



HAINBURY MEADOWS

ILCHESTER · SOMERSET

DRAGONFLY CHASE, ILCHESTER, BA22 8WF

2 & 3 BEDROOM HOUSES · SHARED OWNERSHIP



HAINBURY MEADOWS

Welcome to Hainbury Meadows, in the picturesque village of Ilchester, Somerset. This new community features two and three bedroom homes in a sought-after location with areas of outstanding natural beauty, lively towns and superb coastlines within easy reach.

DRIVE TIMES

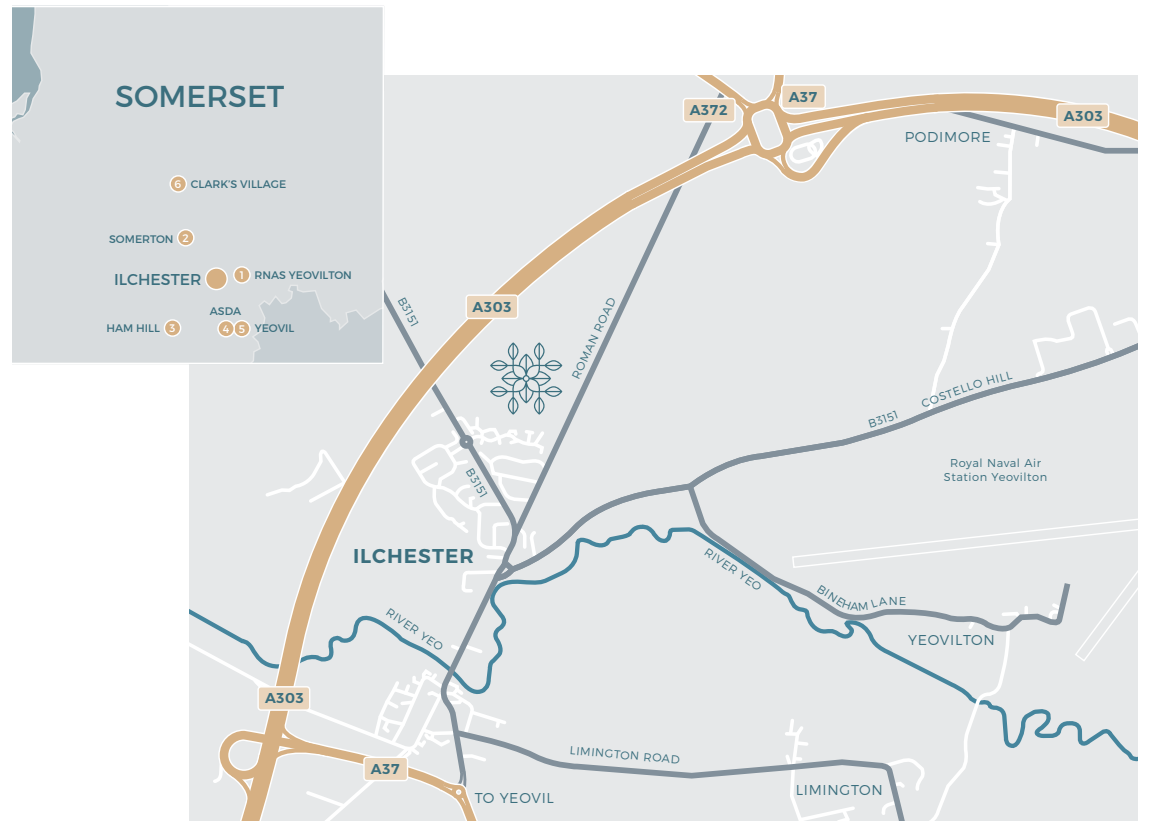
- 1 Royal Naval Air Station (RNAS) Yeovilton – 4 minutes' drive
- 2 Somerton town centre – 10 minutes' drive
- 3 Ham Hill Country Park – 12 minutes' drive
- 4 Asda Yeovil Superstore – 13 minutes' drive
- 5 Yeovil town centre – 13 minutes' drive
- 6 Clarks Village – 20 minutes' drive



Travel times are approximate. Source – Google Maps, April 2021.

DISCOVER YOUR NEW HOME



Nearby Yeovil offers numerous facilities - the Quedam shopping centre, bars and restaurants, a twice weekly market, theatre, leisure and recreation amenities and a multi-screen cinema. Two railway stations, Pen Mill and Yeovil Junction provide routes to London, Weymouth and Exeter.



SITE PLAN



KEY

-  THE YARROW
3 bedroom house
-  THE HEATHER
2 bedroom house

THE YARROW

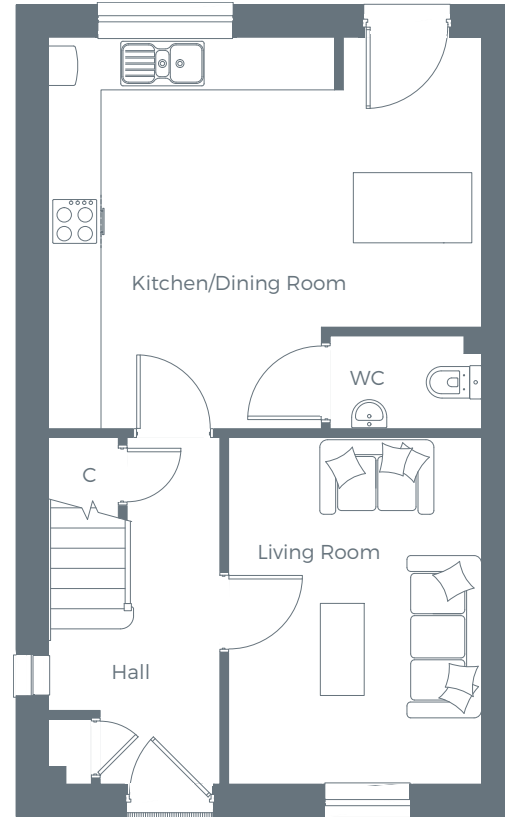


PLOT NUMBERS

36, 37*, 38*, 39*, 46, 47*, 48*, 71*, 80*, 81, 98, 99*, 100, 101^, 102*, 134*, 135

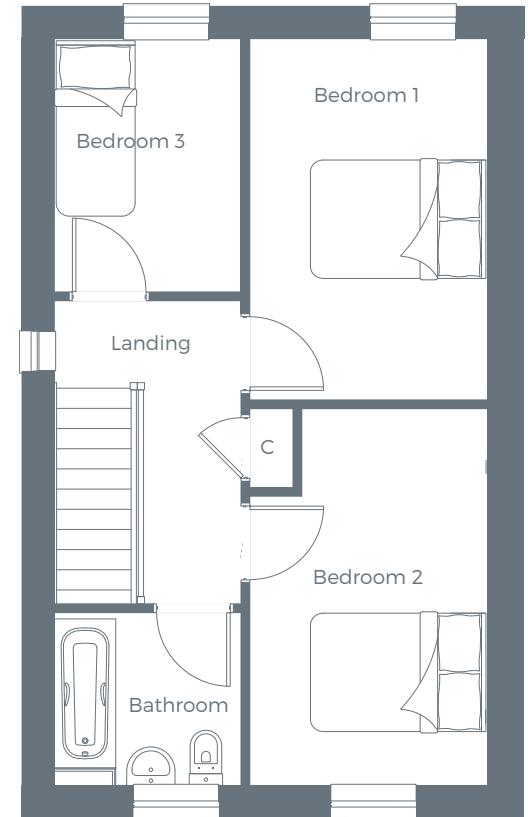
* Handed. ^ No side window.

Images may be computer generated and are for illustrative purposes only, so may not be representative of exact plots. Images may be of a different model of home. Individual specification, fittings and features such as windows, brick, carpets, paint and other material colours may vary.



Kitchen/Dining Room:
5.04x4.53 (16'6x14'10)

Living Room:
2.95 x 4.01 (9'8 x 13'2)

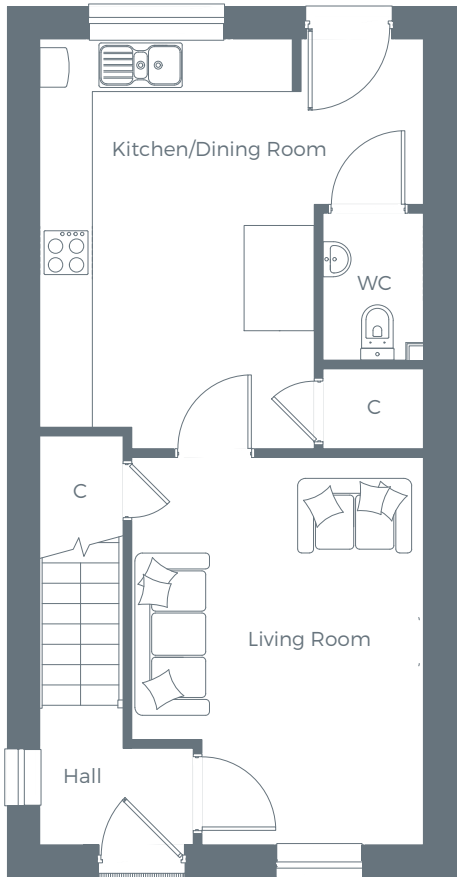


Bedroom 1:
2.77x4.18 (9'1x13'9)

Bedroom 2:
2.77x4.36 (9'1x14'4)

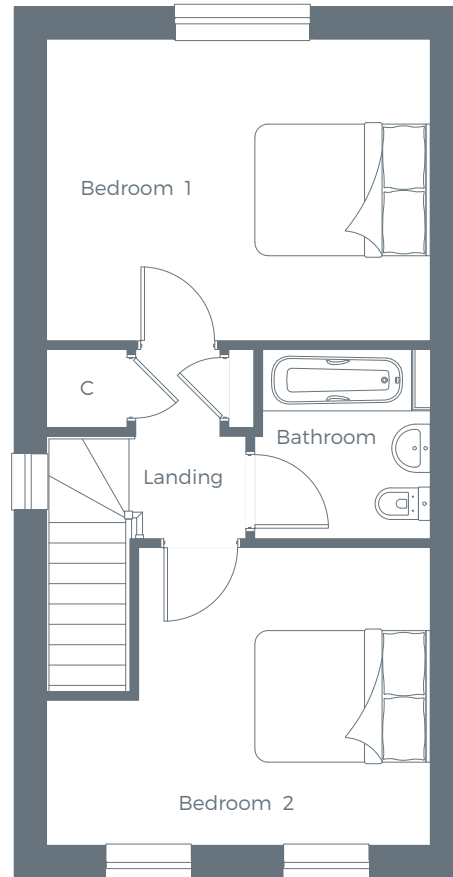
Bedroom 3:
2.19x2.95 (7'2x9'8)

THE HEATHER



Kitchen/Dining Room:
4.48x4.73 (14'8x15'6)

Living Room:
3.39x4.48 (11'1x14'8)



Bedroom 1:
4.48x3.50 (14'8x11'6)

Bedroom 2:
4.48x3.46 (14'8x11'4)



PLOT NUMBERS

17, 18[^], 19*, 25, 26*, 40, 41*, 49*, 50, 60, 61[^], 62,
63, 64[^], 65[^], 66, 69, 70[^], 119*, 120, 121*, 122

* Handed. [^] No side window.

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SPECIFICATION

Each of our beautiful new homes is fitted with features that make your new home even more special. Your property will be covered by a 12-year LABC building warranty.

KITCHEN

- Symphony kitchen units
- Stainless steel splashback behind hob
- 1.5 bowl stainless steel sink with mixer tap
- Built-in stainless steel single fan oven, gas hob and stainless steel extractor fan

LIGHTING & ELECTRICAL FINISHES

- Four-spot light on track in kitchen
- Cabinet downlights to kitchen
- Low-energy pendant lighting to living room, hallway and bedrooms
- Ample double power sockets throughout
- TV aerial points to living room and bedrooms

BATHROOMS & CLOAKROOMS

- Contemporary white sanitaryware
- Dual flush WC
- Thermostatic shower over bath
- Chrome bathroom taps
- Tiled splashback to basins and above bath

HEATING & WATER SYSTEMS

- Programmable thermostat
- Gas combi boiler
- Radiators with thermostatic controls
- Heated, chrome ladder rail to bathroom

INTERNAL FINISHES

- Double-glazed windows
- Smoke, heat and carbon monoxide detectors
- White six-panel doors
- Vinyl flooring to kitchen, bathroom and WC

EXTERNAL FINISHES

- Turfed rear gardens
- Patio area to rear gardens
- External tap
- External lighting



Yarlington Homes may occasionally substitute, change or remove items within this specification. We reserve the right to make these changes as necessary, without notice, and their accuracy or completeness is not guaranteed. Please ask a member of the Sales team for further details.

SHARED OWNERSHIP

Another way to step onto the property ladder, choosing Shared Ownership is just as simple as buying any other new home. Simply buy a percentage of the property that's affordable to you, and pay a low-cost rent to us on the remainder*. It's that easy!

And Shared Ownership isn't just for first-time buyers. Looking to sell your home, or thinking about downsizing? You could also be eligible to buy on this scheme*.

What's more, you can buy more shares of your home, if and when you choose. You could even increase your shares until you own 100% of the property!*

WHO IS ELIGIBLE

- Age: 18 years or over and be a resident in the UK
- Household income less than £80,000
- Not a home owner or named on a mortgage (applicants in the process of selling a home will be considered)
- Unable to afford to buy a home on the open market
- Have available deposit of at least 5% of the purchase price, depending on the lender's requirements
- Access to additional £2,500 to cover legal fees and the cost of moving
- Have a good credit history (your application will probably be unsuccessful if you have any county court judgements or defaults not settled/unsatisfied)

TO APPLY

- Fill in our online application at www.yarlingtonhomes.co.uk/apply*
- Register with www.helptobuyagent3.org.uk

*Reservation will be subject to a satisfactory financial assessment. Completion dates are subject to change. Affordability and eligibility criteria apply. All figures are illustrative based upon buying a minimum share. Purchase share values will be determined based upon applicant's individual financial circumstances, in line with Homes England guidelines. Applicants will be referred to a nominated mortgage advisor for a financial assessment and will be expected to maximise the percentage of share they purchase.



HAINBURY MEADOWS

ABOUT YARLINGTON HOMES

Yarlington Homes are part of the Abri Group. We are committed to delivering high-quality homes, of all tenures, for more people.

We have been providing homes to local communities and people across the south and south west for over 90 years.

We are more than just a housing provider; we are an organisation with a heart, putting our customers and people first and investing in our communities

0800 145 6663
yarlingtonhomes.co.uk



@YarlingtonHomes



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Correct at time of creation - June 2021.