



Woodland View

@ Hygge Park

Two, three and four bedroom homes
Keynsham, Bristol

A solid yellow circle containing the text "Woodland View" in white.

Woodland
View

Stunning
homes in
a historic
market town



This image is from an imaginary viewpoint within an open space area. The purpose is to give a feel for the development and not an accurate description of each property. External materials, finishes and landscaping and the positions of garages may vary throughout the development.



Woodland View is a collection of two, three and four bedroom homes situated in Hygge Park, Keynsham. Offering the ideal location for young families, as well as for those who work in either Bristol or Bath but are seeking a more laid back way of life at home. Located just one mile from the town centre's high street with its large selection of shops and restaurants, everything you need is within easy reach.

“Working together to build better homes”

The Curo philosophy is to blend our expertise in house building with the requirements of modern families to create outstanding homes.

With years of experience, our architects and land buyers understand how homes work and what families need to enjoy comfortable living. From choosing your new home to moving in and beyond, our highly qualified sales and after-care staff will always be on hand to support and advise throughout the process.

It is not just about the bricks and mortar – Curo after-care gives peace of mind after moving into a Curo home.

The Curo way is to build memorable homes to last a lifetime.



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Contemporary
design

Woodland View is a part
of the stunning Hygge
Park development
offering 56 two, three and
four bedroom homes.

The properties are built to the highest standards,
benefiting from private gardens and off-street
parking, with many also including a garage.
Bathrooms have modern white sanitaryware
and ceramic wall tiling whilst the kitchens are
complemented by top of the range appliances.

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The best of
both worlds



Keynsham is a bustling
local market town
surrounded by green
open spaces, a mere seven
minutes train ride away
from Bristol Temple Meads.*



Nestled directly between Bristol and Bath, here you
get a taste of country life with the convenience of
cities close by. Within walking distance you will find
a good selection of local schools and nurseries to
choose from plus sports fields, public footpaths, a
great selection of cafés and restaurants, as well as
regular Farmers' Markets a five minute drive away.

*Source: Times based on Google Maps January 2020.



For families

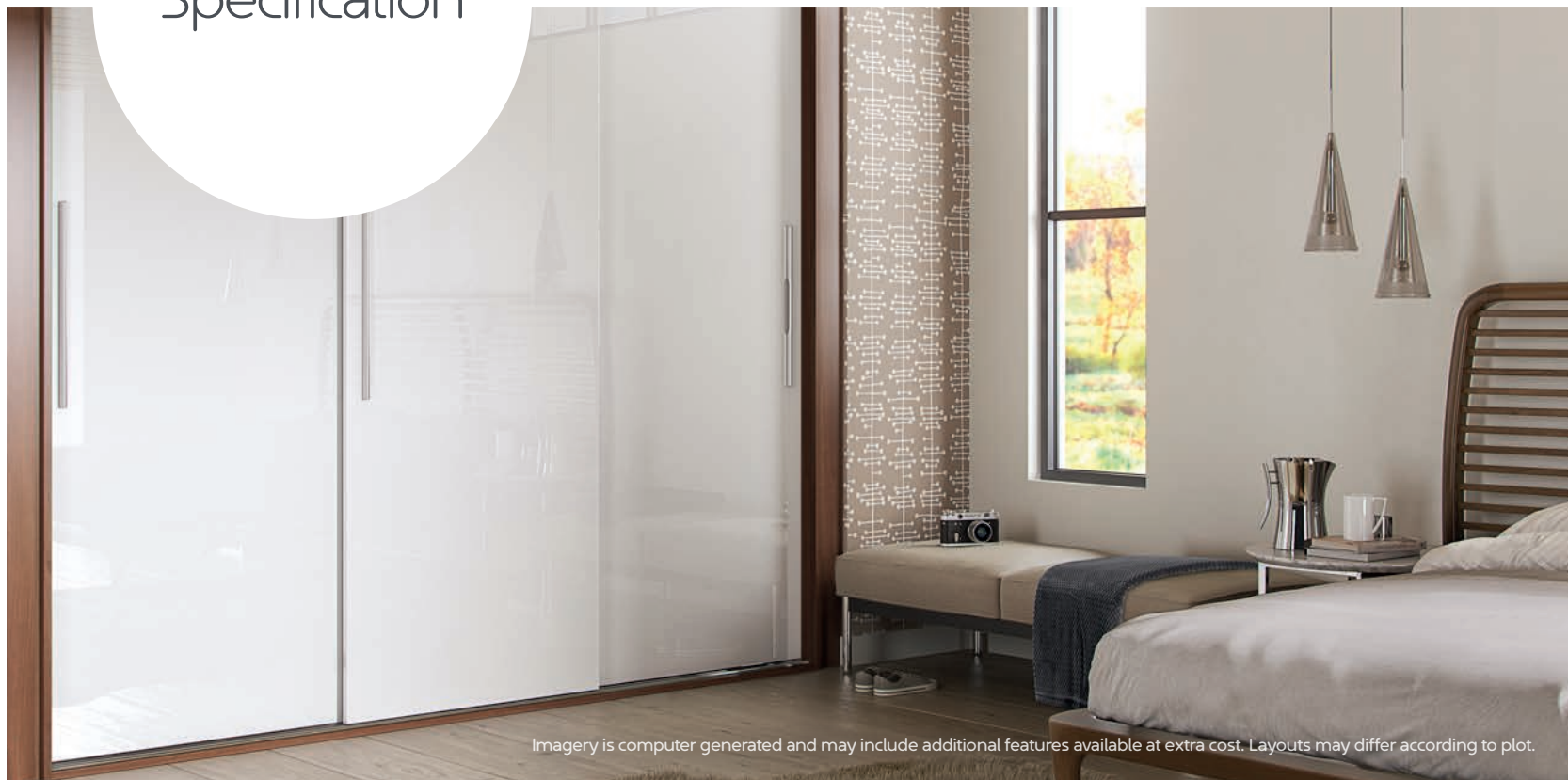
Woodland View offers the perfect setting for families with a range of good educational establishments at all levels.

The development is just across the road from the nearest nursery, and a two / three minute drive to the nearest primary and secondary schools; Wellsway School and Sixth Form, Saltford C of E Primary School and Chandag Junior School. There is also the arrival of the eagerly anticipated purpose built Two Rivers C of E Primary School within Hygge Park itself, due to open September 2020.

All this plus plenty of open space to enjoy, the all weather Avon Valley Adventure & Wildlife Park and the local leisure centre provide countless opportunities to use up some of that excess energy.



Specification



Imagery is computer generated and may include additional features available at extra cost. Layouts may differ according to plot.

Our individually designed homes are built to a high specification and in our two, three and four bedroom homes we can offer:



Kitchens

- Choice of stylish contemporary kitchen units by Symphony, with coordinating worktops and upstands
- Integrated appliances
- 1 ½ stainless steel sink and drainer
- Stainless steel splashback
- Ceramic hob



Bathrooms, en-suites & cloakrooms

- Stylish Hansgrohe thermostatic bath shower mixer brassware
- Choice of Porcelanosa ceramic wall tiles to bathroom, en-suite and WC*
- White shaver point to bathroom and en-suite
- White heated towel rails



Internal features & ceilings

- Walls decorated in white matt emulsion
- Broadband connectivity
- Chrome lever ironmongery to all internal doors
- Mains operated smoke detector interconnected with battery backup
- Mains operated carbon monoxide alarms to rooms with gas appliances with battery backup
- Fully wired ready for your own security alarm installation (fused spur for wireless)
- High output energy efficient boilers
- Downlights to kitchens and bathrooms
- Pendant lighting to all other rooms



External features

- Mains operated doorbell
- Rear garden paving
- Turf to rear garden
- Designated parking

*We want you to be able to choose accessories to style and create your perfect home however choices are dependent on the stage of construction of your home and may involve additional cost. Please speak to our Sales Adviser for full details of available choices and upgrades.



“The Curo commitment”

The Curo commitment is our guarantee to our customers to make the experience of buying a new home as easy, enjoyable and informative as possible. This does not stop when the keys are handed over; the Customer Care Team will be on hand to support you when you move into your new home.

Before you move:

Reservation agreement

Once you have chosen your perfect plot your Sales Adviser will be on hand to ensure all aspects of the reservation process are fully explained.

Point of contact

Your Sales Advisers on site will be your point of contact throughout the building process and beyond.

Specification

When moving into your new home with Curo you can be assured that the build quality, internal specification and finish of our individually designed homes will exceed expectations. Our contemporary well-designed kitchens are both sophisticated and practical, offering quality units and integrated appliances.

Your Sales Adviser will be able to guide you through your selections and other optional extras you may require from our extensive range.

Estimated build completion

When you reserve your new home with us we will provide you with an estimated completion date and keep you informed of the progression of the construction, up to the point when it is ready for you to move.

New home demonstration

The Site Manager who built your new home and your Sales Adviser will be on hand either on the day of your move or soon after, to guide you through the key features of the property and the best ways to maintain it. All the information demonstrated to you will be included within your Handover Pack for reference.

After you move:

Handover Pack

On completion of your new home you will receive a Handover Pack which contains all the information you will require about your property.

Courtesy call

A short while after you have moved in either your Sales Adviser or the Site Manager (if the development is still under construction) will contact you to ensure that you are completely happy with your new home.

Quality assured

Throughout the build process we inspect the quality of the workmanship, with the support of the NHBC Building Inspector and Local Authority Building Control Officer. Our Customer Care Manager, who will have watched your new home being built, will be your point of contact once you move in. Your new home will be covered by a 10 year NHBC Warranty alongside a 2 year Curo Warranty.

Dedicated customer care helpline

At Curo we operate a dedicated service to our customers and the helpline details will be included within the Handover Pack. You will also be supported by our Customer Care Manager who will be monitoring calls made to the helpline to ensure that any issues are dealt with effectively and efficiently.

“The buying process”

Buying a new home is an exciting time. Now you have found your new Curo home, the following information will help you with your move.

Obtain financial advice

Although you will have already had some advice at this stage, Curo can recommend independent specialists who will help with your exact requirements.

Appoint a solicitor

Once you have reserved your new Curo home you will need to hire a solicitor or conveyancer to act on your behalf. Again, Curo will be happy to recommend a local company on request.

Organise your mortgage

Contact your mortgage broker to get everything in place.

Selling another property?

Please give the details of your current property sale to your Curo Sales Adviser. They will monitor the sale to make sure it runs as smoothly as possible.

Signing and exchanging contracts

Once your solicitor has received your mortgage offer you will be ready to sign your contracts. At this stage you will be asked to pay your deposit. You will be ready to exchange contracts when your buyers are in a position to proceed.

Confirming your specification choices

Your Curo Sales Adviser will be on hand to talk you through the specification options for your new home (dependent on build stage at time of purchase).

Home visit

Should you wish to come and see the progress of your property, your Curo Sales Adviser will do their best to arrange a visit with the Site Manager.

Build completion

Curo will keep you informed at all times of the estimated completion date of your new home. We will endeavour to deliver the property on time however this final date may be affected by weather conditions, connections of services and material shortages.

Legal completion and home handover

Completion will take place on an agreed date when the balance of payment has been received by Curo. You will then be given the keys to your new home.

Welcome home!

Along with your keys, you will also be given a certificate to confirm that your new home is in perfect order and a Handover Pack which covers information on warranties, Customer Care and advice on how to look after your new home.

Then simply move in!

“Peace of mind”

Curo build to the highest standards.

The National House Building Council, known as the NHBC, is a national body which regulates standards for the house building industry.

For the first two years, Curo will correct any problems with your home which do not adhere to the NHBC guidelines.

In addition for extra peace of mind you have a 10 year NHBC warranty.

More information and a list of what is covered by the warranty will be provided in your Handover Pack.



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Our mission is to provide great homes, support communities and improve lives. ”

Curo builds high-quality homes across the West of England. We're a housebuilder with a difference; as a housing association with social purpose at our heart, we don't pay shareholders - our profits are reinvested into providing affordable homes and services for local families.



“ We are here for you,
so contact us anytime. ”



Woodland View in Keynsham is ideally located with great transport links to Bristol and Bath, as well as frequent train services from Keynsham Station to London Paddington and Birmingham New Street. The town centre is one mile away, Waitrose a two minute drive and Bristol airport's just 12 miles with links to multiple international destinations.

Source: Times based on Google Maps January 2020.

By Car

Waitrose	3 mins
Keynsham Leisure Centre	4 mins
Keynsham Town Centre	5 mins
Keynsham Train Station	5 mins
Bristol	20 mins
M4	20 mins
Bath	22 mins
Bristol Airport	30 mins

0345 140 5050
www.curo-sales.co.uk

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