcony
- First floor family bathroom
- Two top floor bedrooms with shared bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

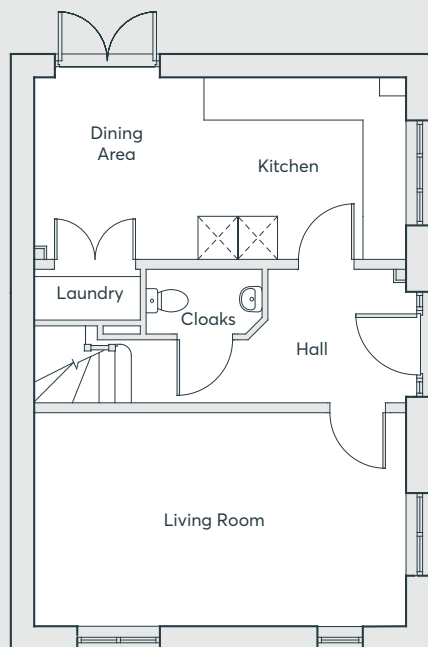
**LANGFORD MILLS**  
TAUNTON

**FOUR  
BEDROOM  
HOME**

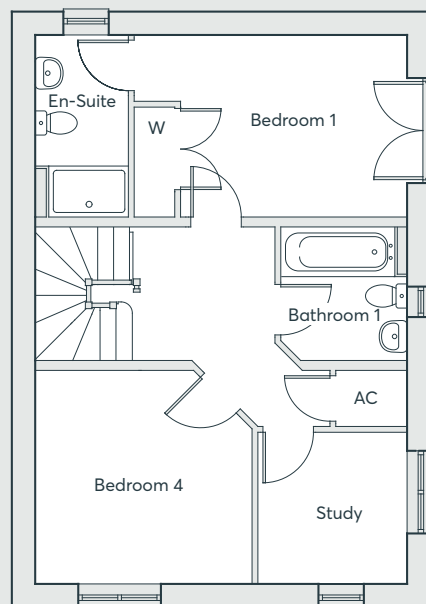
 **ST. MODWEN  
HOMES**



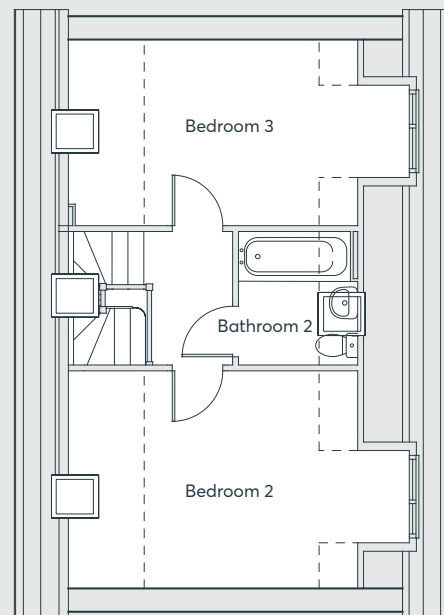
# THE PARIS V2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	5.61m x 3.22m	18'5" x 10'7"
Kitchen/Dining	5.61m x 2.74m	18'5" x 9'0"
Cloakroom	1.75m x 0.96m	5'9" x 3'2"
Laundry Room	1.56m x 0.76m	5'2" x 2'6"
Study	2.25m x 2.28m	7'5" x 7'6"
Bedroom 1	4.11m x 2.78m	13'6" x 9'2"
En-suite	1.40m x 2.78m	4'7" x 9'2"
Bedroom 2	5.43m x 3.28m	17'10" x 10'9"
Bedroom 3	5.43m x 2.80m	17'10" x 9'3"
Bedroom 4	3.27m x 3.22m	10'9" x 10'7"
Bathroom 1	1.90m x 2.10m	6'3" x 6'10"
Bathroom 2	1.79m x 2.00m	5'10" x 6'7"

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SMH/1388V2/03/19

LANGFORD MILLS

TAUNTON

FOUR  
BEDROOM  
HOME

 **ST.MODWEN  
HOMES**

# THE HOUGHTON

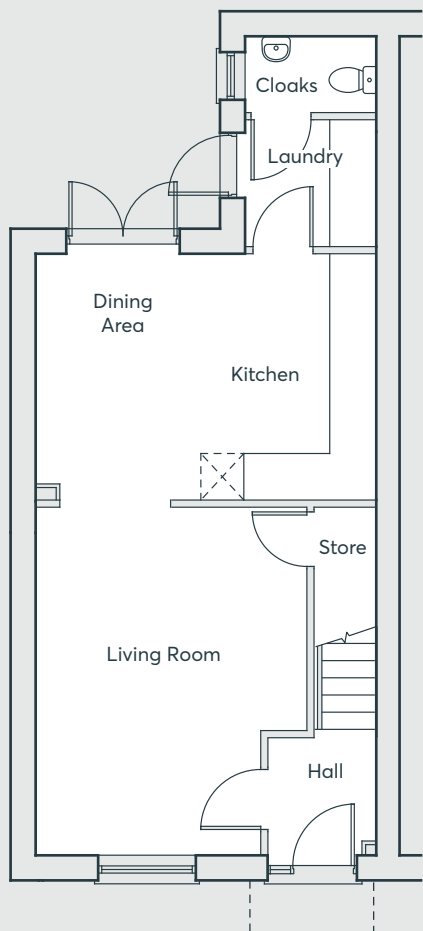
- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**LANGFORD MILLS**  
TAUNTON

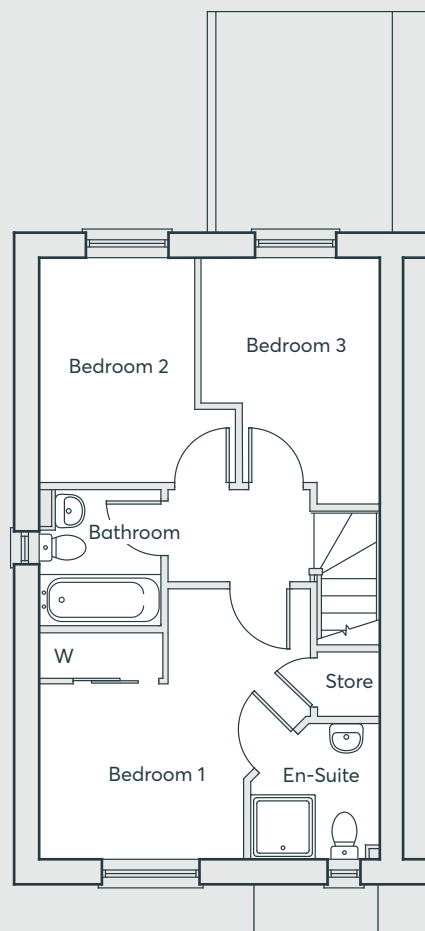
**THREE  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**





**GROUND FLOOR**



**FIRST FLOOR**

# THE HOUGHTON

Living Room	4.87m x 3.81m	16'0" x 12'6"
Kitchen/Dining	4.76m x 3.44m	15'7" x 11'3"
Laundry	1.81m x 1.83m	5'11" x 6'0"
Cloakroom	1.04m x 1.83m	3'5" x 6'0"
Bedroom 1	3.19m x 2.86m	10'6" x 9'5"
En-suite	1.80m x 1.92m	5'11" x 6'4"
Bedroom 2	3.13m x 2.74m	10'3" x 8'11"
Bedroom 3	3.44m x 2.50m	11'3" x 8'3"
Bathroom	1.87m x 1.70m	6'2" x 5'7"

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SMH/920/03/19

**LANGFORD MILLS**

TAUNTON

**THREE  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE MIRIN

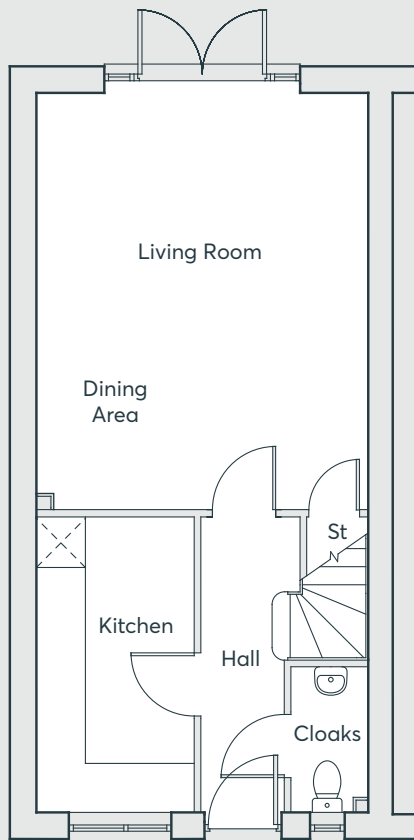
- Living/dining room with French doors to the garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**LANGFORD MILLS**  
TAUNTON

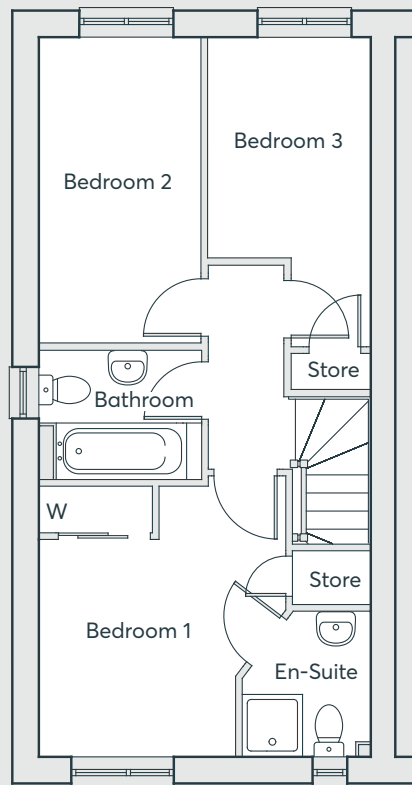
**THREE  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**





GROUND FLOOR



FIRST FLOOR

# THE MIRIN

Living/Dining	5.52m x 4.40m	18'2" x 14'5"
Kitchen	3.92m x 2.09m	12'10" x 6'10"
Cloakroom	1.93m x 1.02m	6'4" x 3'4"
Bedroom 1	3.73m x 3.28m	12'3" x 10'9"
En-suite	1.90m x 1.70m	6'3" x 5'7"
Bedroom 2	4.05m x 2.15m	13'4" x 7'1"
Bedroom 3	4.10m x 2.16m	13'6" x 7'1"
Bathroom	1.71m x 2.15m	5'8" x 7'1"

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SMH/904/03/19

LANGFORD MILLS

TAUNTON

THREE  
BEDROOM  
HOME

 **ST.MODWEN  
HOMES**

# THE KEMBLE

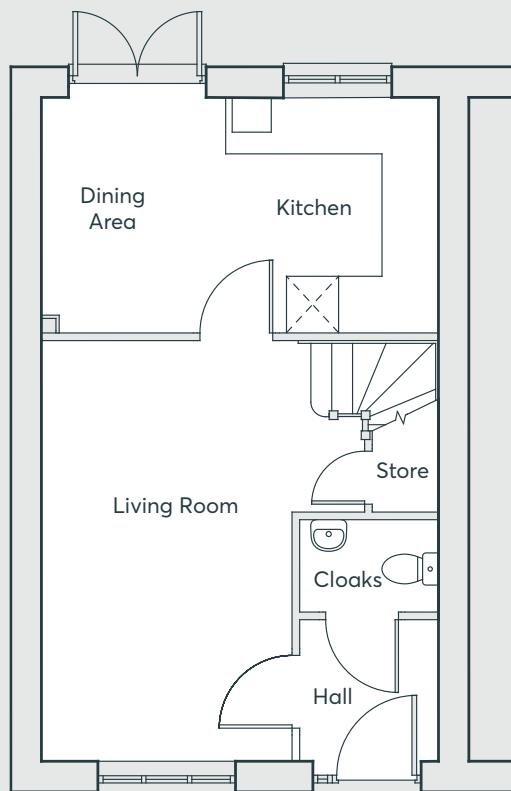
- Open plan dining/kitchen with French doors to the garden
- Front facing living room
- Downstairs cloakroom
- Under stairs store
- Master bedroom with built-in wardrobe
- Second double bedroom
- Fully fitted bathroom
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**LANGFORD MILLS**  
TAUNTON

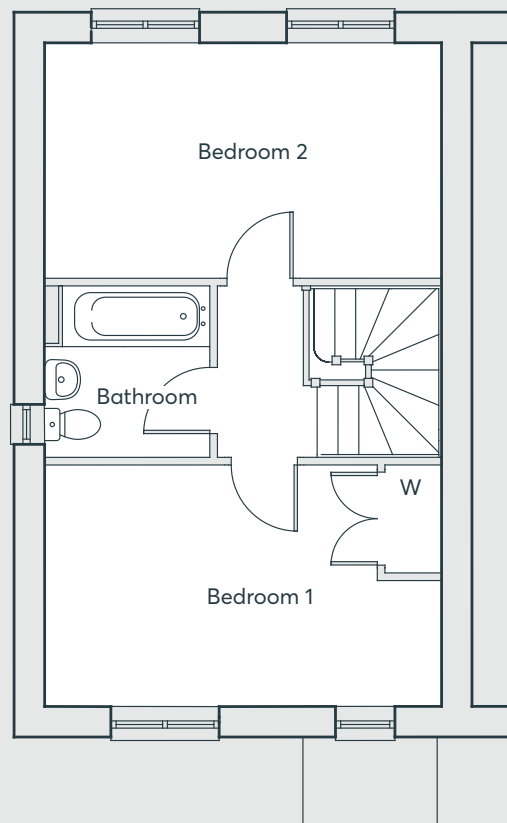
**TWO  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**





**GROUND FLOOR**



**FIRST FLOOR**

# THE KEMBLE

Kitchen/Dining	2.71m x 4.57m	8'11" x 15'0"
Living Room	4.84m x 2.88m	15'11" x 9'6"
Cloakroom	1.06m x 1.59m	3'6" x 5'3"
Bedroom 1	2.78m x 4.57m	9'2" x 15'0"
Bedroom 2	2.71m x 4.57m	8'11" x 15'0"
Bathroom	1.97m x 1.90m	6'6" x 6'3"

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SMH/753/03/19

**LANGFORD MILLS**

TAUNTON

**TWO  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE OSYTH

- Open plan living room
- Fitted kitchen/dining with built-in oven, hob and extractor hood
- Double bedroom with built-in wardrobe
- Store cupboard
- Fully fitted bathroom with shower over bath
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

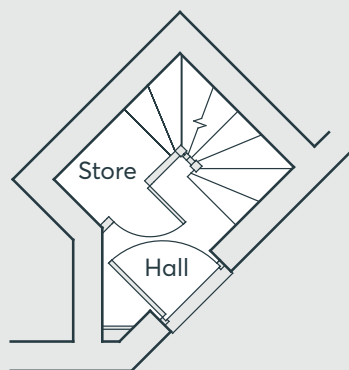
**LANGFORD MILLS**  
TAUNTON

**ONE  
BEDROOM  
HOME**

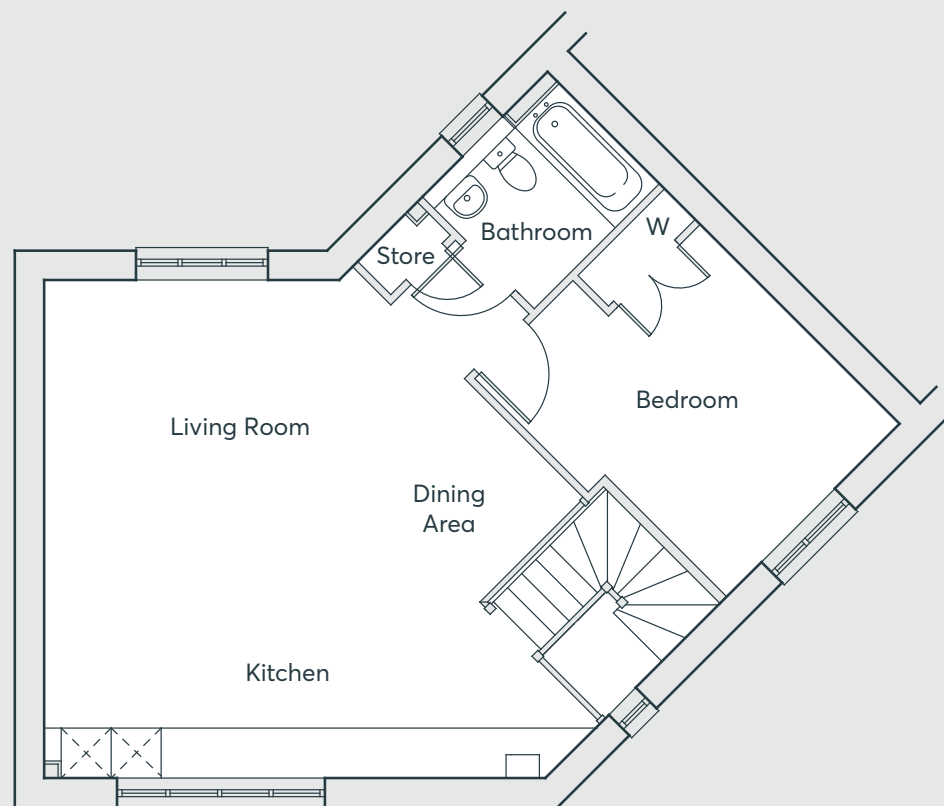
 **ST.MODWEN  
HOMES**



# THE OSYTH



**GROUND FLOOR**



**FIRST FLOOR**

Kitchen/Living/ Dining Room	5.98m x 6.53m	19'7" x 21'5"
Bedroom	3.22m x 3.99m	10'6" x 13'1"
Bathroom	2.12m x 1.90m	7'0" x 6'3"

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SMH/615/03/19

**LANGFORD MILLS**

TAUNTON

**ONE  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE SELWYN

- Open plan living/dining room
- Fitted kitchen with built-in oven, hob and extractor hood
- Double bedroom with built-in wardrobe
- Store cupboard
- Fully fitted bathroom with shower over bath
- Full gas fired central heating
- Media plate in the living room
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**LANGFORD MILLS**

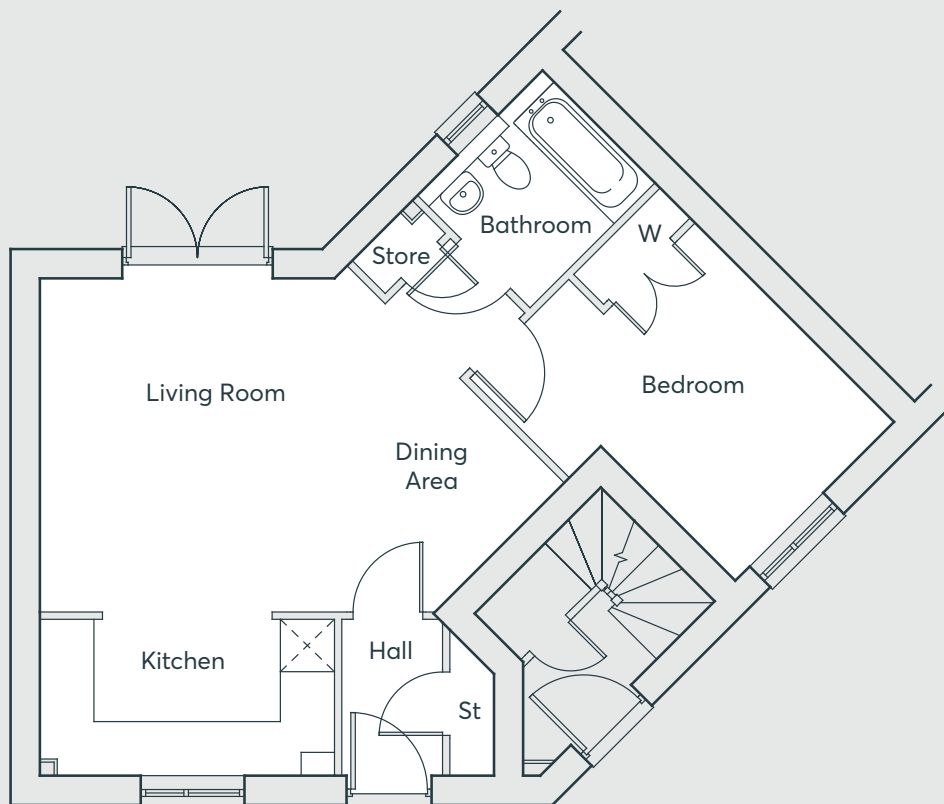
TAUNTON

**ONE  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**



# THE SELWYN



**GROUND FLOOR**

Living/Dining	4.01m x 6.30m	13'2" x 20'8"
Kitchen	1.88m x 3.54m	6'2" x 11'7"
Bedroom	3.24m x 3.97m	10'7" x 13'1"
Bathroom	2.12m x 1.91m	7'0" x 6'3"

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SMH/538/03/19

**LANGFORD MILLS**

TAUNTON

**ONE  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE CHICHESTER

- Open plan dining/family room and kitchen with integrated appliances and Bi-folding doors to the garden
- Separate study
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

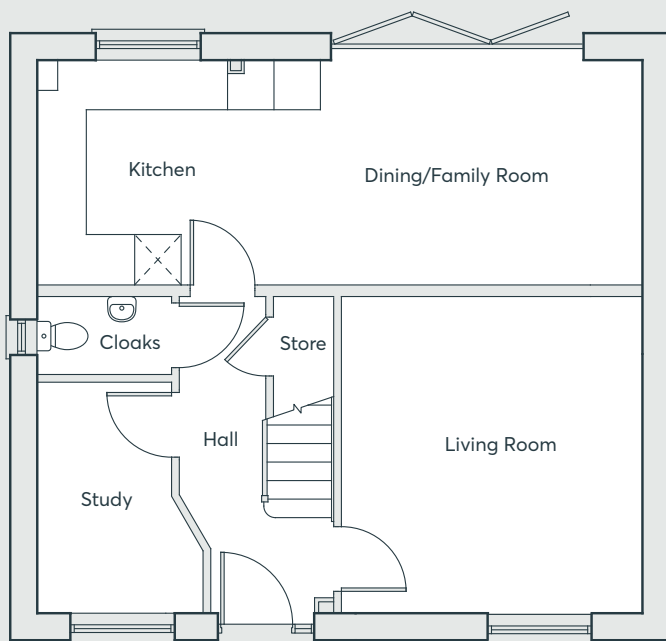
**LANGFORD MILLS**  
TAUNTON

**FOUR  
BEDROOM  
HOME**

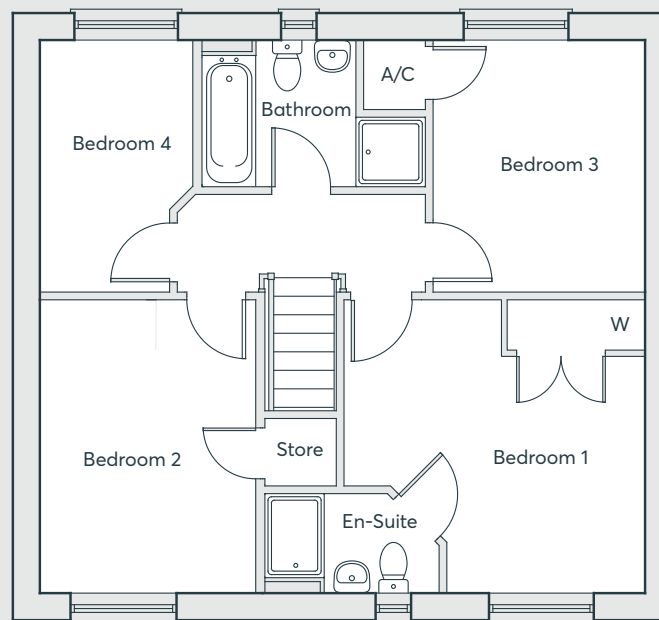
 **ST.MODWEN  
HOMES**



# THE CHICHESTER



**GROUND FLOOR**



**FIRST FLOOR**

Living Room	4.10m x 3.92m	13'5" x 12'10"
Kitchen/Dining	2.91m x 7.83m	9'7" x 25'8"
Study	3.00m x 2.17m	9'10" x 7'1"
Cloakroom	1.01m x 1.74m	3'4" x 5'9"
Bedroom 1	3.80m x 3.92m	12'6" x 12'10"
En-suite	1.31m x 2.26m	4'4" x 7'5"
Bedroom 2	3.80m x 2.79m	12'6" x 9'2"
Bedroom 3	3.27m x 2.75m	10'9" x 9'0"
Bedroom 4	3.27m x 1.98m	10'9" x 6'6"
Bathroom	1.90m x 2.91m	6'3" x 9'6"

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SMH/1209/09/18

**LANGFORD MILLS**

TAUNTON

**FOUR  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE HEXHAM

- Open plan kitchen/dining room with integrated appliances and Juliet balcony
- Separate study/bedroom four with French doors to the garden
- Downstairs cloakroom with shower
- Laundry room with door to the garden
- Living room with French doors to the terrace
- Master bedroom with en-suite and walk-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**FOUR  
BEDROOM  
HOME**

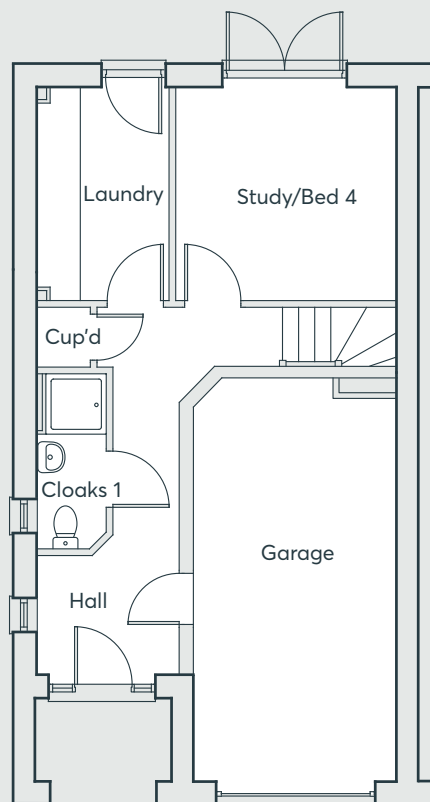
**LANGFORD MILLS**

TAUNTON

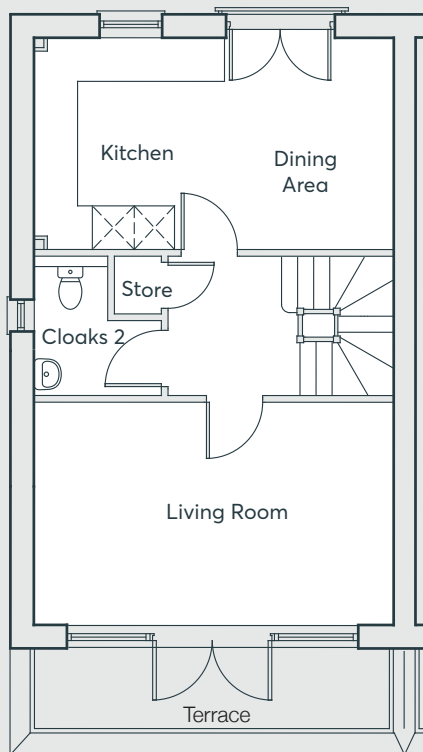
 **ST.MODWEN  
HOMES**



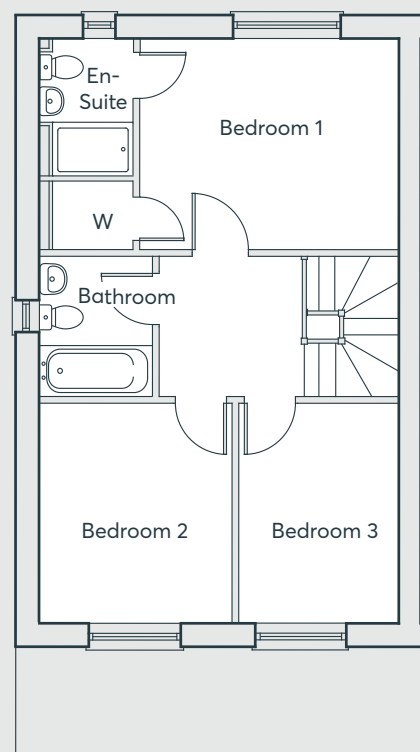
# THE HEXHAM



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Living Room	3.30m x 5.36m	10'10" x 17'7"
Kitchen/Dining	3.13m x 5.36m	10'4" x 17'7"
Cloakroom 1	2.63m x 1.04m	8'9" x 3'5"
Cloakroom 2	1.89m x 1.89m	6'3" x 6'3"
Laundry Room	3.13m x 1.97m	10'4" x 6'6"
Bedroom 1	3.13m x 3.87m	10'4" x 12'8"
En-suite	2.04m x 1.40m	6'8" x 4'7"
Bedroom 2	3.30m x 2.87m	10'10" x 9'5"
Bedroom 3	3.30m x 2.38m	10'10" x 7'10"
Study/Bed 4	3.13m x 3.30m	10'4" x 10'10"
Bathroom	2.09m x 1.69m	6'10" x 5'7"

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SMH/1348/09/18

**LANGFORD MILLS**

TAUNTON

**FOUR  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**



# THE HEIRO

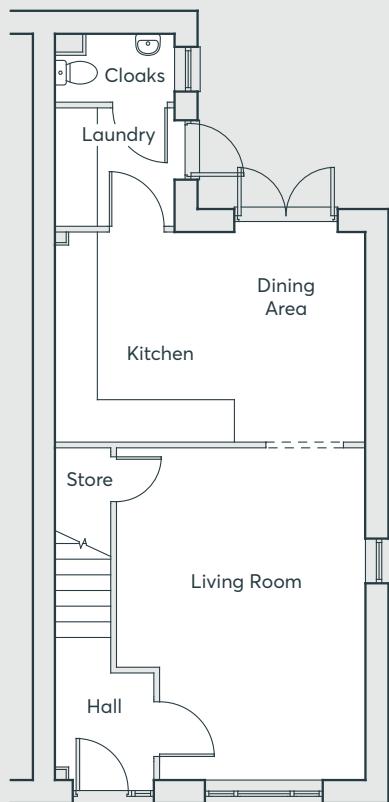
- Open plan dining/kitchen with built-in double oven, hob, hood and French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs storage cupboard
- Storage cupboards on first and second floors
- Top floor master bedroom with en-suite shower room, walk-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**LANGFORD MILLS**  
TAUNTON

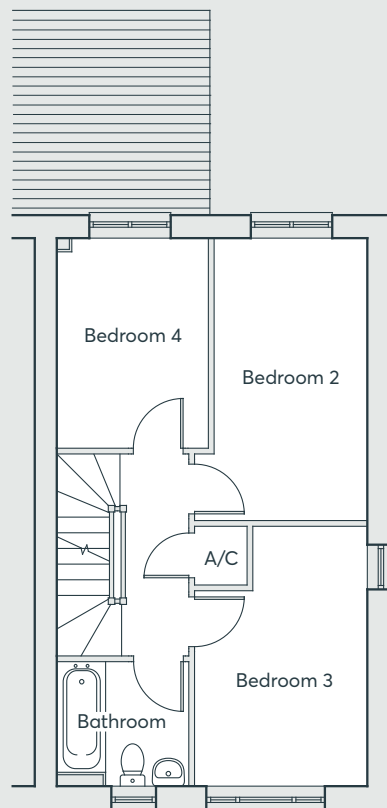
**FOUR  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**

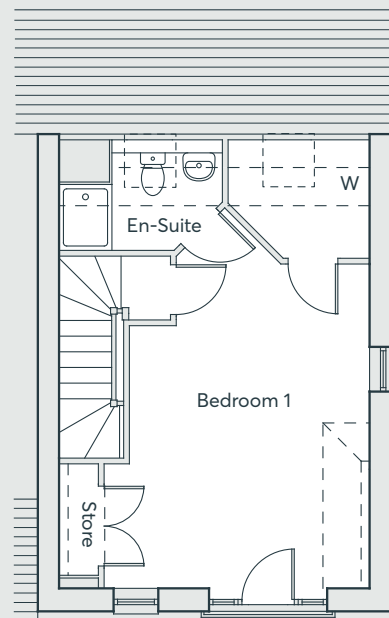




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

# THE HEIRO

Living Room	5.09m x 3.81m	16'8" x 12'6"
Kitchen/Dining	4.76m x 3.22m	15'7" x 10'7"
Cloakroom	1.83m x 1.05m	6'0" x 3'5"
Laundry Room	1.83m x 1.81m	6'0" x 5'11"
Bedroom 1	4.97m x 4.07m	16'4" x 13'4"
En-suite	2.50m x 1.70m	8'3" x 5'7"
Bedroom 2	4.32m x 2.35m	14'2" x 7'8"
Bedroom 3	3.98m x 2.65m	13'1" x 8'8"
Bedroom 4	3.22m x 2.32m	10'7" x 7'7"
Bathroom	2.02m x 1.91m	6'8" x 6'3"

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SMH/1273/08/18

**LANGFORD MILLS**

TAUNTON

**FOUR  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE BECKET V1

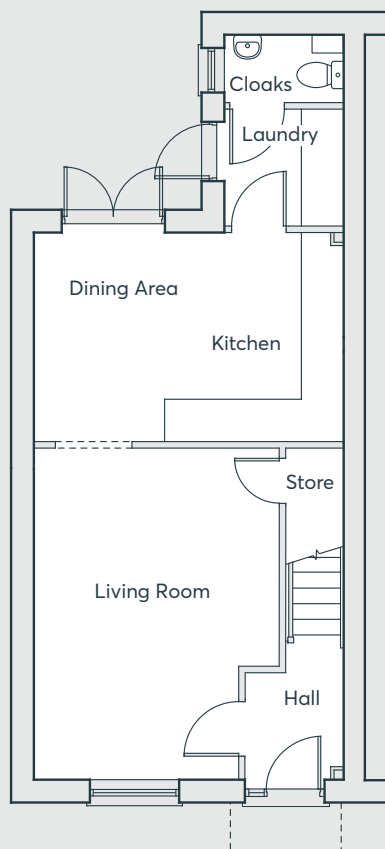
- Open plan dining/kitchen with built-in double oven, hob, hood and French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs storage cupboard
- Storage cupboards on first and second floors
- Top floor master bedroom with en-suite shower room and built in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**LANGFORD MILLS**  
TAUNTON

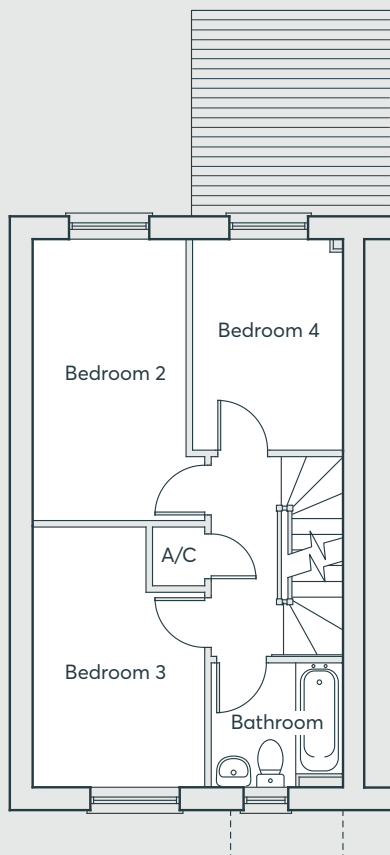
**FOUR  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

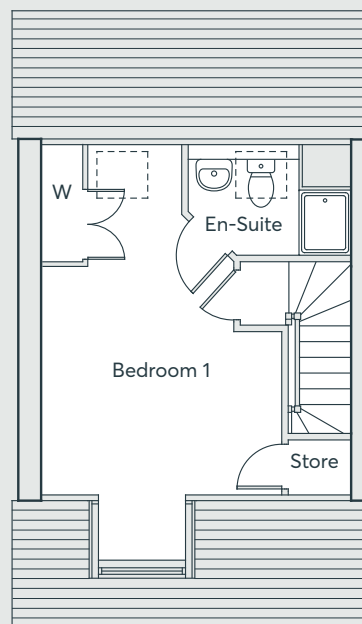




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

# THE BECKET V1

Living Room	5.09m x 3.81m	16'8" x 12'6"
Kitchen/Dining	4.76m x 3.22m	15'7" x 10'7"
Cloakroom	1.83m x 1.05m	6'0" x 3'5"
Laundry Room	1.83m x 1.81m	6'0" x 5'11"
Bedroom 1	6.46m x 3.68m	21'2" x 12'1"
En-suite	2.50m x 1.69m	8'3" x 5'7"
Bedroom 2	4.32m x 2.35m	14'2" x 7'8"
Bedroom 3	3.98m x 2.65m	13'1" x 8'8"
Bedroom 4	3.22m x 2.32m	10'7" x 7'7"
Bathroom	2.02m x 1.91m	6'8" x 6'3"

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SMH/1209/08/18

**LANGFORD MILLS**

TAUNTON

**FOUR  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE BECKET V2

- Open plan dining/kitchen with built-in double oven, hob, hood and French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs storage cupboard
- Storage cupboards on first and second floors
- Top floor master bedroom with en-suite shower room and built in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

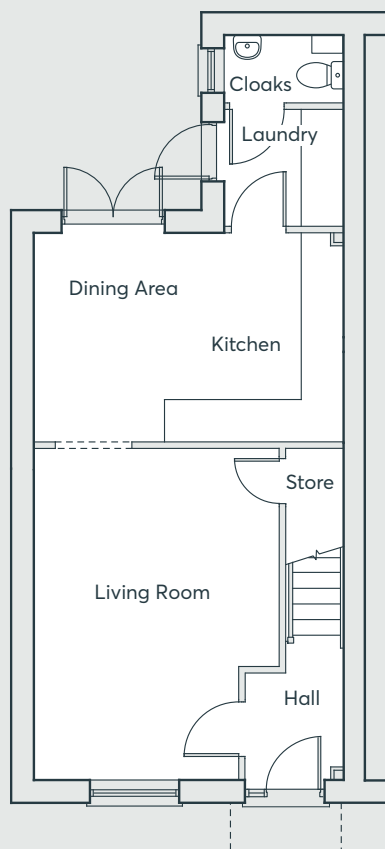
LANGFORD MILLS

TAUNTON

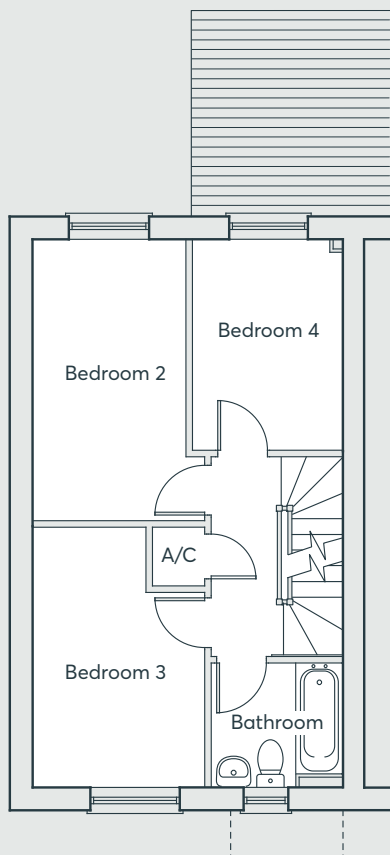
FOUR  
BEDROOM  
HOME

 **ST.MODWEN  
HOMES**

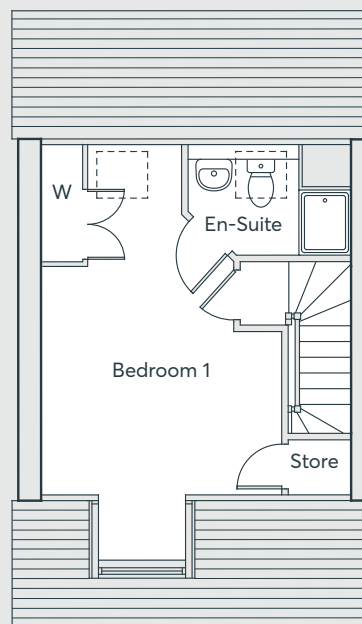




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

# THE BECKET V2

Living Room	5.09m x 3.81m	16'8" x 12'6"
Kitchen/Dining	4.76m x 3.22m	15'7" x 10'7"
Cloakroom	1.83m x 1.05m	6'0" x 3'5"
Laundry Room	1.83m x 1.81m	6'0" x 5'11"
Bedroom 1	6.46m x 3.68m	21'2" x 12'1"
En-suite	2.50m x 1.69m	8'3" x 5'7"
Bedroom 2	4.32m x 2.35m	14'2" x 7'8"
Bedroom 3	3.98m x 2.65m	13'1" x 8'8"
Bedroom 4	3.22m x 2.32m	10'7" x 7'7"
Bathroom	2.02m x 1.91m	6'8" x 6'3"

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SMH/1209/08/18

**LANGFORD MILLS**  
TAUNTON

**FOUR  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE EDWEN

- Open plan kitchen/dining room with integrated appliances and French doors to the garden
- Downstairs cloakroom with shower
- Laundry room
- Under stairs storage cupboard
- Master bedroom with built-in wardrobe
- Fully fitted family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

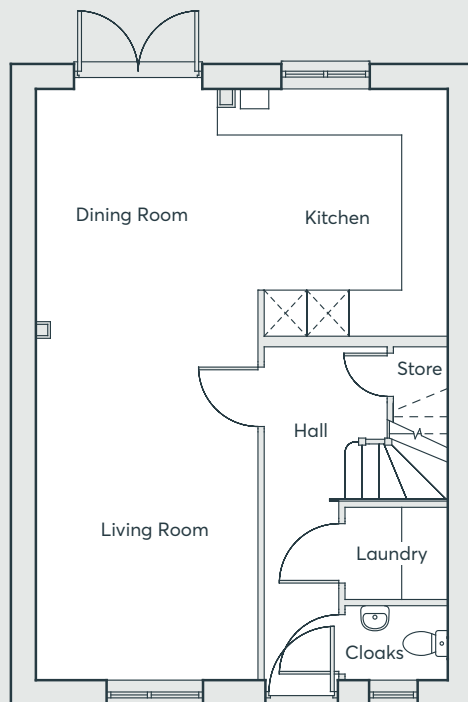
**FOUR  
BEDROOM  
HOME**

**LANGFORD MILLS**  
TAUNTON

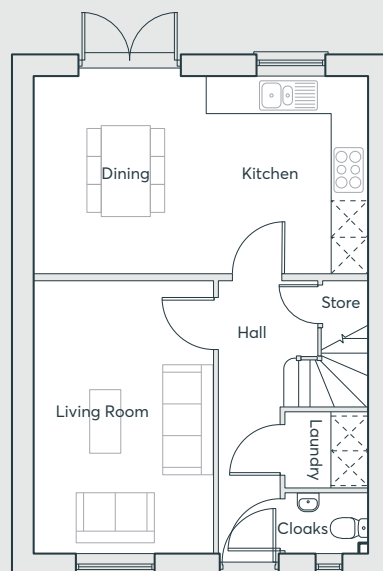
 **ST. MODWEN  
HOMES**



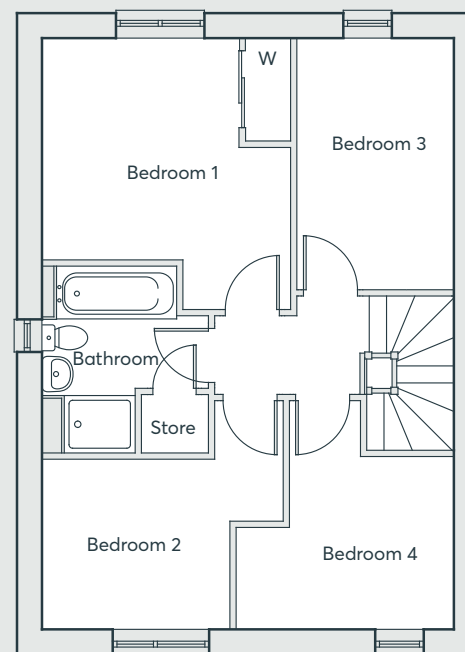
# THE EDWEN



GROUND FLOOR



ALTERNATIVE OPTION



FIRST FLOOR

Living Room	4.95m x 3.13m	5'11" x 10'3"
Kitchen/Dining	3.49m x 5.81m	11'0" x 19'0"
Laundry	1.30m x 1.45m	4'0" x 5'0"
Cloakroom	1.05m x 1.45m	3'0" x 5'0"
Bedroom 1	3.51m x 3.82m	11'6" x 12'6"
Bedroom 2	3.40m x 3.23m	11'2" x 10'7"
Bedroom 3	3.55m x 2.21m	12'0" x 7'0"
Bedroom 4	2.44m x 3.23m	8'0" x 10'7"
Bathroom	2.63m x 2.35m	9'0" x 7'8"

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SMH/1044/09/18

LANGFORD MILLS

TAUNTON

FOUR  
BEDROOM  
HOME

 **ST. MODWEN  
HOMES**

# THE HALLVARD

- Living/dining room with French doors to the rear garden
- Kitchen with integrated appliances
- Under stairs store
- Integral garage with door to the garden
- Master bedroom with en-suite and built-in wardrobe
- Second bedroom with en-suite
- Bedroom three with Juliet balcony overlooking the rear garden
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**THREE  
BEDROOM  
HOME**

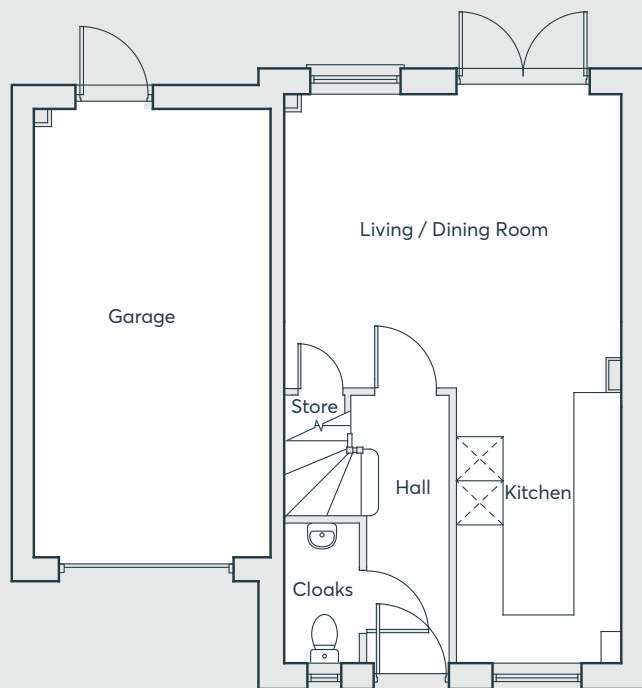
**LANGFORD MILLS**

TAUNTON

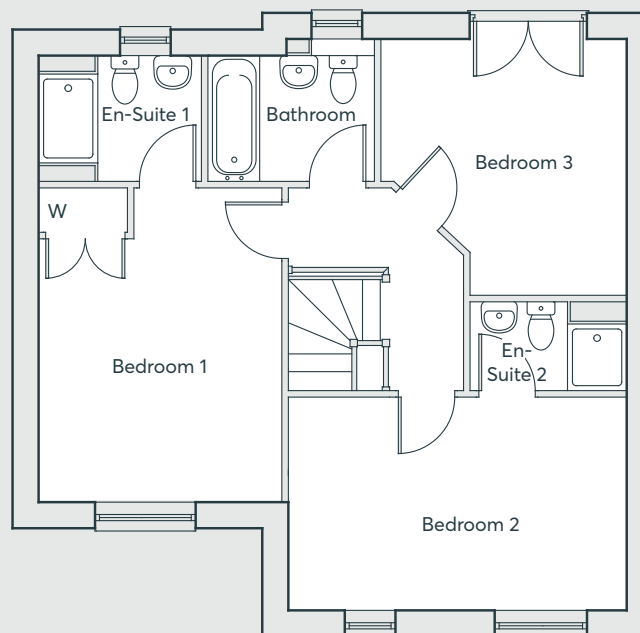
 **ST.MODWEN  
HOMES**



# THE HALLVARD



**GROUND FLOOR**



**FIRST FLOOR**

Living/Dining	3.99m x 4.57m	13'1" x 15'0"
Kitchen	3.73m x 2.26m	12'3" x 7'5"
Cloakroom	1.90m x 1.02m	6'3" x 3'4"
Bedroom 1	4.25m x 3.29m	13'11" x 10'9"
En-suite 1	1.70m x 2.20m	5'7" x 7'3"
Bedroom 2	2.88m x 4.57m	9'5" x 15'0"
En-suite 2	1.20m x 2.11m	3'11" x 6'11"
Bedroom 3	3.46m x 3.32m	11'4" x 10'11"
Bathroom	1.70m x 2.20m	5'7" x 7'5"

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SMH/965v2/09/18

**LANGFORD MILLS**

TAUNTON

**THREE  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE KEA V1

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

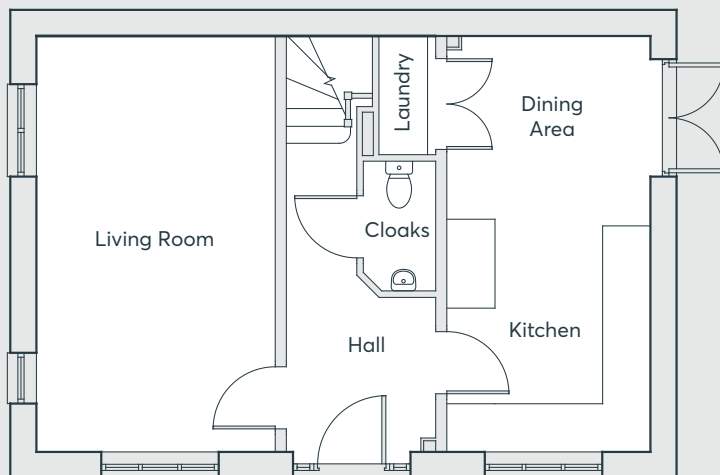
**LANGFORD MILLS**  
TAUNTON

**THREE  
BEDROOM  
HOME**

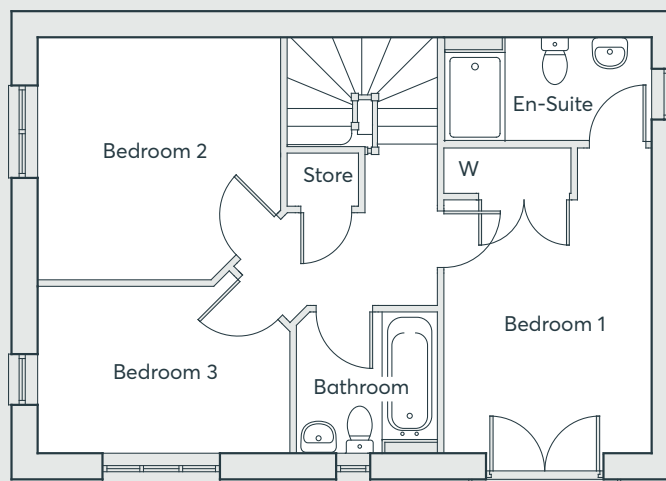
 **ST.MODWEN  
HOMES**



# THE KEA V1



**GROUND FLOOR**



**FIRST FLOOR**

Living Room	5.61m x 3.22m	18'5" x 10'7"
Kitchen/Dining	5.61m x 2.75m	18'5" x 9'0"
Cloakroom	1.75m x 0.98m	5'9" x 3'2"
Laundry Room	1.60 x 0.76m	5'3" x 2'6"
Bedroom 1	4.12m x 2.80m	13'6" x 9'2"
En-suite	2.79m x 1.41m	9'2" x 4'7"
Bedroom 2	3.28m x 3.27m	10'9" x 10'9"
Bedroom 3	3.40m x 2.25m	11'2" x 7'5"
Bathroom	1.91m x 1.90m	6'3" x 6'3"

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SMH/1002v1/08/18

**LANGFORD MILLS**

TAUNTON

**THREE  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE WEBSTER

- Open plan dining/kitchen with French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**THREE  
BEDROOM  
HOME**

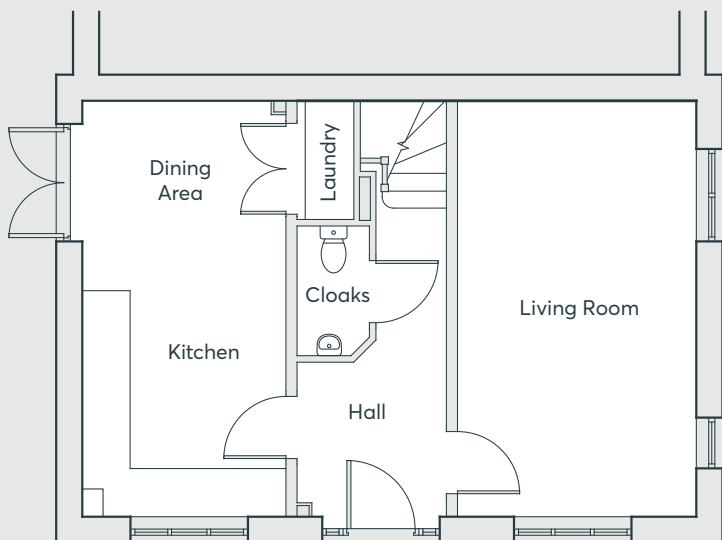
**LANGFORD MILLS**

TAUNTON

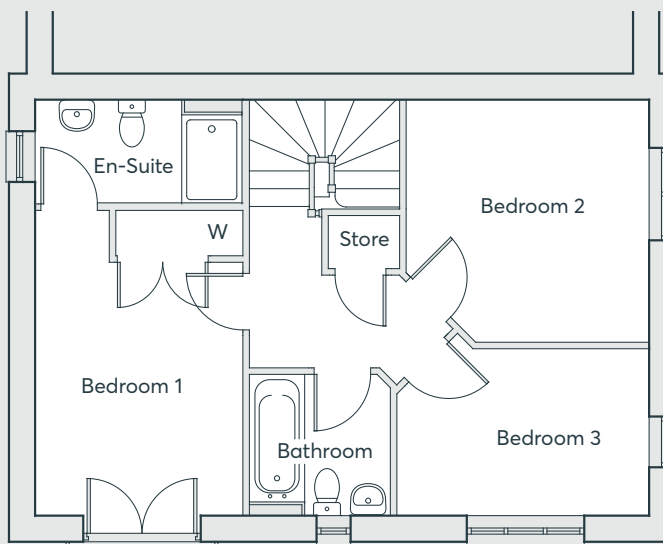
 **ST.MODWEN  
HOMES**



# THE WEBSTER



**GROUND FLOOR**



**FIRST FLOOR**

Living Room	5.61m x 3.22m	18'5" x 10'7"
Kitchen/Dining	5.61m x 2.75m	18'5" x 9'0"
Cloakroom	1.75m x 0.98m	5'9" x 3'2"
Laundry Room	1.56 x 0.77m	5'1" x 2'6"
Bedroom 1	4.12m x 2.80m	13'6" x 9'2"
En-suite	2.79m x 1.41m	9'2" x 4'7"
Bedroom 2	3.28m x 3.27m	10'9" x 10'9"
Bedroom 3	3.40m x 2.25m	11'2" x 7'5"
Bathroom	1.91m x 1.90m	6'3" x 6'3"

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SMH/1002v2/09/18

**LANGFORD MILLS**

TAUNTON

**THREE  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE LAWRENCE

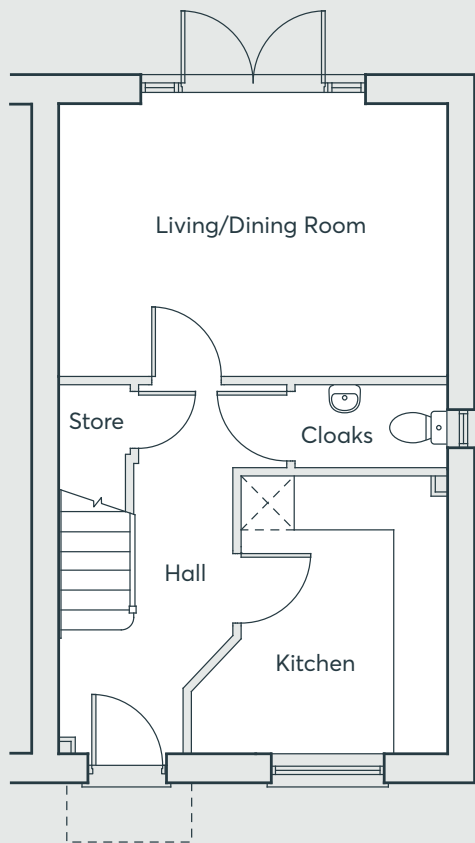
- Living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**THREE  
BEDROOM  
HOME**

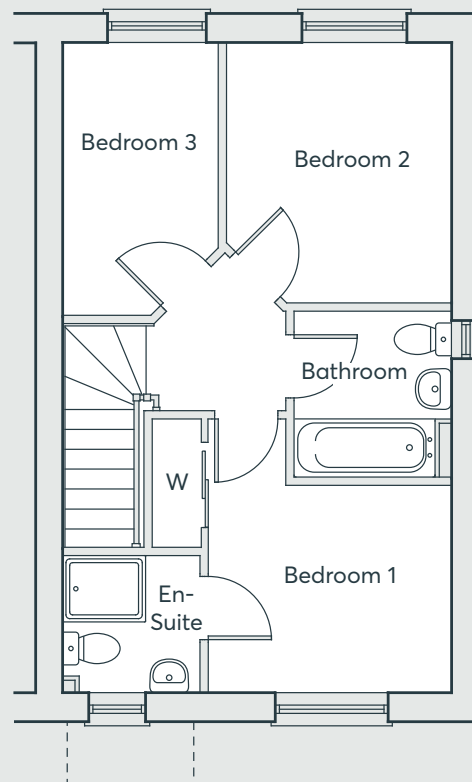
**LANGFORD MILLS**  
TAUNTON

 **ST. MODWEN  
HOMES**





**GROUND FLOOR**



**FIRST FLOOR**

# THE LAWRENCE

Living/Dining	4.68m x 3.31m	15'4" x 10'10"
Kitchen	3.35m x 3.09m	11'0" x 10'2"
Cloakroom	1.84m x 1.00m	6'0" x 3'3"
Bedroom 1	3.30m x 2.89m	10'10" x 9'6"
En-suite	1.70m x 1.64m	5'7" x 5'5"
Bedroom 2	3.13m x 2.71m	10'3" x 8'11"
Bedroom 3	3.31m x 1.88m	10'10" x 6'2"
Bathroom	2.03m x 1.90m	6'8" x 6'3"

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SMH/791/08/18

**LANGFORD MILLS**

TAUNTON

**THREE  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE AUSTIN

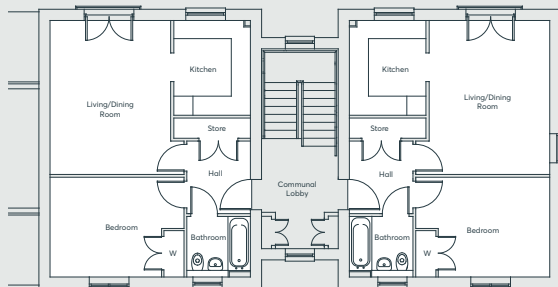
- Open plan living/dining room with Juliet balcony (1st & 2nd floor plots)
- Fitted kitchen with built-in oven, hob and extractor hood
- Double bedroom with built-in wardrobe
- Store cupboard
- Fully fitted bathroom with shower over bath
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**ONE  
BEDROOM  
HOME**

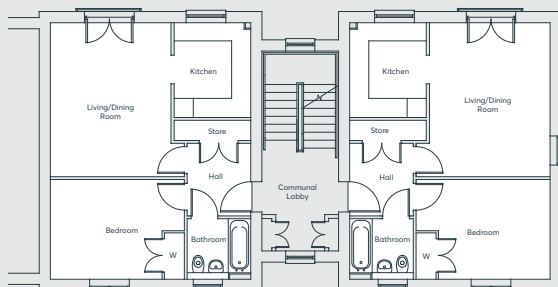
**LANGFORD MILLS**  
TAUNTON

 **ST. MODWEN  
HOMES**

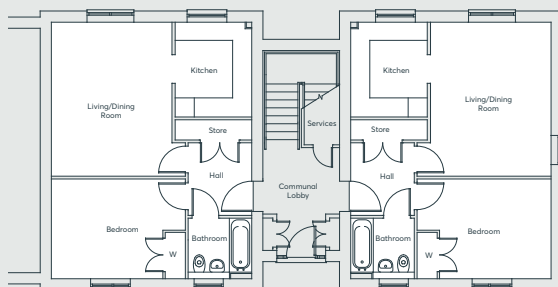




SECOND FLOOR

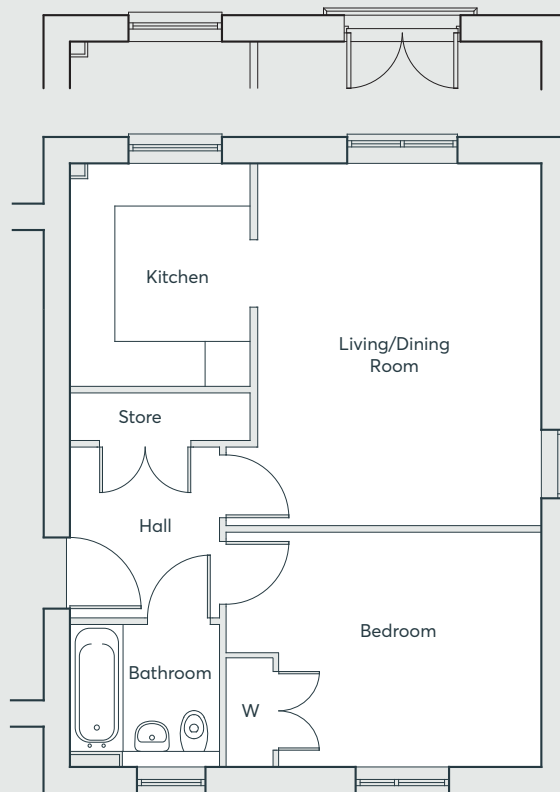


FIRST FLOOR



GROUND FLOOR

NB: Applicable to first & second floor plots only



NB: Window not applicable to all plots please ask for details

# THE AUSTIN

Living/Dining	4.84m x 3.80m	15'10" x 12'6"
Kitchen	2.98m x 2.40m	9'9" x 7'11"
Bedroom	3.13m x 4.21m	10'3" x 13'10"
Bathroom	1.90m x 2.00m	6'3" x 6'7"

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SMH/550/09/18

## LANGFORD MILLS

TAUNTON

## ONE BEDROOM HOME

 **ST.MODWEN HOMES**

# THE NITHARD

- Open plan living room
- Fitted kitchen/dining with built-in oven, hob and extractor hood
- Double bedroom with built-in wardrobe
- Store cupboard
- Fully fitted bathroom with shower over bath
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

LANGFORD MILLS

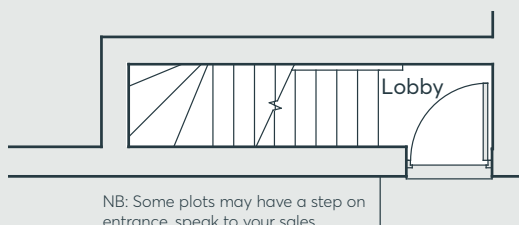
TAUNTON

ONE  
BEDROOM  
HOME

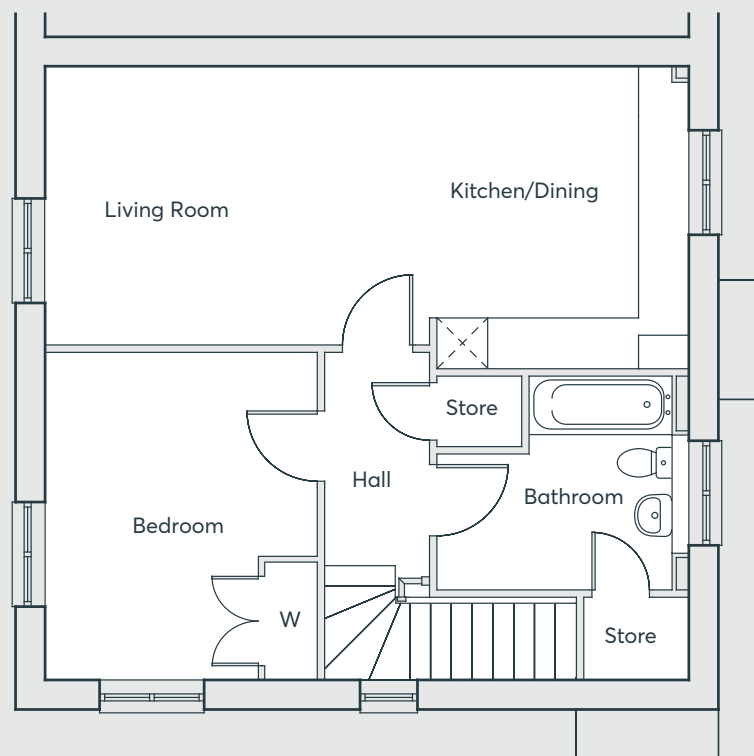
 **ST.MODWEN  
HOMES**



# THE NITHARD



**GROUND FLOOR**



**FIRST FLOOR**

Living Room	4.67m x 3.30m	15'4" x 10'10"
Kitchen/Dining	3.00m x 3.58m	9'10" x 11'9"
Bedroom	3.25m x 3.91m	10'8" x 12'10"
Bathroom	3.01m x 2.55m	9'10" x 8'4"

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SMH/605/09/18

**LANGFORD MILLS**

TAUNTON

**ONE  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE FLORIAN

- Open plan living/dining room
- Fitted kitchen with built-in oven, hob and extractor hood
- Double bedroom with built-in wardrobe
- Store cupboard
- Fully fitted bathroom with shower over bath
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

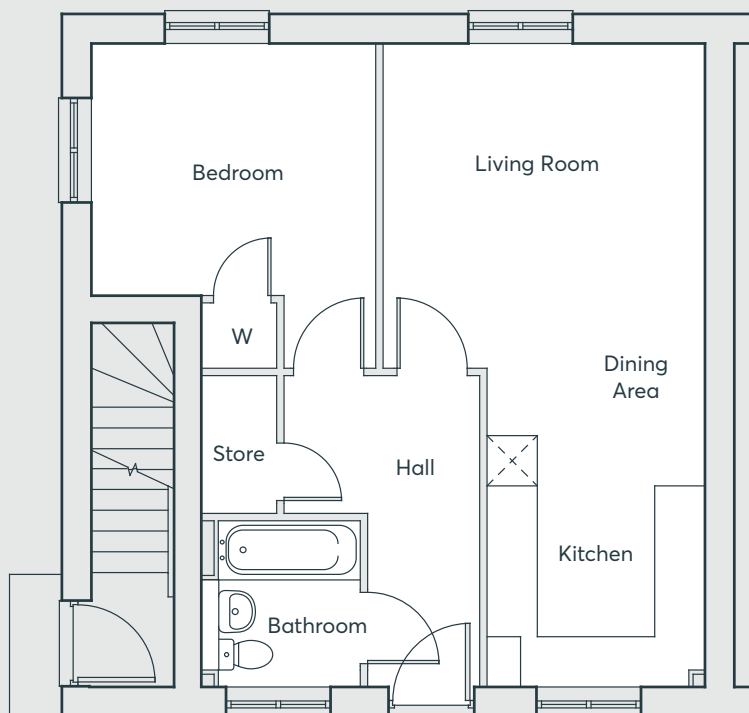
**ONE  
BEDROOM  
HOME**

**LANGFORD MILLS**  
TAUNTON

 **ST.MODWEN  
HOMES**



# THE FLORIAN



NB: Some plots may have a step on entrance, speak to your sales consultant for details

## GROUND FLOOR

Living Room	3.88m x 3.81m	12'9" x 12'6"
Kitchen/Dining	3.80m x 2.57m	12'6" x 8'5"
Bedroom	3.88m x 3.39m	12'9" x 11'2"
Bathroom	1.98m x 1.90m	6'6" x 6'3"

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SMH/539/09/18

## ONE BEDROOM HOME

**LANGFORD MILLS**

TAUNTON

 **ST.MODWEN  
HOMES**



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T: 0121 647 1000 E: [sales@stmodwenhomes.co.uk](mailto:sales@stmodwenhomes.co.uk)

**[stmodwenhomes.co.uk](http://stmodwenhomes.co.uk)**