



HAWKFIELD
HOMES

CARNIVAL COURT

TAUNTON ROAD | BRIDGWATER | SOMERSET

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CARNIVAL COURT, TAUNTON ROAD, BRIDGWATER, SOMERSET TA6 6AF

Carnival Court is a select development of superior quality, one and two bedroom apartments, set in a beautifully convenient location close to the picturesque and highly desirable town centre of Bridgwater in Somerset.

Bridgwater is a charming and thriving market town with a colourful past; reflected in its many historic buildings and celebrated with its extraordinary annual carnival procession... the largest in Europe.

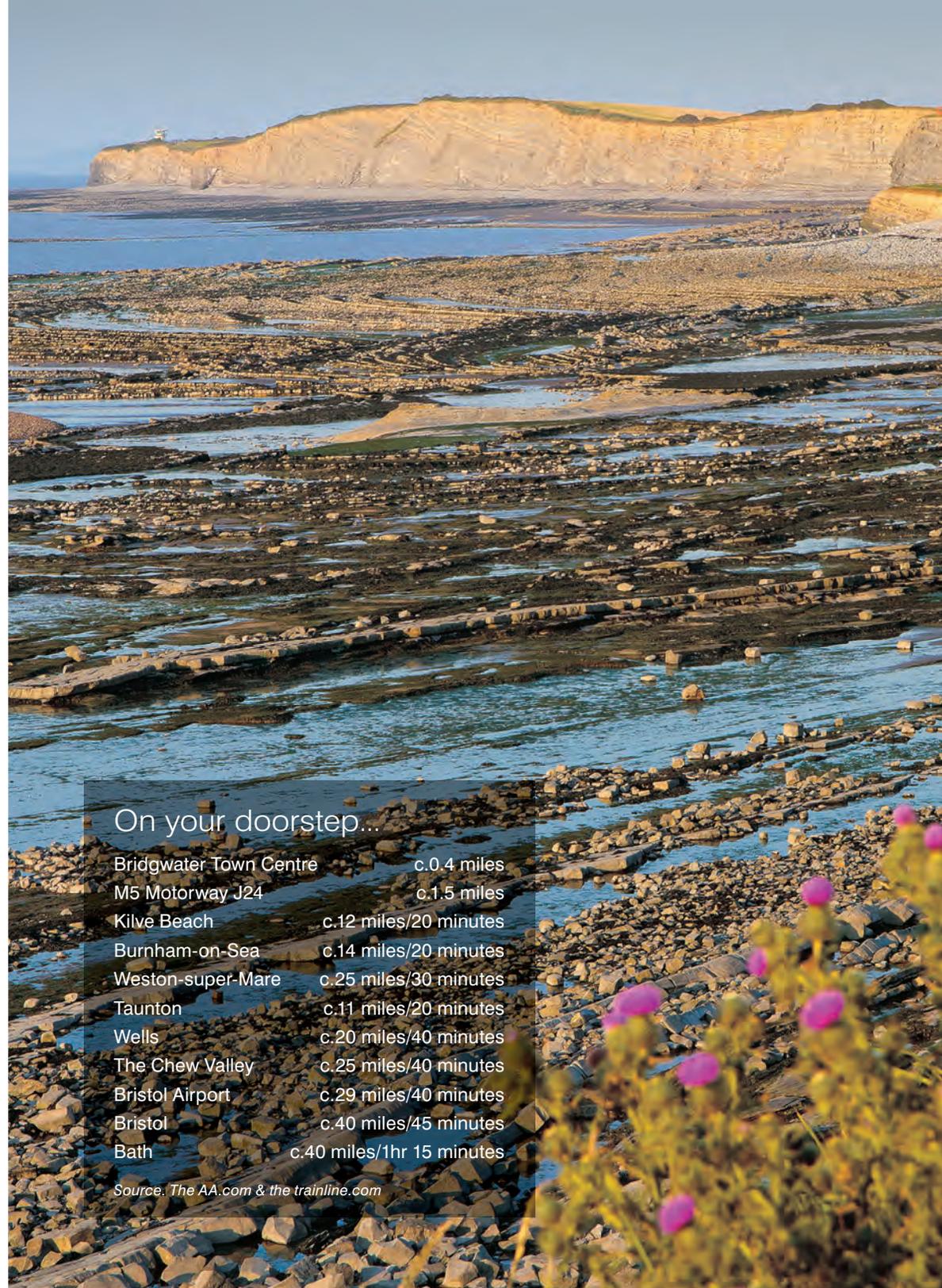
Situated on the banks of the tidal River Parrett, nesting between the beautiful Mendip and Quantock Hills, Bridgwater was originally a modest fishing and farming settlement. It developed into a thriving port; with a rich vein of productivity running through the town, retaining a reputation for manufacturing and commercial enterprise to this day. The local economy is poised to be further boosted by the new development of Hinkley Point.

Large parts of the town centre and docks now form beautiful conservation areas with elegant streets lined with well preserved historic buildings, statues and gardens. The town stands proudly alongside the banks of the River Parrett. The dockside area of Admirals Quay offers a wonderful contemporary waters edge lifestyle, as do the West Quay and Eastover areas of the town as a result of its impressive and continuing redevelopment.

This thriving town offers an excellent range of local amenities with shopping, leisure, arts and

dining to suit all tastes right on the doorstep. The nearby county town of Taunton and the coastal towns of Burnham-on-Sea and Weston-super-Mare are both easily accessible via the M5 motorway, as are the vibrant cities of Bristol, Bath and Exeter. The A39 leads to the tranquility of the Quantock Hills, Exmoor and the dramatic Somerset coastline, with Glastonbury, Street and Wells to the East. Bristol International Airport is conveniently located just 29 miles distant providing easy access to destinations further afield.





On your doorstep...

Bridgwater Town Centre	c.0.4 miles
M5 Motorway J24	c.1.5 miles
Kilve Beach	c.12 miles/20 minutes
Burnham-on-Sea	c.14 miles/20 minutes
Weston-super-Mare	c.25 miles/30 minutes
Taunton	c.11 miles/20 minutes
Wells	c.20 miles/40 minutes
The Chew Valley	c.25 miles/40 minutes
Bristol Airport	c.29 miles/40 minutes
Bristol	c.40 miles/45 minutes
Bath	c.40 miles/1hr 15 minutes

Source: *The AA.com & the trainline.com*

CARNIVAL COURT

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GROUND FLOOR

BLOCK 1

Apartment 1

Living/Kitchen/Dining room	5.07m x 3.96m	16' 7" x 13' 0"
Bedroom 1	3.58m x 2.58m	11' 9" x 8' 6"
Bedroom 2	4.47m x 3.05m	14' 8" x 10' 0"

Apartment 2

Living/Kitchen/Dining room	5.83m x 3.85m	19' 1" x 12' 7"
Bedroom 1	4.08m x 2.57m	13' 5" x 8' 5"
Bedroom 2	3.47m x 3.17m	11' 5" x 10' 5"

Apartment 3

Living/Kitchen/Dining room	7.47m x 3.37m	24' 6" x 11' 0"
Bedroom 1	5.06m x 2.57m	16' 7" x 8' 5"
Bedroom 2	5.05m x 2.55m	16' 7" x 8' 4"

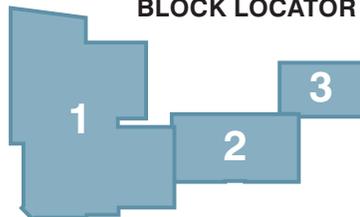
Apartment 4

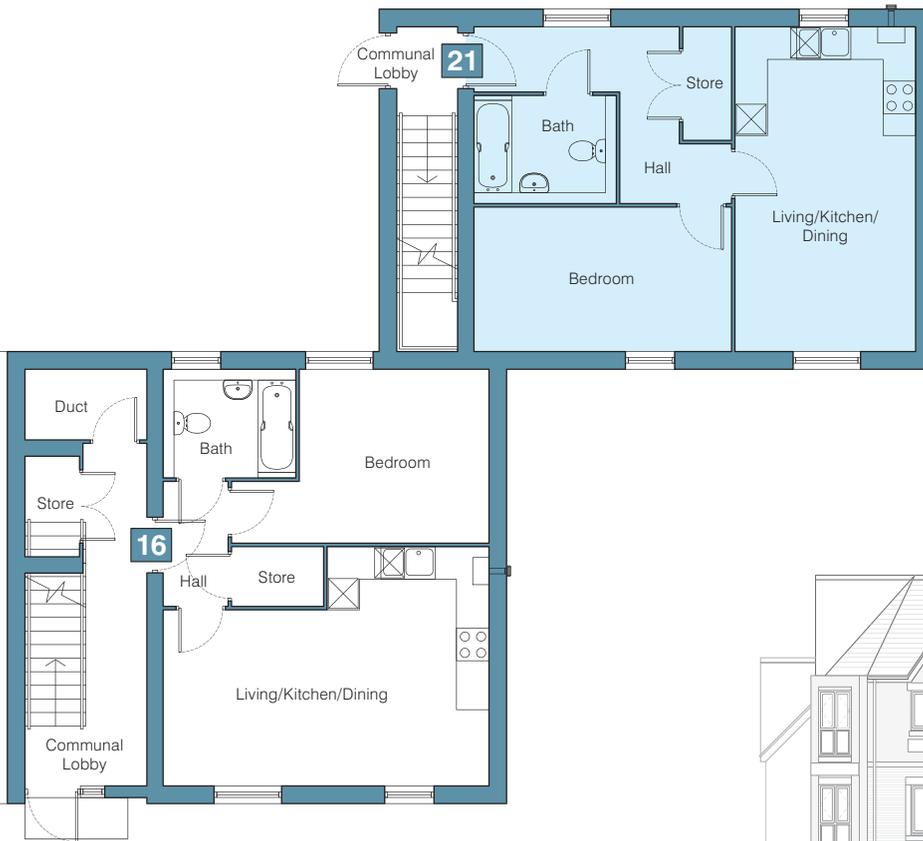
Living/Kitchen/Dining room	5.46m x 3.74m	17' 11" x 12' 3"
Bedroom 1	3.68m x 3.09m	12' 1" x 10' 2"
Bedroom 2	3.25m x 2.68m	10' 8" x 8' 9"

Apartment 5

Living/Kitchen/Dining room	7.06m x 3.24m	23' 2" x 10' 7"
Bedroom 1	5.13m x 2.62m	16' 10" x 8' 7"
Bedroom 2	4.08m x 2.60m	13' 5" x 8' 6"

BLOCK LOCATOR





BLOCK 2

Apartment 16

Living/Kitchen/Dining room	5.98m x 4.38m	19' 7" x 14' 4"
Bedroom	3.18m x 3.17m	10' 6" x 10' 5"

BLOCK 3

Apartment 21

Living/Kitchen/Dining room	5.95m x 3.31m	19' 6" x 10' 10"
Bedroom	4.72m x 2.61m	15' 6" x 8' 7"

Maximum dimensions are quoted in irregular shaped rooms



SIDE ELEVATION (OFF ROAD)

CARNIVAL COURT

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FIRST FLOOR

BLOCK 1

Apartment 6

Living/Kitchen/Dining room	5.07m x 3.96m	16' 7" x 13' 0"
Bedroom 1	3.58m x 2.58m	11' 9" x 8' 6"
Bedroom 2	4.47m x 3.05m	14' 8" x 10' 0"

Apartment 7

Living/Kitchen/Dining room	5.83m x 3.85m	19' 1" x 12' 7"
Bedroom 1	4.08m x 2.57m	13' 5" x 8' 5"
Bedroom 2	3.47m x 3.17m	11' 5" x 10' 5"

Apartment 8

Living/Kitchen/Dining room	7.47m x 3.37m	24' 6" x 11' 0"
Bedroom 1	5.06m x 2.57m	16' 7" x 8' 5"
Bedroom 2	5.05m x 2.55m	16' 7" x 8' 4"

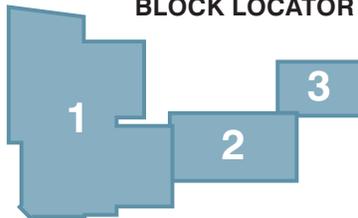
Apartment 9

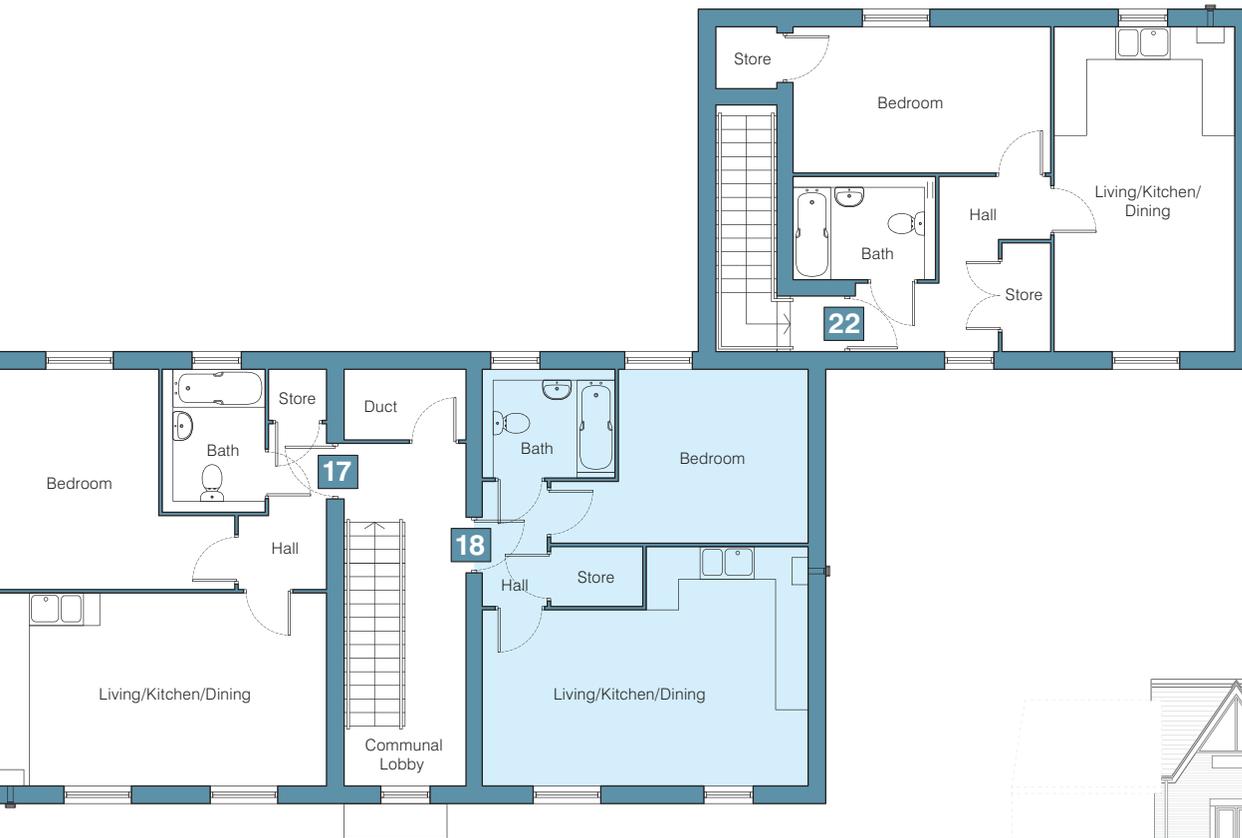
Living/Kitchen/Dining room	5.46m x 3.74m	17' 11" x 12' 3"
Bedroom 1	3.68m x 3.09m	12' 1" x 10' 2"
Bedroom 2	3.25m x 2.68m	10' 8" x 8' 9"

Apartment 10

Living/Kitchen/Dining room	7.06m x 3.24m	23' 2" x 10' 7"
Bedroom 1	5.13m x 2.62m	16' 10" x 8' 7"
Bedroom 2	4.08m x 2.60m	13' 5" x 8' 6"

BLOCK LOCATOR





BLOCK 2

Apartment 17

Living/Kitchen/Dining room	6.04m x 3.50m	19' 10" x 11' 6"
Bedroom	3.93m x 2.63m	12' 11" x 8' 7"

Apartment 18

Living/Kitchen/Dining room	5.98m x 4.38m	19' 7" x 14' 4"
Bedroom	3.18m x 3.17m	10' 6" x 10' 5"

BLOCK 3

Apartment 22

Living/Kitchen/Dining room	5.95m x 3.31m	19' 6" x 10' 10"
Bedroom	4.72m x 2.61m	15' 6" x 8' 7"

Maximum dimensions are quoted in irregular shaped rooms



SIDE ELEVATION (TAUNTON ROAD)

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SECOND FLOOR

BLOCK 1

Apartment 11

Living/Kitchen/Dining room	5.07m x 3.96m	16' 7" x 13' 0"
Bedroom 1	3.58m x 2.58m	11' 9" x 8' 6"
Bedroom 2	4.47m x 3.05m	14' 8" x 10' 0"

Apartment 12

Living/Kitchen/Dining room	5.83m x 3.85m	19' 1" x 12' 7"
Bedroom 1	4.08m x 2.57m	13' 5" x 8' 5"
Bedroom 2	3.47m x 3.17m	11' 5" x 10' 5"

Apartment 13

Living/Kitchen/Dining room	7.47m x 3.37m	24' 6" x 11' 0"
Bedroom 1	4.40m x 2.57m	14' 5" x 8' 5"
Bedroom 2	3.98m x 2.55m	13' 1" x 8' 4"

Apartment 14

Living/Kitchen/Dining room	5.46m x 3.74m	17' 11" x 12' 3"
Bedroom 1	3.68m x 3.09m	12' 1" x 10' 2"
Bedroom 2	3.25m x 2.68m	10' 8" x 8' 9"

Apartment 15

Living/Kitchen/Dining room	7.06m x 3.24m	23' 2" x 10' 7"
Bedroom 1	5.13m x 2.62m	16' 10" x 8' 7"
Bedroom 2	4.08m x 2.60m	13' 5" x 8' 6"

BLOCK 2

Apartment 19

Living/Kitchen/Dining room	6.04m x 3.50m	19' 10" x 11' 6"
Bedroom	3.93m x 2.63m	12' 11" x 8' 7"

Apartment 20

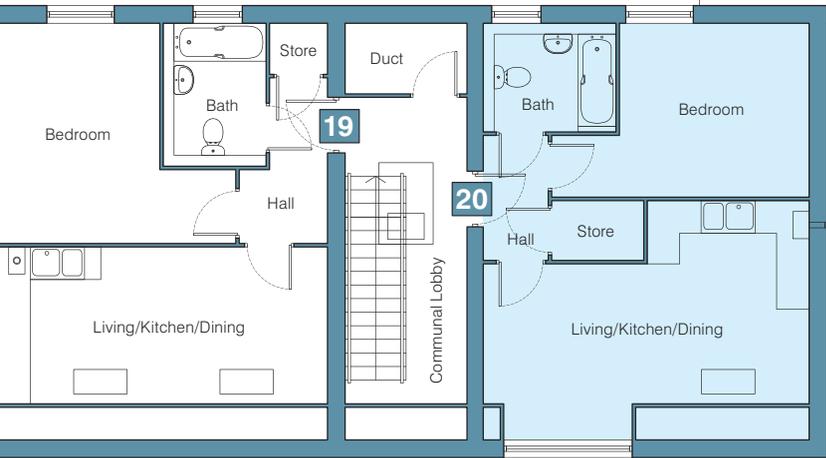
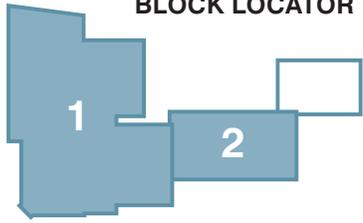
Living/Kitchen/Dining room	5.98m x 4.38m	19' 7" x 14' 4"
Bedroom	3.18m x 3.17m	10' 6" x 10' 5"

Maximum dimensions are quoted in irregular shaped rooms



SITE PLAN

BLOCK LOCATOR



BP = Bike Parking

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THE SPECIFICATION

Kitchen

Fully fitted bespoke Greenwich kitchens in light grey oak, dove grey and white
Laminated white mirror chip worktop with stainless steel one and a half bowl sink and drainer
Single oven, hob and extractor hood
Integrated appliances include fridge/freezer, washer/dryer and dishwasher

Bathrooms/En suite

Contemporary white sanitary ware and vanity unit by Saneux
Shower by Methven using Airstream technology
Chrome fittings by Deva
Full height ceramic tiling by the British Ceramic Tile company
Floor tiles by the British Ceramic Tile company
LED illuminated mirror by Roper Rhodes
Multi-rail towel warmer

General

Contemporary satin stainless steel ironmongery
Four panel shaker style internal doors
Moduleo Midland Oak and Mpress Bohemian flooring
Shetland Berber carpet
Walls and ceilings painted in neutral colour ways
Thermostatically controlled radiators
Each property benefits from a 10 year Build-Zone warranty.
Communal courtyard gardens and parking





Hawkfield Homes has combined forces with Sound Mortgage Solutions Ltd., who advise on mortgage products from a range of over 50 of the UK's best known lenders.

Sound Mortgage Solutions also works closely with a range of insurance providers to ensure a positive outcome for their clients.

At Hawkfield Homes we offer a bespoke mortgage advisory service by introduction to Sound Mortgage Solutions. We strive to build a service around your needs as an individual and try to understand what is important to you and relevant to your circumstances.

Sound Mortgage Solutions Ltd. is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE



Help to buy

You could buy with just a 5% deposit whether you're a first time buyer or moving on from an existing home. Help to buy is a Government scheme providing an equity loan of up to 20% of the value of the property. This can be repaid at any time or on the sale of your home. You may only need to secure up to a 75% mortgage on the property.





HAWKFIELD HOMES

At Hawkfield Homes we believe that a house is more than just bricks and mortar. It's a home...

It's a place of dreams, memories and experiences. But a home has also got to function and do the basics right. All day. Everyday.

We understand that, and strive to achieve it on all of our developments. As soon as you step into one of our homes you'll feel our commitment to building living spaces that are a blend of imaginative design and functionality.

So it's going to look nice and it's going to make your life easier. From space planning through to fixtures and fittings we've thought about things... a lot!

Whatever your style, from urban chic to traditional elegance, we have the ability to personalise your new home to suit you and your family perfectly... making your home as individual as you are.

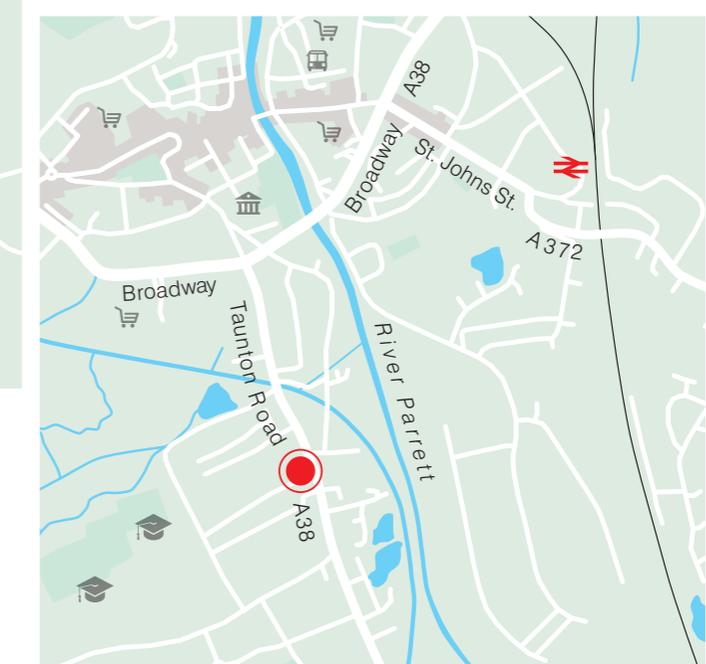
DISCLAIMER

Whilst every care has been taken to prepare this sales brochure to accurately reflect the properties on this development site, the information provided is intended as a preliminary guide only as changes may occur during the construction process. Therefore nothing contained herein shall constitute or form part of any contract.

Room sizes are believed to be accurate, although these are given as an approximate guide only, as again changes may occur during the construction process.

The images used throughout this brochure are for illustrative purposes only and may not reflect the actual style, layout and finish of the completed properties. Please note that specification images have been chosen to reflect the style of the internal fixtures and fittings available to purchasers and may not reflect the precise layout of the kitchens, bathrooms or any internal wall finish.

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www.tmgmarketing.co.uk



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