

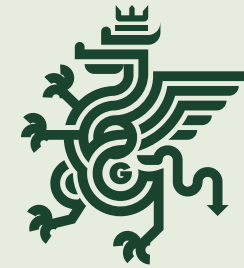


**GADDS GREEN**

GREENSLADE TAYLOR HUNT

[www.gth.net](http://www.gth.net)





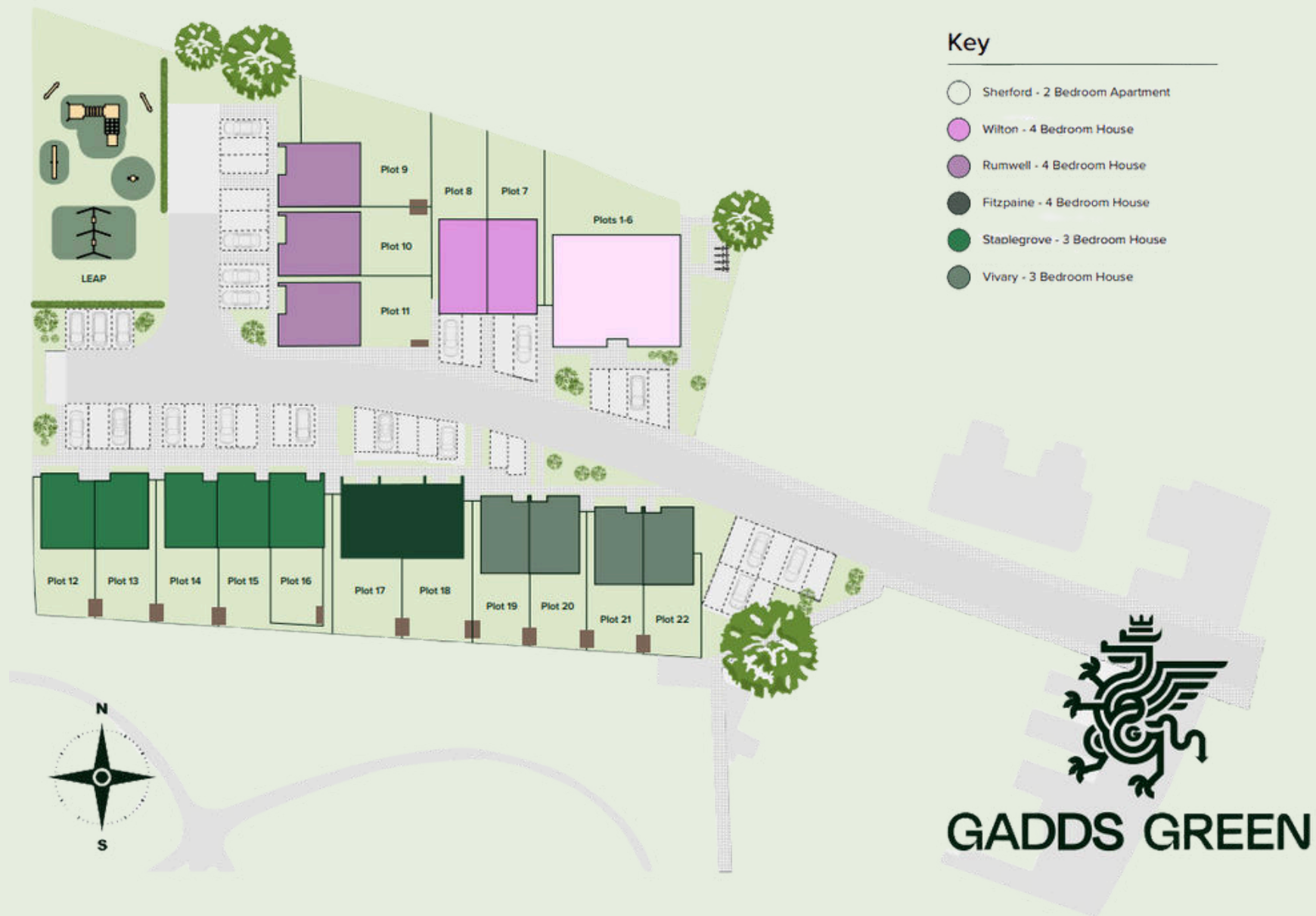
## GADDS GREEN

Gadds Green is a stunning development of 22 homes located on the favoured north western edge of Taunton, offering a fantastic balance of attractive surroundings alongside the convenience of close proximity to Taunton Train Station, Aldi and all of the amenities on offer within Taunton Town Centre, less than 1 mile away.

Built to a superb standard, offering attractive, modern finishes throughout, by noted local developer Gadd Properties, these contemporary homes perfectly combine beautiful modern style within a historic area with allotments and parkland just a short distance away.

The collection of 22 homes offers a range of two bedroom apartments to four bedroom houses, with two to three bathrooms, providing homes to suit a variety of needs.





#### IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They must not be relied upon as statements of fact. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any areas, measurements or distances are approximate, room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property. The specification for internal and external finishes should not be relied upon, please consult the agent or developer.





# Specifications

All homes at Gadds Green are finished to a beautiful standard, with some upgrades available subject to build stage:

- Gas-fired central heating
- Quality fitted kitchens
- Quality worktops
- Integrated oven
- Integrated hob and extractor
- Integrated dishwasher
- Integrated fridge/freezer
- Downlighters in kitchen and bathroom
- Quality bathroom fixtures and fittings
- Underfloor heating to the ground floor
- Shaver socket
- Heated towel rail to bathrooms
- A wide selection of quality wall tiling
- A wide selection of flooring to wet areas
- External tap (plots 7-22)
- Patio area to rear garden (plots 1, 2, 7-22)
- 10 year warranty
- Solar
- Internal oak doors
- Landscaped gardens finished to seed/turf





**VIVARY**  
(Plots 19, 20, 21 & 22)

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THREE BEDROOM  
SEMI-DETACHED



1



3



2

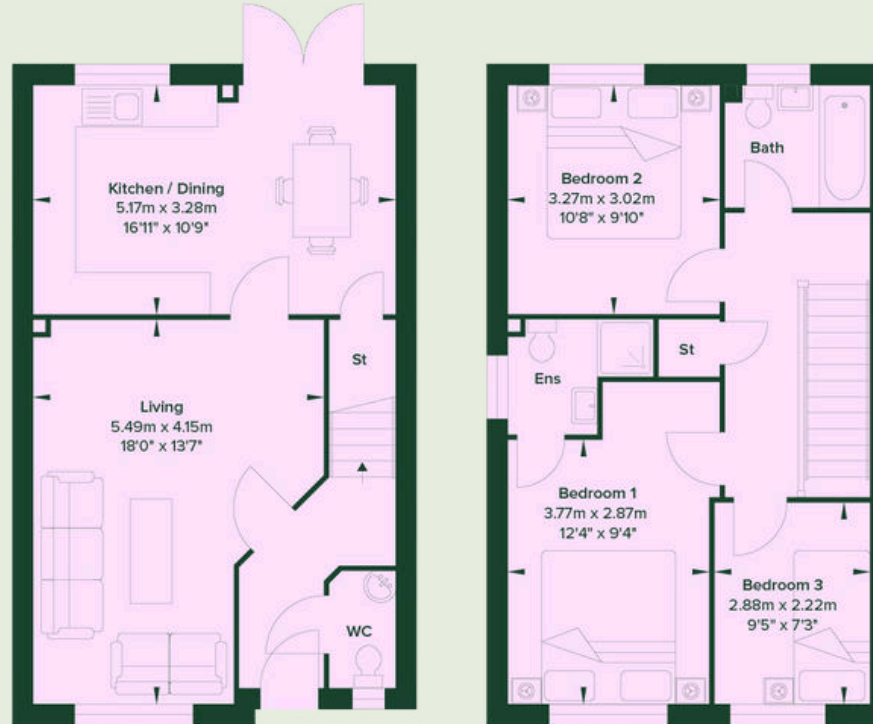


968sq ft / 89.93sq m

A generous, modern, three  
bedroom, semi-detached home

# VIVARY

Plots 20 & 22 (AS) Plots 19 & 21 (OPP)



**Ground Floor**

**First Floor**

Gross Internal Floor Area : 89.93 m<sup>2</sup> | 968 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**STAPLEGROVE**  
(Plots 12, 13, 14, 15 & 16)

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**THREE BEDROOM  
HOME**



1



3



2

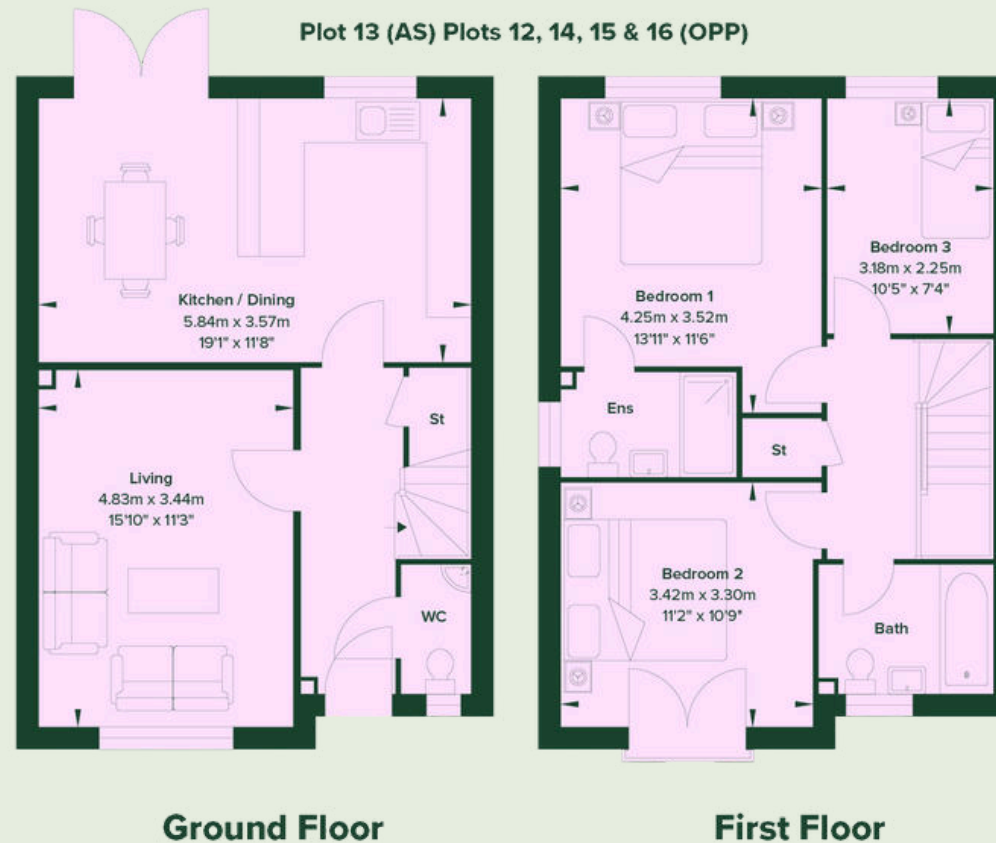


1033sq ft / 95.96sq m

A fantastic three bedroom home,  
with open-plan kitchen/dining  
and beautiful Juliette balconies  
to the second bedroom



# STAPLEGROVE



Gross Internal Floor Area : 95.96 m<sup>2</sup> | 1033 ft<sup>2</sup>

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**FITZPAINE**  
(Plots 17 & 18)

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FOUR BEDROOM  
SEMI-DETACHED



1



4



2



1227sq ft / 113.99sq m

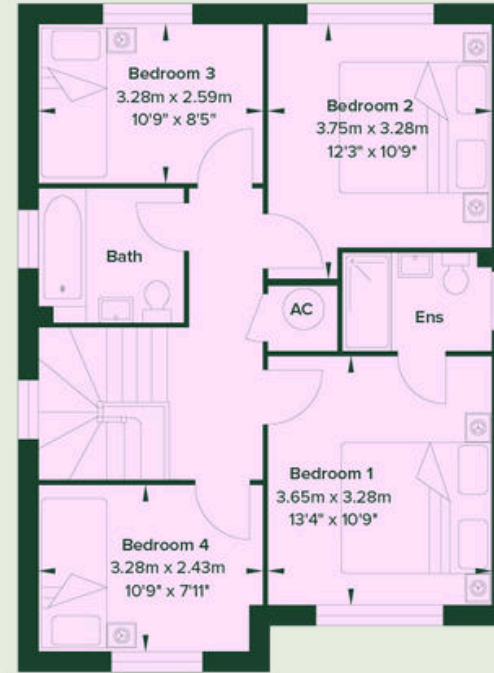
A spacious, four bedroom family home including a superb open-plan kitchen/dining space

# FITZPAINE

Plots 18 (AS) & 17 (OPP)



Ground Floor



First Floor

Gross Internal Floor Area : 113.99 m<sup>2</sup> | 1227 ft<sup>2</sup>

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**RUMWELL**  
(Plots 9, 10 & 11)

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**FOUR BEDROOM  
DETACHED**



1



4



2

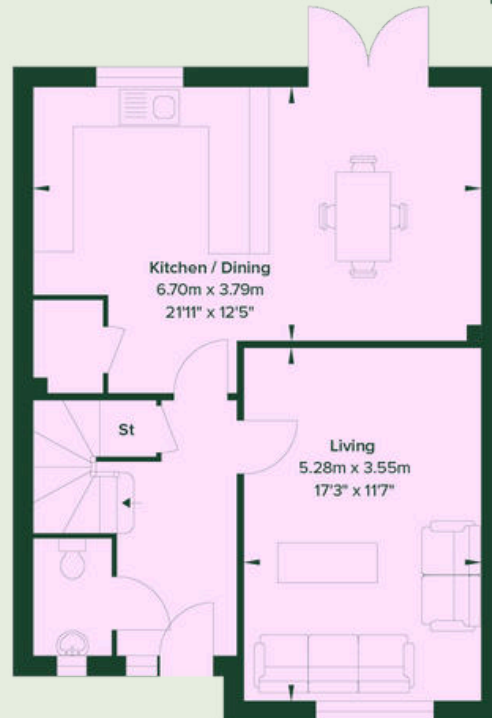


1287sq ft / 119.56sq m

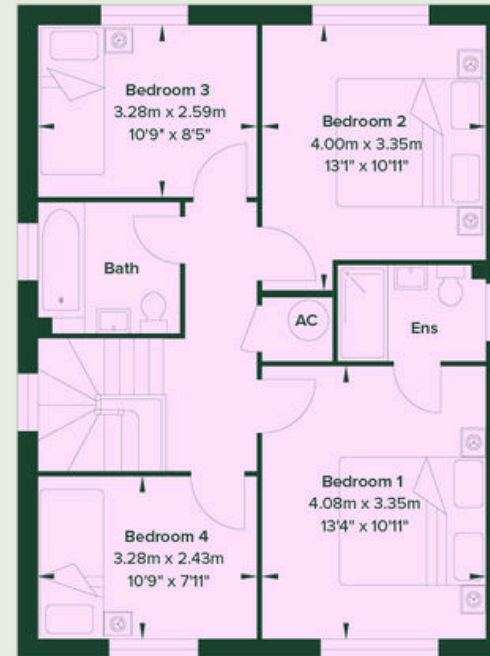
Beautiful, four bedroom detached  
homes designed with modern  
living in mind

# RUMWELL

Plots 9, 10 & 11



**Ground Floor**



**First Floor**

**Gross Internal Floor Area : 119.56 m<sup>2</sup> | 1287 ft<sup>2</sup>**

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COMING SOON

WILTON  
(Plots 7 & 8)

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FOUR BEDROOM  
SEMI-DETACHED



1



4



3



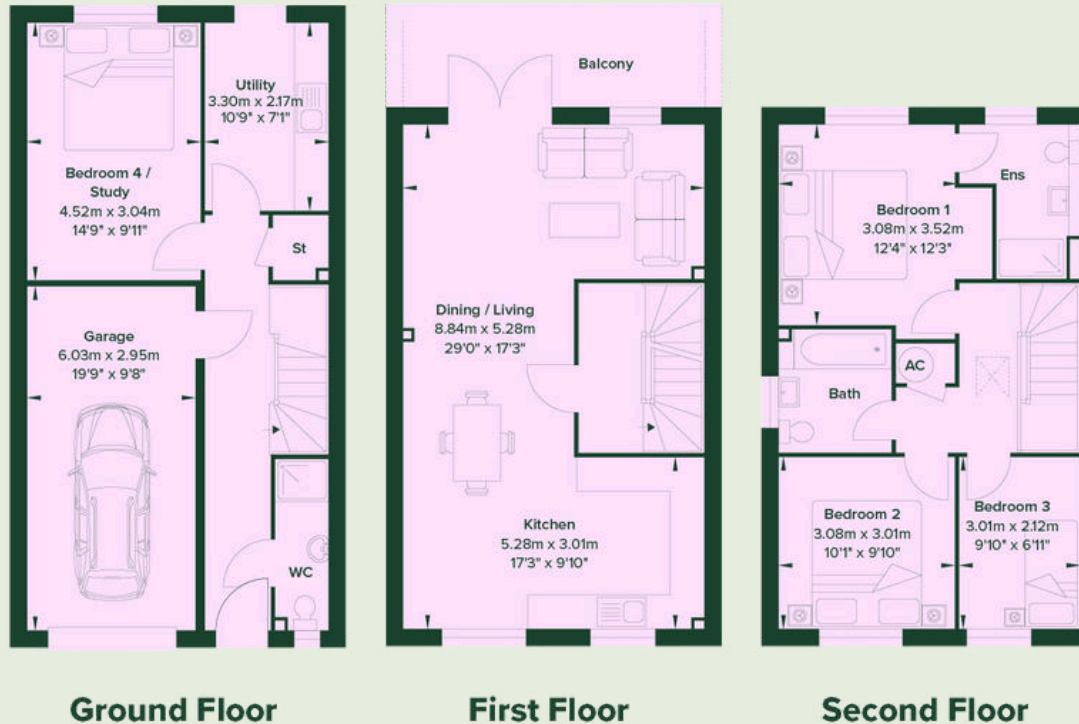
1399sq ft / 129.97sq m

A generous, four bedroom family  
home with integral garage



# WILTON

Plot 7 (AS) Plot 8 (OPP)



Gross Internal Floor Area : 129.97 m<sup>2</sup> | 1399 ft<sup>2</sup>

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COMING SOON

**SHERFORD**  
(Plots 1 - 6)

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**TWO BEDROOM  
APARTMENT**



1



2



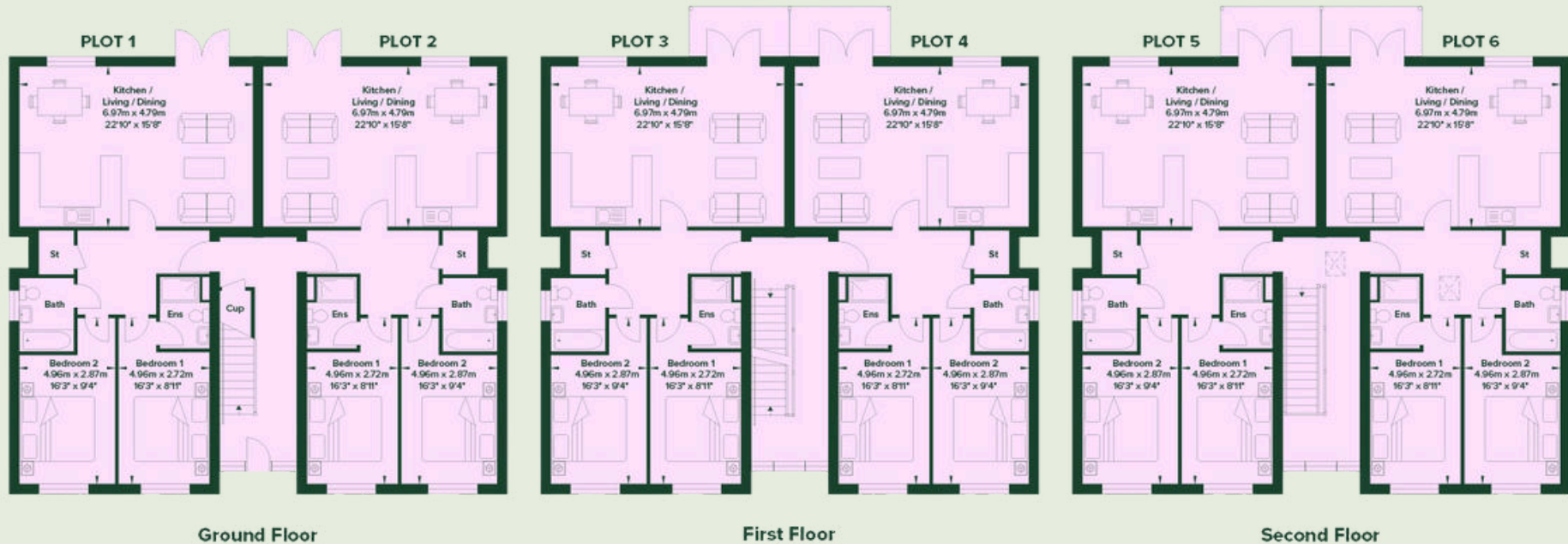
2



839sq ft / 77.94sq m

A spacious, two bedroom apartment with the benefit of a garden area or balcony, perfect for a busy lifestyle

# SHERFORD



Gross Internal Floor Area : 77.94 m<sup>2</sup> | 839 ft<sup>2</sup>

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# Location

Gadds Green is located on the sought after north western edge of Taunton, within close proximity to Taunton Train Station with a fast service to London Paddington, Aldi, and Taunton School, with green areas and sports facilities at Taunton Vale a short distance away. Junction 25 of the M5 is a short drive from the site, providing excellent communications further south-west, as well as to Bristol and Birmingham.

Taunton Town Centre lays within 1 mile, offering a wide range of shopping, educational, sporting and leisure facilities, including a thriving town centre, out-of-town shopping precincts and a number of exceptional schools.

Taunton is also home to Somerset County Cricket Club, with the Cooper Associates County Ground providing a regular offering of first-class cricket.

The Brewhouse Theatre offers an exceptional programme of events and Vivary Park hosts the renowned, annual Taunton Flower Show, along with a number of Summer Concerts.



# Directions

From Taunton Station:

Turn right from Station Approach onto Trenchard Way (A3087). Continue for approximately 0.5 miles to the roundabout, taking the 3rd exit, where Gadds Green will be located just ahead of you.

From M5 junction 25:

Exit the junction 25 roundabout onto Toneway (A358) following signs for Taunton (A38). Continue along the A358/A38/A3038 for approx. 1.5 miles across two roundabouts taking the 3rd exit at the 3rd roundabout onto Priors Park, signposted for Taunton Station. Continue for approximately 1 mile to the roundabout, taking the 3rd exit, where Gadds Green will be located just ahead of you.

POSTCODE: TA1 1DT

WHAT3WORDS: honey.coach.outfit





## VIEWINGS BY APPOINTMENT

Viewings are strictly by appointment with the agents  
Greenslade Taylor Hunt  
13 Hammet Street, Taunton, Somerset TA1 1RN  
Email: [residential.taunton@gth.net](mailto:residential.taunton@gth.net)  
Telephone: 01823 277121

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Please note the property is a development site with associated risks. Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. If so directed by a member of GTH they must wear their own appropriate Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.



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