



VENUS

CONGRESBURY STREET NORTH SOMERSET



Fine village living



STRONGVOX
HOMES





"We are very excited about our first development in Congresbury. Venus Street is a fantastic location and we are very proud of the design and the specification our homes offer."

Toby Ballard Managing Director, Strongvox Homes



Bristol Quayside



Strawberry Line views near Congresbury



Yatton Railway Station

Welcome to Venus Street

Venus Street in the picturesque village of Congresbury near Bristol is our latest beautifully thought out Strongvox development.

At Strongvox Homes we work hard to offer you something special. Personal, secure and privately owned, our ethos is to build individual homes and communities throughout the West Country in which people will enjoy living for many years to come.

All Strongvox homes are carefully and beautifully designed to a high specification, with the emphasis on making each house individual and in harmony with their surroundings.

Since 2004 we have built over 1,000 homes across 30 sites. An average of less than 40 homes per site means we can keep an eye on the detail for every house we build – and that's important to us.





Pulteney Bridge and Weir, Bath



Queens Square, Bristol

Explore the best cities, countryside and coastline in the South West

Congresbury is a large village in North Somerset close to the seaside town of Weston super Mare which is just 7 miles away and only 13 miles from the exciting and vibrant city of Bristol.

Weston Super Mare is a traditional seaside town with an iconic pier, long sandy beaches and lots of visitor attractions. Bristol has twice been voted the best city to live in Britain by The Sunday Times and has all you could wish for from beautiful, historic buildings and architecture to an array of shopping and leisure destinations. It is a hub for business with lots of national and international companies having offices there.

Living at Venus Street also means easy access further afield with the M5 a short distance away and a mainline train station in nearby Yatton with trains running to Exeter, Bristol, London and beyond. Bristol International Airport is just 6 miles away along the A370.

Congresbury to London (by car)	2 hours 35 mins
Yatton to London Waterloo (by train)	2 hours 30 mins
Bristol Airport to London (by plane)	1 hour 5 mins
Congresbury to Exeter (by car)	1 hour (approx)
Congresbury to Bath (by car)	55 mins
Congresbury to Weston super Mare (by car)	17 mins

BRISTOL
CHANNEL

7

M5

8

CLEVEDON

NAILSEA

BRISTOL

M5

6

YATTON

A370

BRISTOL AIRPORT

5

4

2

3

CONGRESBURY

1

A38



VENUS
STREET



1. Computer generated development scene at Venus Street



2. Millenium Greens, Congresbury



3. Old Inn, Congresbury



4. St Andrews Church, Congresbury



5. Cadbury & Wyevale garden centre, Congresbury



6. Railway Station, Yatton



7. Clevedon Pier



8. Clifton Suspension Bridge, Bristol

Venus Street, Congresbury

Congresbury is a large, popular village between Bristol and Weston Super Mare. It has the best of all worlds with a rural outlook but with easy access to seaside and city. The village has a great community spirit and benefits from a diverse range of organisations, clubs and activities and an annual Village Fete that brings the whole community together.

There is an excellent range of shops and pubs, a post office and two well attended churches in the area. For families the village has an excellent pre and primary school, whilst the wider area has a range of primary and secondary schools from the state and independent sectors.

Nearby take a walk, run or cycle in the Mendip Hills or along the Strawberry Line, an old converted railway line with views over the Somerset Levels. The village also offers fishing in purpose built lakes and the River Yeo.

Yatton Train Station (by car)	6 mins
M5 Junction 21 (by car)	7 mins
Bristol Airport (by car)	12 mins
Clevedon (by car)	15 mins
The Mendips AONB (by car)	18 mins
Bristol City Centre (by car)	25 mins



VENUS STREET



Venus Street House Types

-  The Helford (3 bedroom home)
-  The Thornton (4 bedroom home)
-  The Dorchester (4 bedroom home)
-  Affordable Housing

BUNGLOW PLANNING
TO BE CONFIRMED

Computer generated image of Venus Street site plan.

This site plan is indicative only of the development.
It is for general guidance and may be subject to change.



The Helford

Three bedroom home

A three bedroom home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, open plan kitchen/dining area with door to the enclosed rear garden and living room with bi-fold doors also opening out onto the rear garden. The stairs, which incorporate a storage cupboard, lead to the first floor which comprises of a master bedroom with en-suite, two further bedrooms and bathroom.

Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Dining	3543 x 5690	11' 7" x 18' 8"	Bedroom 1	3717 x 3207	12' 2" x 10' 6"
Lounge	3177 x 5690	10' 5" x 18' 8"	Bedroom 2	3380 x 3230	11' 1" x 10' 7"
			Bedroom 3	2360 x 2390	7' 8" x 7' 10"

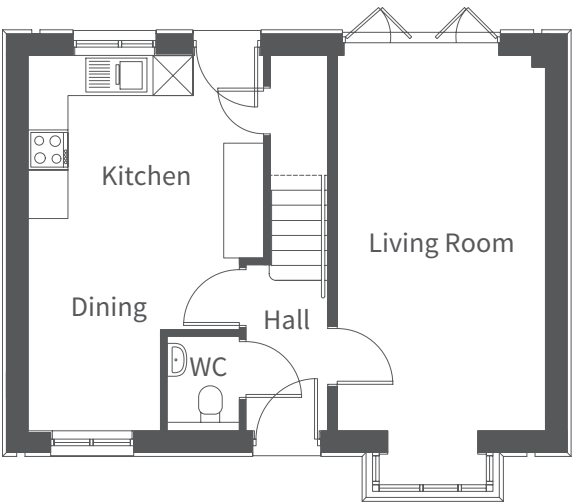
* Maximum

Please note: other floor plans and elevations for each property are available. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.

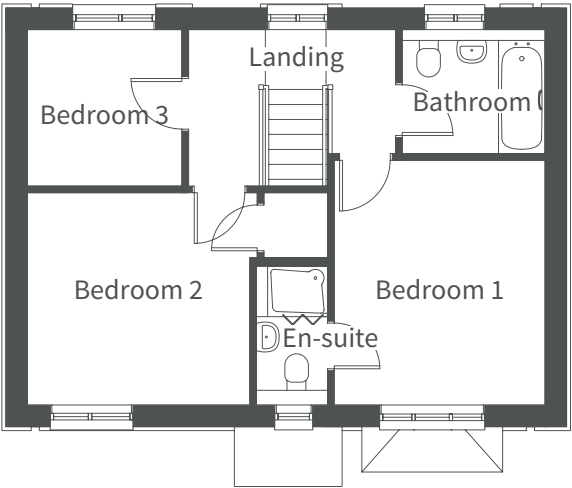


Plot 14

Ground Floor



First Floor



The Thornton

Four bedroom home

The Thornton is an impressive four bedroom detached family home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises WC, utility room and large open plan kitchen/diner. The spacious lounge benefits from bi-fold doors leading to the enclosed rear garden. The first floor comprises master bedroom with en-suite, three further bedrooms and bathroom.

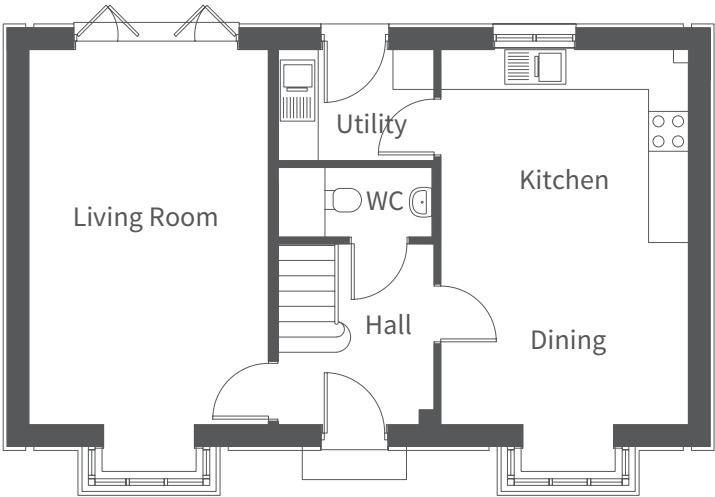
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Lounge	5690 x 3650	18' 8" x 11' 11"	Bedroom 1	3458 x 3430*	11' 4" x 11' 3"
Kitchen/ Dining	5690 x 3763	18' 9" x 12' 7"	Bedroom 2	2350 x 4280*	7' 8" x 14' 0"
			Bedroom 3	3270 x 2683	10' 8" x 8' 9"
			Bedroom 4	2363 x 2600	7' 9" x 8' 6"

Please note: other floor plans and elevations for each property are available. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.

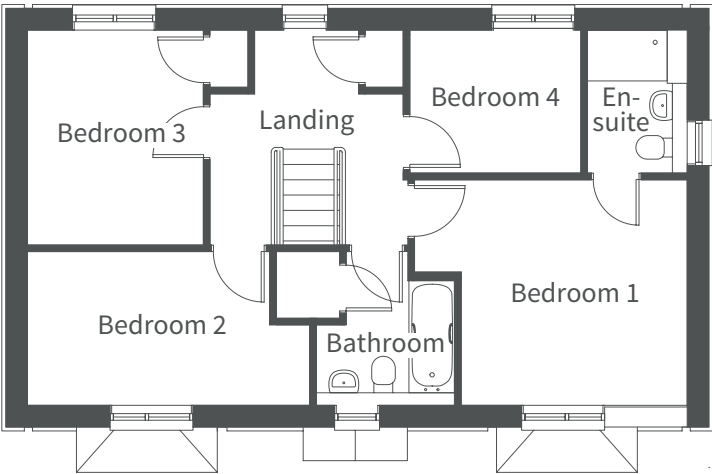


Plot 13

Ground Floor



First Floor



The Dorchester

Four bedroom home

The Dorchester is an attractive four bedroom detached family home benefiting from high specification and delightful accommodation over two floors. The ground floor comprises of WC, separate dining room, large lounge with double doors leading into the spacious kitchen which has bi-fold doors opening out to the rear garden and access to the utility room. The first floor comprises of a master bedroom with en-suite, bedroom two with en-suite, two further bedrooms and a family bathroom.

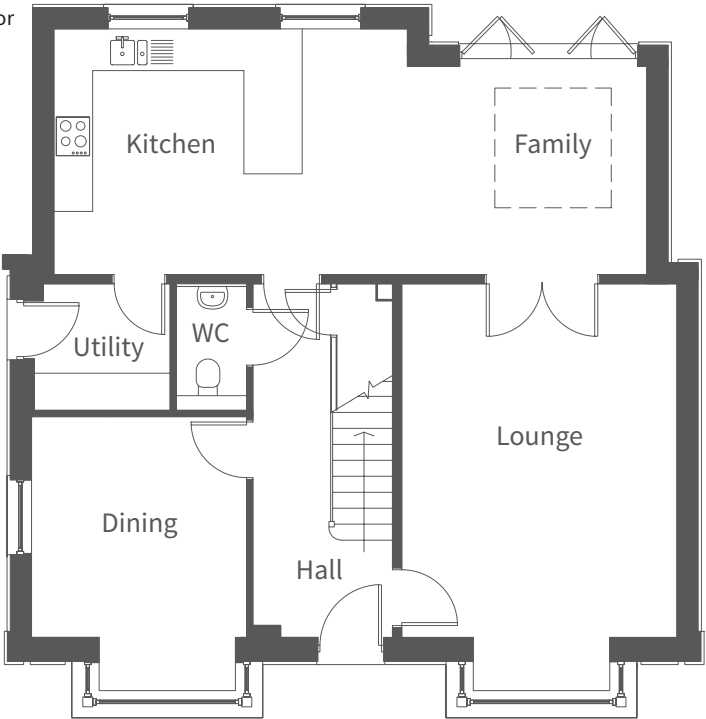
Ground Floor	Millimetres	Feet/inches	First Floor	Millimetres	Feet/inches
Kitchen/ Family	3690 x 8912	12' 1" x 29' 2"	Bedroom 1	3652 x 3483	9' 11" x 17' 5"
Lounge	4175 x 5352	13' 8" x 17' 6"	Bedroom 2	3042 x 5321	11' 11" x 11' 5"
Dining	3350 x 3265	10' 11" x 10' 8"	Bedroom 3	4212 x 2689	13' 9" x 8' 9"
			Bedroom 4	3217 x 2594	10' 6" x 8' 6"

* Maximum
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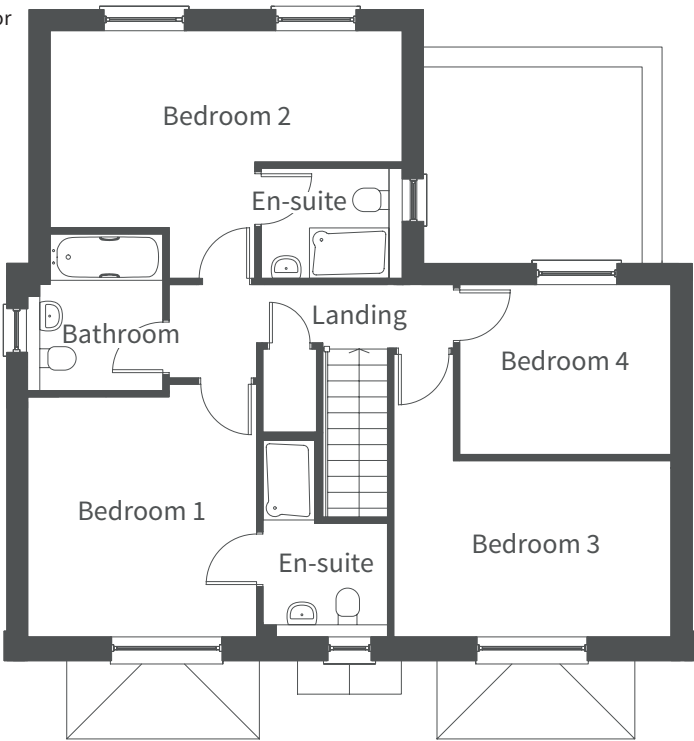


Plot 9

Ground Floor



First Floor







Kitchen / family room from Moonhill Copse



Kitchen / family room from Manor Lawns

Elegant living. Outstanding quality.

Strongvox has carefully considered every aspect of your new home from location to house design, construction to internal finishing touches using the very best brands. In the process we create homes of outstanding quality and specification ensuring everyday living is as elegant and enjoyable as possible.



Bedroom from Manor Lawns

premier
guarantee

hansgrohe

VADO

Villeroy & Boch
1748

NEFF





High specification

Every aspect of the final specification has been thought about with you in mind. From the traditional design, through to the practical benefits of modern living, to Hansgrohe taps with Vado valves that complete the sanitary ware and taps. Every detail has been considered, because we know how important the finishing touches are to making a home.



Kitchen

- A choice* of fully fitted kitchen with ample wall and floor cupboards
- A choice* of profile worktop with matching up-stands
- Stainless steel eye level single oven, 4 burner gas hob and hood extractor fan
- A stainless steel / glass splash back is provided to the area behind the hob
- Stainless steel 1½ bowl sink with a chrome monobloc mixer tap
- Integrated Neff fridge freezer and dishwasher

Utility (4 Beds only)

- Complementing fitted kitchen units with profile worktops
- Stainless steel 1 bowl sink with a chrome monobloc mixer tap
- Space and plumbing for washing machine

Bathroom, En-suite and Cloakroom

- The bathroom, en-suite and cloakroom are equipped with contemporary Villeroy Boch sanitary ware in white with stylish Hansgrohe taps and hand held shower spray
- Concealed cisterns together with wall hung toilet
- The shower within the en-suite includes a concealed thermostatic shower valve with a resin stone shower tray and full height tiling
- Full height tiling to the bathroom around the bath with hand held shower spray, semi-pedestal basin and WC where they are situated on the same wall. Splash back tiling behind the basin where not situated on the same wall
- Recessed down lighters to the bathrooms and en-suites
- Shaver socket fitted in bathroom and en-suites

Decoration and Internal Finish

- Each home features a smooth emulsion finish to the walls and ceilings
- Cottage style vertical five panel internal doors
- All homes feature uPVC front doors with multi point locking system

Electrical Installation

- BT points are fitted to the lounge and Beds 1 & 2
- TV points are fitted to the lounge and Beds 1 & 2 with wiring for Sky and terrestrial TV
- A mains operated smoke alarm with battery backup is fitted to the hallway
- Down lighters to kitchen area
- External recessed down light or coach light fitted
- Electric point and BT point for wireless router

Energy Efficiency, Heating and Insulation

- 3 Bed homes have a gas fired combi boiler, remaining properties will have a gas fired central heating system with thermostatically controlled radiators and heated towel rails in en-suite and bathroom
- Hot water system with electronic programmer
- Double glazed uPVC windows provided throughout
- Cavity wall and loft insulation installed to Premier Guarantee standards
- Energy performance certificates are provided for each home
- Solar panels designed within the fabric of the home

External Finishes

- An external tap will be provided
- Light and power to the garage
- Front lawns either laid to turf or shrubs (dependent on planning). Rear gardens fenced and laid to turf
- Patios and paths laid in Natural Bronte slab in line with planning

Premier Guarantee

- Each of our homes is independently surveyed during the course of construction by Premier Guarantee who will issue their 10 year warranty certificate upon structural completion of the property

*Subject to build stage



Kitchen from Moonhill Copse

Developer of choice

At Strongvox Homes we work hard to offer you something special and our quality and attention to detail fulfil our vision to provide individual homes in which people will enjoy living for many years to come.

Our company is built on firm foundations with all directors experienced in providing homes around the country and their combined expertise means you are assured of a carefully and beautifully designed home.

We are a locally-based, private company and delighted to be creating a stunning development of three and four bedroom homes at Venus Street where we are offering you the chance to be part of exclusive living in one of the finest locations in the West Country.



Our Customer Charter

At Strongvox we are committed to delivering a quality service and our customer charter sets out to demonstrate how our customers are at the heart of our business.

We want you to enjoy your journey and love living in a Strongvox home for many years to come.

Trained and knowledgeable staff will be on hand throughout your purchasing journey to make your move as smooth as possible

•

We are available to answer any questions and are on hand to help you personalise your new home with selections from our Standard Choices and Inspirations ranges

•

You will be kept fully informed about the progress of your purchase

•

You will be provided with health and safety advice to minimise the risk of danger during construction of your new home

•

All aspects of your new home will be fully demonstrated to you before you move in

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Your new home is covered by a 10 year Premier warranty and we will provide you with information about the cover

•

You will be provided with information about our after-sales service.

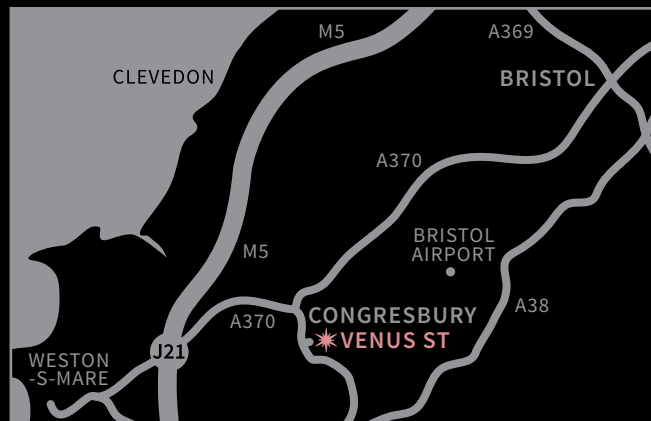
Our aim is to deal effectively and efficiently with both routine service matters and any emergencies

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You will be provided with details of who to contact if you believe we have not fulfilled our charter commitments.



Location



Directions from M5 – leave the M5 at junction 21

SOUTHBOUND: Take the slip road at Junction 21 and take the first exit onto the A370. **NORTHBOUND:** Take the slip road at Junction 21 and take the third exit onto the A370. Follow A370 to Congresbury. At the first set of traffic lights turn right onto High Street/B3133. Follow High Street then turn left onto Venus Street. Follow signs to the development.

For Sat Nav: use BS49 5HA

ENQUIRIES: 0800 472 5449



venusstreet@strongvox.co.uk

YORK HOUSE, BLACKBROOK PARK AVENUE, BLACKBROOK BUSINESS PARK, TAUNTON, SOMERSET, TA1 2PX

ENQUIRIES@STRONGVOX.CO.UK WWW.STRONGVOX.CO.UK

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