

AVALON

GLASTONBURY

A STUNNING COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES



ēlan

HOMES YOU'LL LOVE INSIDE OUT®



HOMES YOU'LL LOVE INSIDE OUT

A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Every Elan home offers light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each of our intimate developments are lovingly designed to stand the test of time, so that as they mature and blossom, they become the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.

Images are representative only and may include optional upgrades at an additional cost. Please ask your Sales Executive for further information.



GLASTONBURY

THE JEWEL OF SOMERSET

People have been charmed by the beauty of Glastonbury since ancient times and many are still drawn there today to enjoy the alternative lifestyle, the rich history and heritage and the most famous of all the festivals. Now you can make your home here at Avalon, the latest luxury development from Elan homes, which includes superb two, three, four and five bedroom homes and three bedroom bungalows built to the very highest standard.

Situated just to the north of the town, Avalon offers a unique lifestyle, surrounded by the wide open spaces of the Somerset Levels. To the south, Glastonbury Tor stands proud on the horizon, while in between, the town offers a truly original mix of independent shops, a choice of good rated local schools and a thriving community that you'll feel proud to be a part of.

EXCELLENT CONNECTIONS

Glastonbury may be an island of rural tranquillity surrounded by Somerset countryside, but it remains within easy reach of Bristol, Bath and Taunton, each around 25 miles drive. If you are heading further afield, the M5 is just 15 miles away to the west and the rail connections of Castle Cary Station is a similar distance.

You're just as close to some breathtaking Areas of Outstanding Natural Beauty too, with the Mendip Hills, Cranborne Chase, the Quantock Hills and the Cotswolds all near enough for a family day out exploring some of England's most stunning scenery, charming towns and villages. Alternatively, there's a choice of classic coastal towns, such as Weston-Super-Mare, just 22 miles away.



A WELL CONNECTED PLACE TO CALL HOME

AN ENVIABLE LIFESTYLE

People travel from all over the country to visit Glastonbury for the culture, history and mystery. You can visit the ruins of Glastonbury Abbey or climb the legendary Glastonbury Tor with its far-reaching views and epic past of myths and legends. Within the town, there is a large number of high-quality restaurants and friendly gastro pubs, along with a number of other fascinating attractions.

Shopping in and around Glastonbury High Street is a unique experience, with a host of curious craft shops and alternative stores set amongst the more familiar national names. Glastonbury Market is held every Tuesday, with a farmers' market every 4th Saturday of the month.

THE FAMOUS FESTIVAL

Naturally, the name Glastonbury is synonymous with the huge music festival that is held nearly every summer at Worthy Farm. Fortunately, while this is close enough for Avalon residents to enjoy without huge travel or accommodation costs, it is also distant enough, at Pilton around six miles away, to be completely ignored if you choose to do so.

AVALON GLASTONBURY A STUNNING COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES



Please note Elan Homes is an Ecological Aware developer and as such, this development has bird and bat boxes. Please speak to your Sales Executive for further details on this development. *Plot 46 has a double detached garage. **Plot 39 has a single detached garage.

AVALON SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION BY ELAN HOMES

	Baronial	Regency	Sovereign
KITCHEN			
4 ring gas hob in stainless steel	✓	✓	X
5 ring gas hob in stainless steel	X	X	✓
Built in microwave	X	✓	✓
Built in single electric oven	✓	✓	X
Built in double electric oven	X	X	✓
Stainless steel extractor hood	✓	✓	✓
Choice of modern quality fitted kitchen*	✓	✓	✓
Soft close kitchen cupboards	✓	✓	✓
Plumbing for washing machine	✓	✓	✓
Stainless steel 1 1/2 bowl sink with chrome taps	X	✓	✓
Pelmet lighting	✓	✓	✓
Integrated 50/50 fridge freezer	X	✓	✓
Integrated dishwasher	X	X	✓
Freestanding fridge freezer	✓	X	X
BATHROOM AND EN-SUITE			
Towel rail to en-suite and bathroom+	X	✓	✓
Contemporary white bathroom suites with chrome taps	✓	✓	✓
Shower over bath+	✓	✓	✓
Choice of wall tiling to bathroom and en-suite /shower rooms*	✓	✓	✓
Thermostatically controlled shower and low profile shower tray in en-suite and shower room+	X	✓	✓
Separate thermostatically controlled shower and low profile shower in bathroom+	X	X	✓

	Baronial	Regency	Sovereign
GENERAL			
White painted interior doors with chrome furniture	✓	✓	✓
Wardrobes to bedroom 1	X	✓	✓
White Matt finish to walls	✓	✓	✓
Smooth finish to walls and ceilings	✓	✓	✓
ELECTRICAL			
External lighting to front	✓	✓	✓
External lighting to rear	X	X	✓
TV point to lounge/family room	✓	✓	✓
TV point to bedroom 1, bedroom 2 and study/bedroom+	✓	✓	✓
TV point to remaining bedroom+	X	X	✓
Chrome finish sockets and switches to kitchen/family/dining, lounge, hall and landing and white to all other areas	X	X	✓
White sockets and switches throughout	✓	✓	X
Telephone point to hall or lounge and study	✓	✓	✓
Shaver socket to en-suite	X	✓	✓
Recessed white spotlights to kitchen, bathroom, dressing area, en-suite and shower room**	X	✓	✓

	Baronial	Regency	Sovereign
SAFETY & SECURITY			
Interconnected smoke detectors	✓	✓	✓
Windows and doors with high security lockable handles	✓	✓	✓
24 hour customer care (2 years)	✓	✓	✓
Peace of mind with 10 year NHBC warranty	✓	✓	✓
Electronic burglar alarm system	X	X	✓
ENERGY SAVING FEATURES			
High efficiency gas central heating	✓	✓	✓
Double glazed PVCU sealed units with adjustable ventilators to windows	✓	✓	✓

+ Where applicable
 * Subject to build stage
 ** Where space allows

BEESTON 2 BEDROOM TERRACE/SEMI-DETACHED** HOME (BARONIAL)

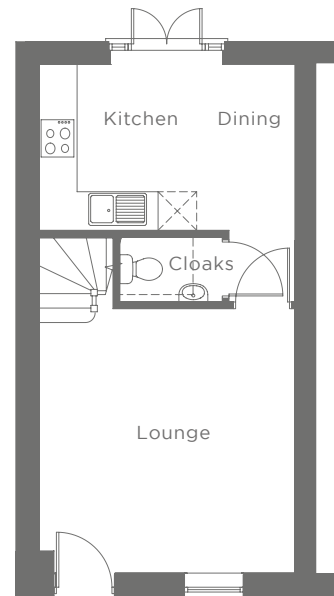


Ideal when you are starting out, or when you're starting a family, the Beeston two bedroom home is simplicity itself, and is as easy to manage as it is to afford.

Smart design to the ground floor gives you everything you need without wasting space on anything you don't, maximising the size of the lounge and kitchen / dining room, while still finding room for a downstairs cloakroom.

Upstairs, two generous bedrooms provide space for sharing to cut costs, an office to work from home, a nursery, a gym or whatever else you need to live your life your way.

So perfectly practical it's practically perfect, the Beeston is the ideal first step to home ownership.



GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	3.99m x 2.58m	13'1" x 8'6"
Lounge	4.11m x 3.99m	13'6" x 13'1"
Cloakroom	1.60m x 1.01m	5'3" x 3'4"

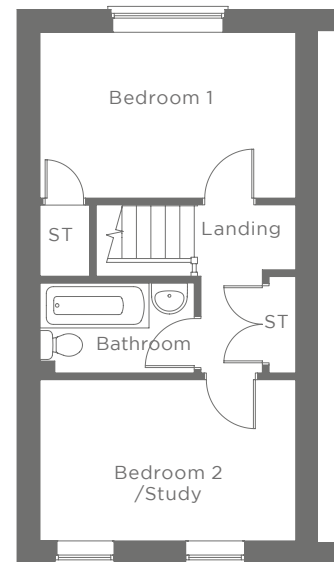
FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.99m x 2.58m	13'1" x 8'6"
Bedroom 2/Study	3.99m x 2.51m	13'1" x 8'3"
Bathroom	2.40m x 1.40m	7'11" x 4'7"

Total Area – 692 sq ft

*Indicates maximum dimension

**Plots 56 & 57 are semi-detached homes
Plots 37, 42, 53, 54 & 55 are terrace homes
Plots 55 & 57 are handed.



Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

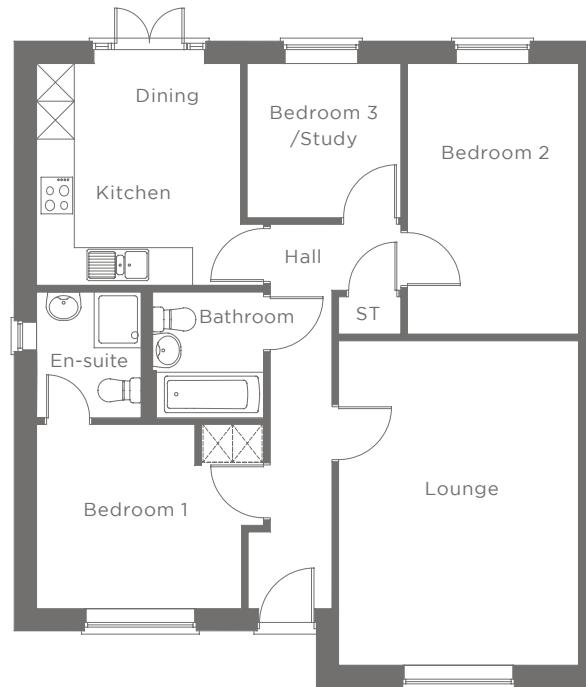
DRAYCOTT 3 BEDROOM DETACHED BUNGALOW WITH DETACHED SINGLE GARAGE (REGENCY)



The Draycott bungalow combines all the convenience of a single storey lifestyle, in a flexible, three bedroom home.

To the front, you'll find a large lounge with plenty of room to relax, alongside bedroom 1, complete with its own en-suite and fitted wardrobes. Across the back, you'll find a bright kitchen / dining room, with patio doors to the garden. You'll also find a second large double bedroom, plus a third bedroom that could also serve as a study, craft room, games room or anything else you need.

A low maintenance, easy to manage home that suits both busy young families and older buyers, the Draycott reflects the very best of bungalow living.



GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	3.52m* x 3.24m*	11'7"* x 10'7"*
Lounge	5.15m x 3.80m	16'11" x 12'6"
Bedroom 1	3.36m* x 2.92m*	11'10"* x 9'7"*
En-suite	2.00m x 1.66m	6'7" x 5'5"
Bedroom 2	4.29m x 2.71m	14'1" x 8'11"
Bedroom 3/Study	2.45m x 2.44m	8'0" x 8'0"
Bathroom	2.00m* x 1.76m*	6'7"* x 6'0"*

Total Area - 850 sq ft

*Indicates maximum dimension

Plot 26 is handed

Attached garage to plot 9.

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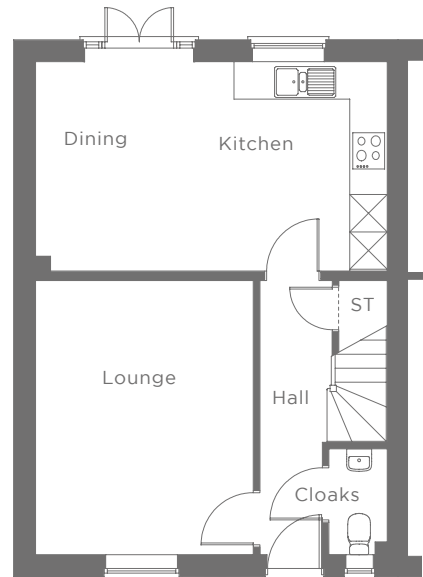
FENWICK 3 BEDROOM SEMI-DETACHED /DETACHED** HOME WITH DETACHED SINGLE GARAGE*** (REGENCY)



The Fenwick is a charming 3 bedroom family property with the finest of finishing touches throughout.

On the ground floor life centres on the large open plan kitchen / dining room which has French doors leading out to the garden. It is an ideal space for everyday living or formal get-togethers. There is also a lounge and handy cloakroom.

Upstairs, bedroom 1 comes complete with en-suite and fitted wardrobes, with the second bedroom equally generous. There's also a family bathroom and a third bedroom or study.

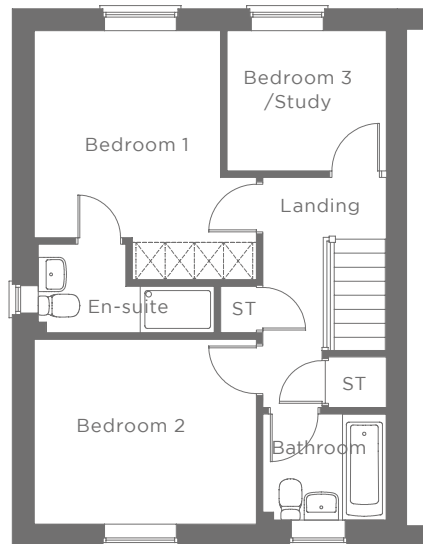


GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	5.64m x 3.36m	18'6" x 11'0"
Lounge	4.40m x 3.49m	14'5" x 11'5"
Cloakroom	1.70m x 0.94 *	5'7" x 3'1"*

FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.99m* x 2.98m*	13'1" x 9'9"*
En-suite	2.82m* x 1.41m*	9'3" x 4'7"*
Bedroom 2	3.56m x 2.96m	11'8" x 9'9"
Bedroom 3/Study	2.55m x 2.25m	8'4" x 7'5"
Bathroom	1.98m x 1.70m*	6'6" x 5'7"*



Total Area - 975 sq ft

*Indicates maximum dimension

**Plot 35 is detached

Plot 19, 35, 36, 41 & 58 is handed

Plots 36, 38, 41 & 43 are terrace homes

***Plot 58 does not have a garage.

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FAIRFORD 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)

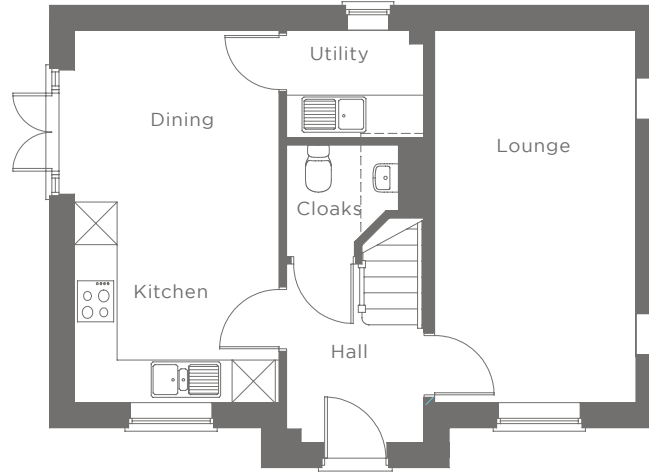


The Fairford is a beautifully proportioned house with a traditional layout that makes the most out of the overall space.

The downstairs is accessed via the central hall with a convenient cloakroom under the stairs.

Off the hall is the large kitchen / dining room with French doors to maximise the light and openness of the space. There is also a handy utility room. On the other side of the hall is the spacious lounge which runs the full-length of the house.

Upstairs are 3 good sized bedrooms and a family bathroom. Bedroom 1 has its own en-suite with fitted wardrobes.



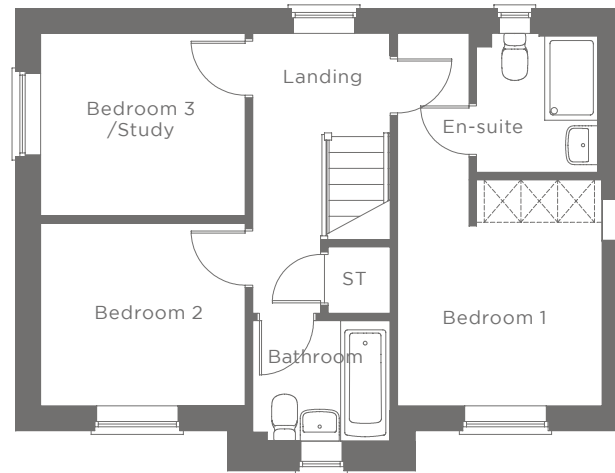
GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining	5.25m x 2.88m	17'3" x 9'5"
Lounge	5.25m x 2.84m	17'3" x 9'4"
Utility	1.94m x 1.52m	6'4" x 5'0"
Cloakroom	1.58m* x 1.57m*	5'2"* x 5'2"*

FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.19m x 2.88m	10'6" x 9'5"
En-suite	1.96m x 1.71m	6'5" x 5'7"
Bedroom 2	2.88m x 2.57m	9'5" x 8'5"
Bedroom 3/Study	2.88m x 2.57m	9'5" x 8'5"
Bathroom	1.94m x 1.70m	6'4" x 5'7"

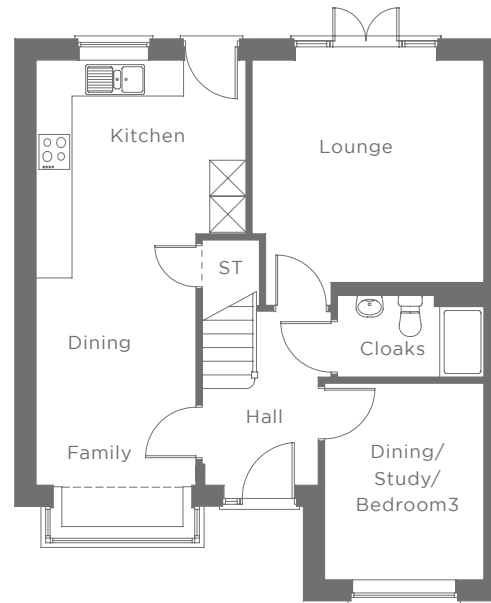
Total Area - 993 sq ft
*Indicates maximum dimension.



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RUSSETT SP 3 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE (REGENCY)



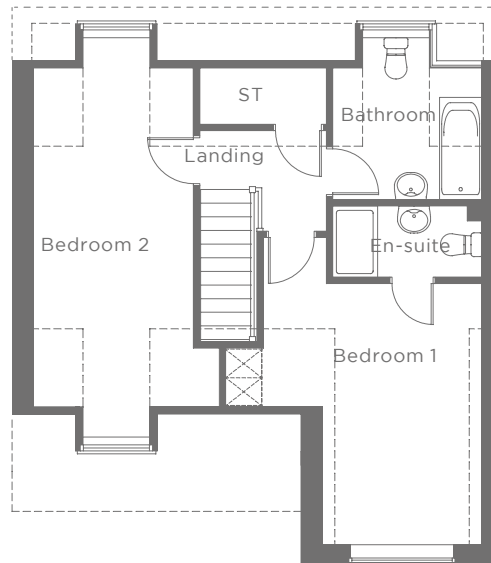
GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining/Family	7.74m* x 3.49m*	25'5" x 11'5"
Lounge	3.85m* x 3.70m*	12'8" x 12'2"
Dining/Study/Bedroom 3	3.27m x 2.65m	10'9" x 8'5"
Cloakroom	2.44m* x 1.36m*	8'0" x 4'6"

FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.66m*/2.44m** x 4.26m*	12'0"*/8'8" x 14'3"
En-suite	2.48m* x 1.18m*	8'1" x 3'11"
Bedroom 2	5.64m* x 3.09m*	18'6" x 10'2"
Bathroom	2.48m* x 2.19m*	8'1" x 7'2"

Total Area - 1,182 sq ft
 *Indicates maximum dimension
 **Indicates minimum dimension
 Plots 3, 23, 24 & 25 are handed



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The Russett Special is designed for homeowners, who want less rooms but not less room. By taking the footprint of a standard three bedroom home and redesigning it to suit your lifestyle, Elan have created a property with space to spare in two luxuriously large bedrooms. And if you choose to have a third bedroom, there's room for that too.

Downstairs, you'll find a fully fitted kitchen and a spacious family dining area. Next to this is a large separate lounge with French doors to the garden beyond. There's also a third room that is yours to use however you need.

Upstairs, the two double bedrooms are more than generous, one stretching the full length of the house, while the other double bedroom uses the space to add its own en-suite facilities and fitted wardrobes.

Why fit your lifestyle into a standard home, when with the Russett Special, you can find a home that perfectly matches your lifestyle?

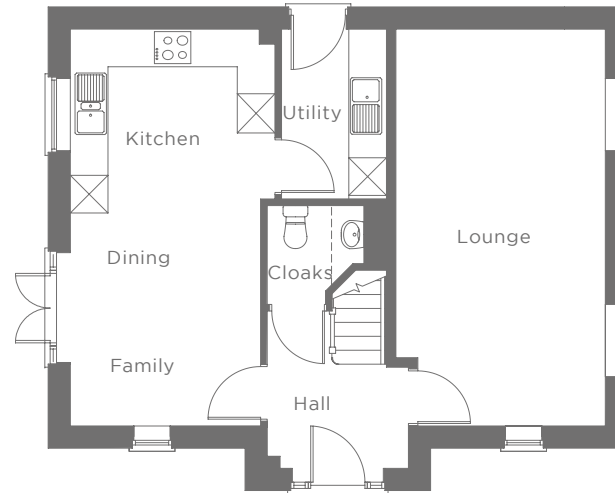
BERKSHIRE 4 BEDROOM DETACHED HOME WITH DETACHED SINGLE GARAGE** (REGENCY)



The Berkshire is a beautifully balanced four bedroom home, designed to make the most of your living space and your lifestyle.

Step through the impressive entrance into the hall and you'll find a magnificent, full-length lounge to your right, with ample space for the whole family to relax and unwind in comfort and style. To the left lies a spacious, open-plan kitchen / dining / family room that will soon become the heart of your home, with French doors to the garden and a separate utility room with exterior entrance.

Move up the central stairway and you'll find four generous bedrooms, including bedroom 1 with an en-suite plus fitted wardrobes along with a family bathroom.



GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining/Family	6.32m* x 3.26m*	20'9"* x 10'8"*
Lounge	6.32m* x 3.34m*	20'9"* x 10'11"*
Utility	2.71m x 1.67m	8'11" x 5'6"
Cloakroom	1.58m* x 1.54m*	5'2"* x 5'1"*

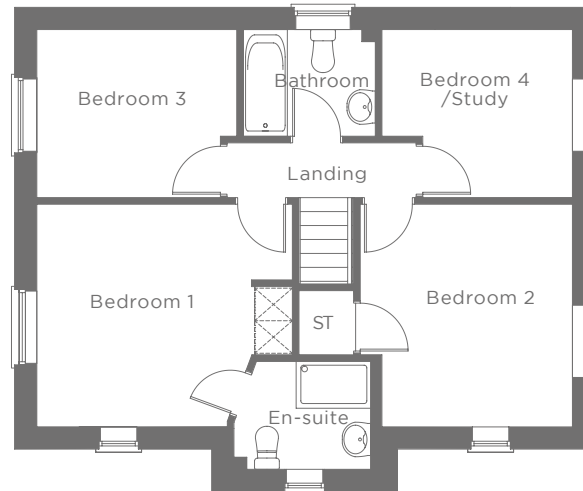
FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.07m* x 3.54m*	13'4"* x 11'8"*
En-suite	2.18m* x 1.72m*	7'2"* x 5'8"*
Bedroom 2	3.54m* x 3.38m*	11'8"* x 11'1"*
Bedroom 3	3.18m* x 2.68m*	10'5"* x 8'9"*
Bedroom 4/Study	3.03m* x 2.68m*	9'11"* x 8'9"*
Bathroom	2.10m x 1.70m	6'11" x 5'7"

Total Area - 1,212 sq ft

*Indicates maximum dimension

**Plot 46 has a double detached garage
Plot 17, 44 & 46 are handed.



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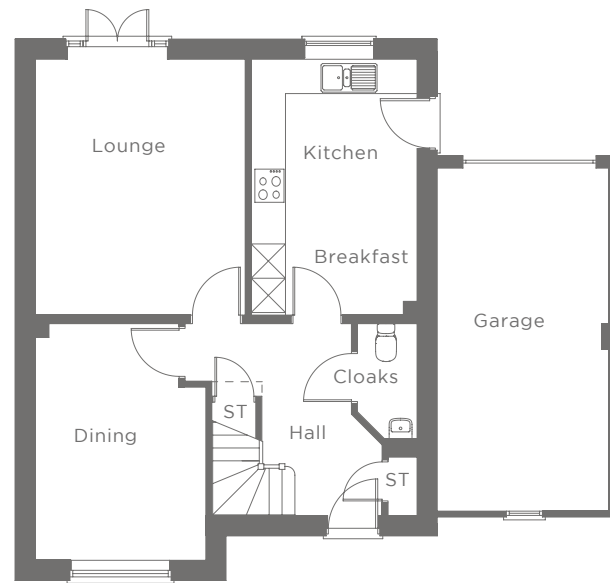
BELVOIR SP 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Belvoir is a charming family home with a layout that gives you the flexibility to suit your lifestyle.

The large square hall has a handy cloakroom plus there is additional storage built under the stairs. The kitchen leads off the hall at the rear of the house with doors that open into the garden. The 2 other reception rooms include a lounge and separate dining room which could easily become a study, cinema or craft room.

Upstairs there are 3 good size bedrooms plus a family bathroom and bedroom 1 with en-suite and fitted wardrobes located at the back of the house for added peace and relaxation.



GROUND FLOOR

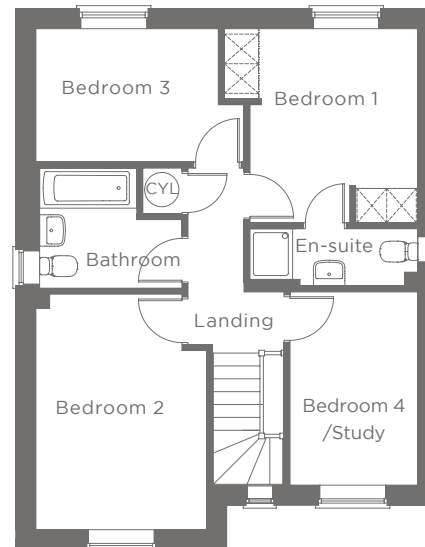
	Metres	Feet/inches
Kitchen/Breakfast	4.47m x 2.90m	14'8" x 9'6"
Lounge	4.47m x 3.67m	14'8" x 12'1"
Dining	4.14m* x 2.98m*	13'7"* x 9'9"*
Cloakroom	2.02m* x 1.04m*	6'7"* x 3'5"*
Garage	6.00m x 3.00m*	19'8" x 9'11"*

FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.39m x 2.93m	11'2" x 9'8"
En-suite	2.93m* x 1.00m*	9'8"* x 3'3"*
Bedroom 2	4.12m* x 2.98m*	13'6"* x 9'9"*
Bedroom 3	3.19m x 2.33m*	10'6" x 7'8"
Bedroom 4/Study	3.38m x 2.23m	11'1" x 7'4"
Bathroom	2.49m* x 2.10m*	8'2"* x 6'11"*

Total Area - 1,214 sq ft

*Indicates maximum dimension.



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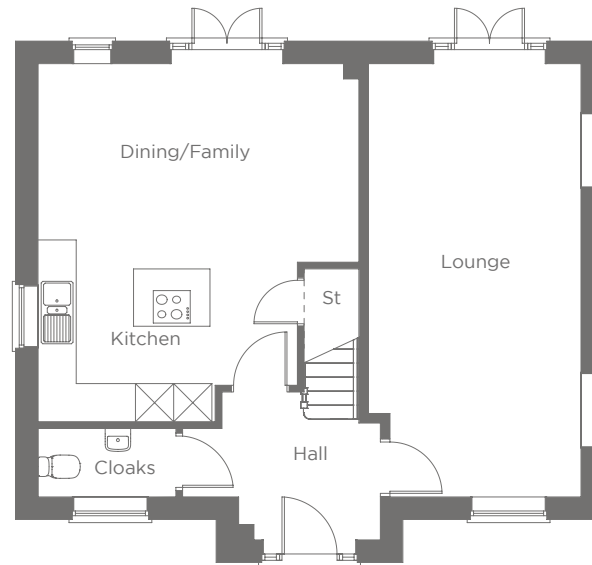
BUNBURY SP 4 BEDROOM DETACHED HOME WITH SINGLE GARAGE (REGENCY)



The Bunbury is a modern double fronted home with bags of character.

On the ground floor, a spacious lounge stretches from the front to the rear of the house, with light flooding in from both windows and French doors. There's an expansive kitchen / dining / family room, also with doors to the garden, plus a cloakroom downstairs.

Upstairs, there are 2 well sized bedrooms overlooking the front garden, with bedroom 1 featuring its own en-suite and fitted wardrobes. To the back of the house there are 2 further bedrooms, plus the family bathroom.



GROUND FLOOR

	Metres	Feet/inches
Kitchen/Dining/Family	5.62m* x 5.04m*	18'5" x 16'6"*
Lounge	6.80m* x 3.34m*	22'4" x 10'11"*
Cloakroom	2.16m x 1.08m	7'1" x 3'6"

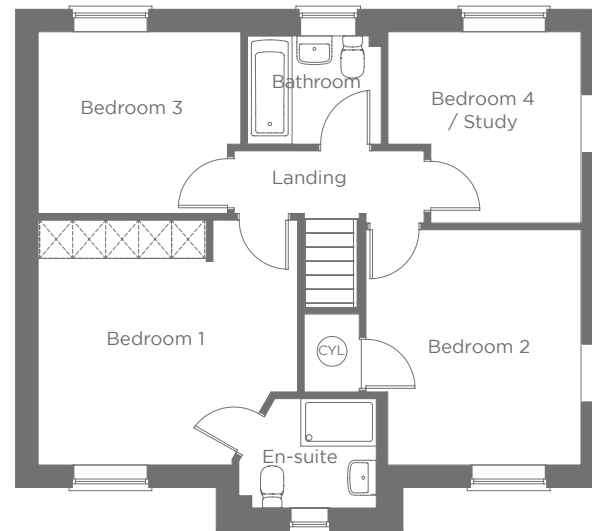
FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.07m* x 3.84m*	13'4" x 12'7"*
En-suite	2.16m* x 1.72m*	7'1" x 5'8"*
Bedroom 2	3.70m* x 3.38m*	12'1" x 11'1"
Bedroom 3	3.18m* x 2.85m*	10'5" x 9'4"
Bedroom 4/Study	3.03m* x 3.00m*	9'11" x 9'10"*
Bathroom	2.10m* x 1.70m*	6'11" x 5'7"*

Total Area - 1,298 sq ft

*Indicates maximum dimension

Plot 4 is handed.



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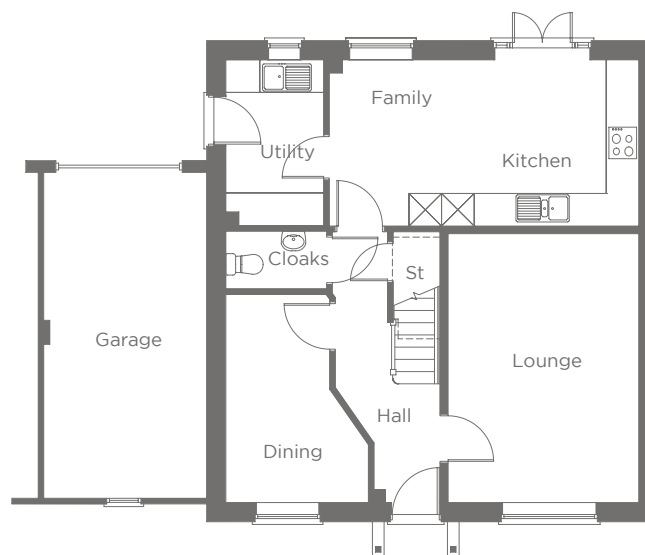
WOODHALL SP 4 BEDROOM DETACHED HOME WITH INTEGRAL SINGLE GARAGE (REGENCY)



The Woodhall is a beautiful 4 bedroom property which features an open plan kitchen / family space at the heart of this family home with French doors to the garden.

On the ground floor there's also a separate lounge to the front of the house and on the other side a dining room. Just off the kitchen is a handy utility room plus a downstairs cloakroom.

Upstairs there's bedroom 1 which has an en-suite, fitted wardrobes plus there are 3 more good sized bedrooms and the family bathroom.



GROUND FLOOR

	Metres	Feet/inches
Kitchen/Family	5.70m x 3.05m	18'8" x 10'0"
Lounge	5.95m x 3.51m*	16'3" x 11'6"**
Utility	3.05m x 1.80m	10'0" x 5'11"
Dining	3.83m* x 2.62m*	12'7"** x 8'7"**
Cloakroom	1.80m x 1.06m	5'11" x 3'6"
Garage	6.00m x 3.00m*	19'8" x 9'10"

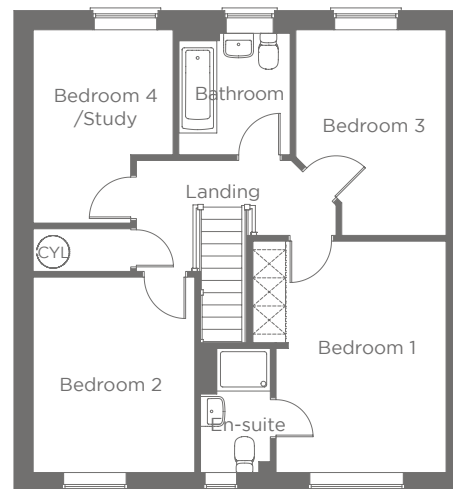
FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.26m x 3.13m	14'0" x 10'3"
En-suite	2.29m* x 1.28m*	7'6"* x 4'3"**
Bedroom 2	3.60m x 2.98m	11'10" x 9'9"
Bedroom 3	3.78m* x 2.76m*	12'5"* x 9'1"**
Bedroom 4/Study	3.56m* x 2.58m*	11'8"* x 8'5"**
Bathroom	2.24m* x 2.05m*	7'4"* x 6'9"**

Total Area - 1,350 sq ft

*Indicates maximum dimension

Plots 6 & 8 are handed



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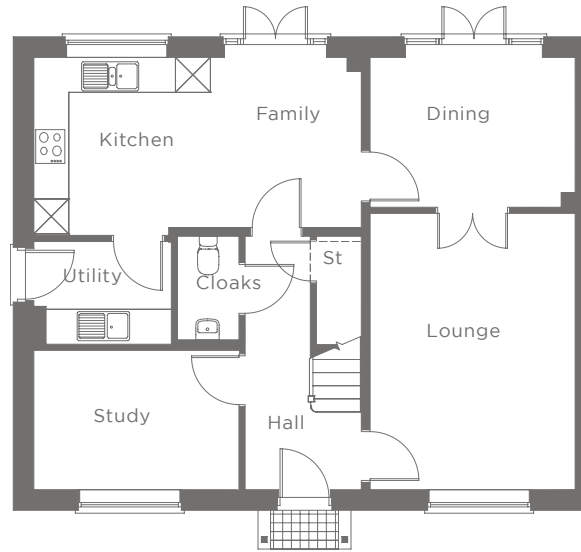
BROUGHTON 4 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE** (SOVEREIGN)



The magnificent four bedroom Broughton is the epitome of executive living from Elan.

Downstairs feels spacious, with a suite of both formal and informal rooms to match every occasion. At the heart of the home is the kitchen / family room, which boasts a separate utility with exterior access and patio doors to the garden. Beside this is the formal dining room, which also opens to the garden beyond and has double doors to the feature lounge at the front of the property. The ground floor also has a separate study and downstairs cloakroom.

Upstairs, bedroom 1 has fitted wardrobes, all four bedrooms are generously sized doubles, with two of them enjoying their own private en-suite facilities.



GROUND FLOOR

	Metres	Feet/inches
Kitchen/Family	5.62m* x 3.06m*	18'5" x 10'0"
Lounge	4.74m x 3.52m	15'7" x 11'7"
Dining Room	3.52m* x 2.57m*	11'7" x 8'5"
Study	3.51m* x 2.39m*	11'6" x 7'10"
Utility	2.36m* x 1.76m*	7'9" x 5'9"
Cloakroom	1.78m* x 1.06m	5'0" x 3'6"

FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	3.60m* x 3.55m*	11'10" x 11'8"
En-suite	2.54m* x 1.86m*	8'4" x 6'1"
Bedroom 2	3.60m* x 3.31m*	11'10" x 10'11"
Shower Room	2.52m* x 1.51m*	8'3" x 4'11"
Bedroom 3	3.59m x 2.73m	11'9" x 8'11"
Bedroom 4	3.56m x 2.39m	11'8" x 7'10"
Bathroom	2.20m* x 1.90m*	7'3" x 6'3"

Total Area - 1,502 sq ft

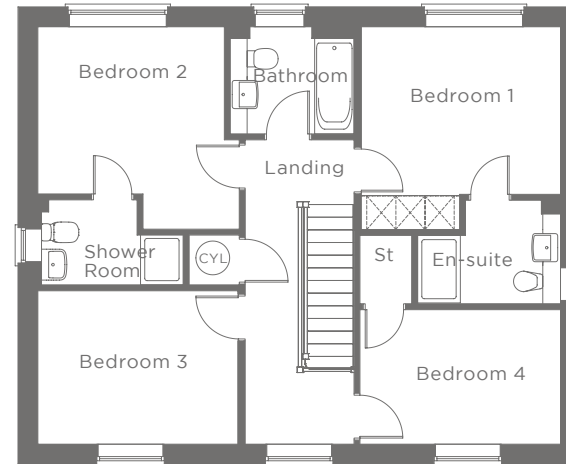
*Indicates maximum dimension

**Plot 39 has a single detached garage

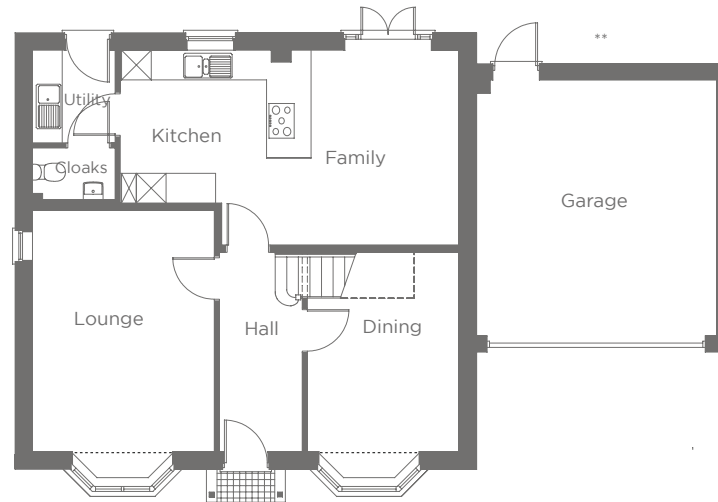
Plots 22 & 39 are handed

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

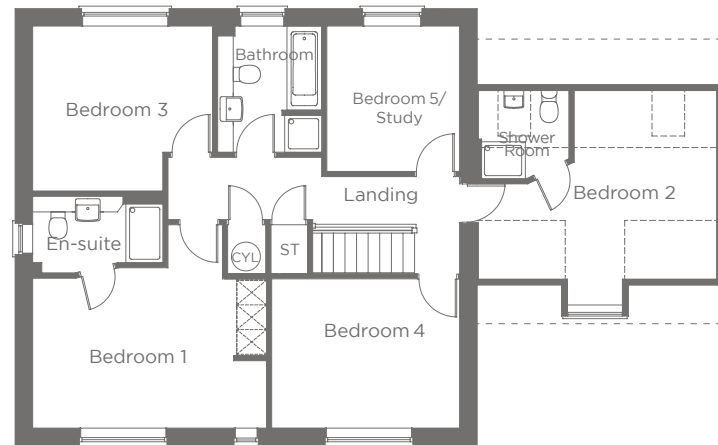


MELLOR 5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE (SOVEREIGN)



GROUND FLOOR

	Metres	Feet/inches
Kitchen/Family	6.85m* x 3.94m*	22'6"* x 12'11"*
Lounge	5.39m* x 3.67m*	17'8"* x 12'11"*
Dining	4.54m* x 3.07m*	14'11"* x 10'11"*
Utility	1.88m x 1.67m	6'2" x 5'6"
Cloakroom	1.67m* x 1.05m*	5'6"* x 3'5"*
Garage	5.17m x 4.80m*	17'0" x 15'11"*



FIRST FLOOR

	Metres	Feet/inches
Bedroom 1	4.72m* x 4.11m*	15'6"* x 13'6"*
En-suite	2.63m* x 1.55m*	8'8"* x 5'11"*
Bedroom 2	4.81m* x 3.82m*	15'9"* x 12'6"*
Shower Room	1.83m* x 1.78m*	6'0"* x 5'10"*
Bedroom 3	3.63m* x 3.34m*	11'11"* x 10'11"*
Bedroom 4	3.80m x 3.02m	12'5" x 9'11"
Bedroom 5/Study	2.94m x 2.68m	9'8" x 8'10"
Bathroom	2.54m* x 2.10m*	8'4"* x 6'11"*

Total Area - 1,766 sq ft

*Indicates maximum dimension

**Garage door to rear on plots 1 & 2 and window to front

Plots 1 & 12 are handed

Customers please note that the illustration shown is a typical elevation and not necessarily specific.

Specification will vary from site to site and plot to plot. Please consult your Sales Executive for detailed plans.

This substantial 5 bedroom detached home offers luxury accommodation across 2 floors.

The ground floor consists of a spacious lounge and separate dining room, an impressive kitchen / family room, utility and downstairs cloakroom.

Upstairs to the front of property you will find bedroom 1 complete with en-suite facilities, fitted wardrobes plus a second bedroom featuring a shower room. The remaining 3 bedrooms and family bathroom complete this floor.



GREEN SPACE, LIVING SPACE, YOUR SPACE

BENEFITS OF BUYING A NEW HOME AVERAGE ANNUAL HOUSEHOLD ENERGY SPEND



Every Elan home is built for modern living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase, you'll be able to personalise the finish of your property.

All of our new homes enjoy a host of energy efficient measures which not only make them kind to the environment, but means they are potentially more economical to run than older properties.

In fact, research conducted by the NHBC and Zero Carbon Hub, suggests that families living in a 4 bedroom home built to 2013 standards are likely to spend £1,050 annually on energy bills – that's £1,410 less than those living in an upgraded Victorian property.

Images are representative only and may include optional upgrades at an additional cost. Please ask your Sales Executive for further information.
Indicative costs and savings calculated using Zero Carbon Hub Annual Household Energy Spend.



OUR PROMISE TO YOU

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Customer Charter sets out our commitment to you, so you can have complete confidence in purchasing an Elan home.

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision, including details about any management service charges.
2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.
3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. We will advise you about the necessary health and safety precautions when visiting our developments.
5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. We will ensure you are aware of the benefits of your initial Developer's warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. We will provide you with ongoing customer service via our Customer Care Team, their contact details and our out of hours emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is a continuous product and specification development. The information contained in this brochure is subject to change without notice. Every effort has been made to preserve the accuracy of information and we recommend you consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance and their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost. Terms and conditions apply to Help to Buy scheme, please ask your Sales Executive for further information. January 2019 (39984).

SPORTS

- 1 Train Station Gym
- 2 Orchard Health & Fitness
- 3 Tor Sports & Leisure
- 4 Glastonbury Football Club
- 5 Tor Rugby Club
- 6 Griffin Trampoline Club
- 7 Kaigaishii Karate

ARTS

- 8 Somerset Rural Life Museum
- 9 Glastonbury Abbey
- 10 Glastonbury Tor
- 11 The Egg Stone

SHOPS

- 12 McColls
- 13 Radstock Co-op
- 14 Morrisons
- 15 Tesco Superstore
- 16 Aldi
- 17 Bridie's Yard

BARS & RESTAURANTS

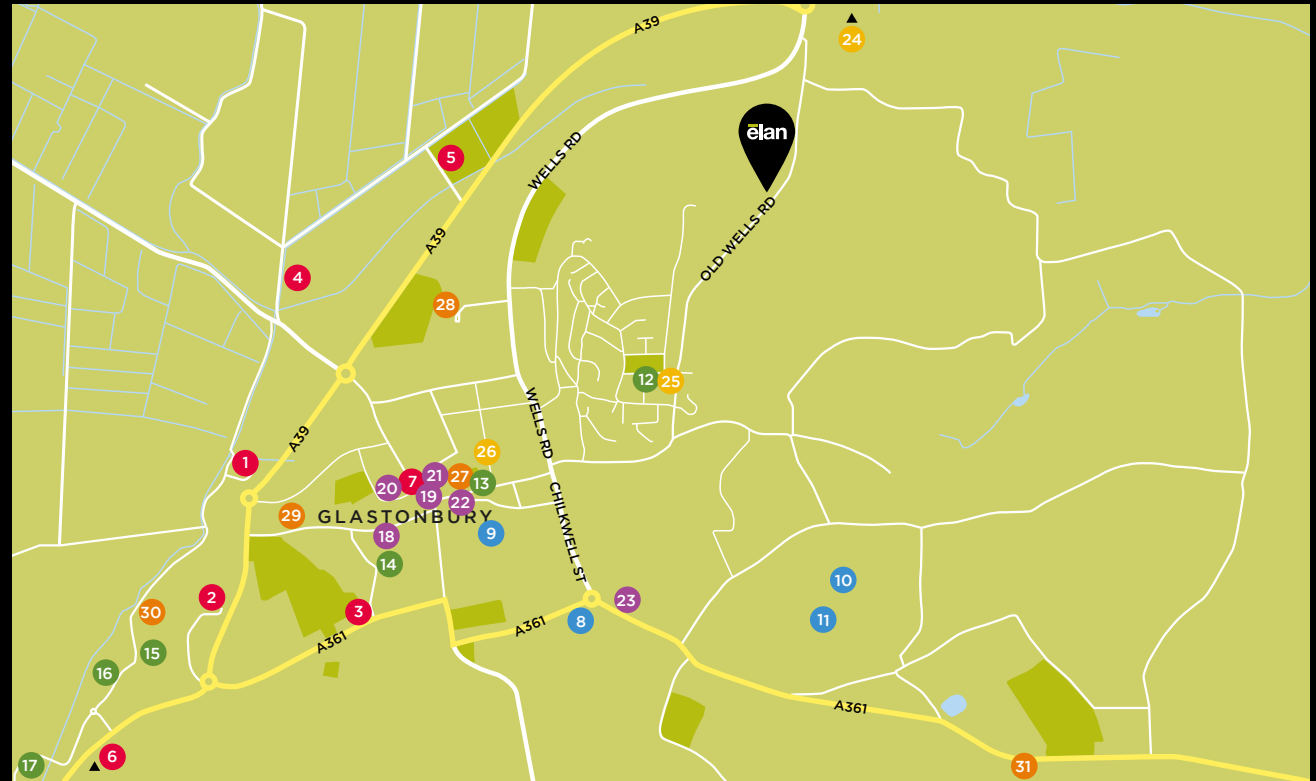
- 18 The King Arthur
- 19 King William Inn
- 20 The Who'd A Thought It
- 21 Hawthorns Hotel
- 22 Excalibur
- 23 Riflemans Arms

LIFESTYLE

- 24 Wells Film Centre
- 25 Abbey Taxis
- 26 Glastonbury Library

EDUCATION

- 27 St John's CofE Primary
- 28 St Dunstan's School
- 29 Fairfield Montessori
- 30 Tor School
- 31 Millfield Preparatory School



DESTINATIONS

Bridgwater		17 miles
Weston-super-Mare		23 miles
Bristol		25 miles
Bath		25 miles
Taunton		25 miles

AVALON

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All information correct at time of printing



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