



# Artillery Mews

SHOEBURYNESSE, ESSEX

A beautiful collection of two, three, four and five bedroom homes, situated in Shoeburyness with convenient access to Shoebury's beaches and Southend-on-Sea.

**Taylor**  
**Wimpey**

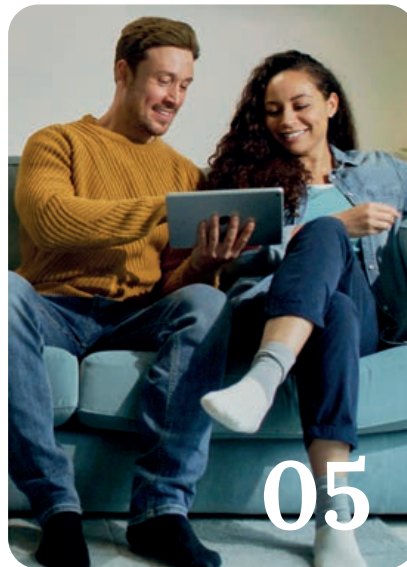


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Artillery Mews**



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# Welcome to Artillery Mews

Nestled within close proximity to the Essex coast, Artillery Mews is situated in the town of Shoeburyness.

Artillery Mews will provide a new community of high-quality homes with energy-saving features, including solar panels and electric vehicle charging points.



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.



# Love living near the coast

This new community is located within close proximity to a range of local amenities. Just a stone's throw away from Shoeburyness railway station, it provides easy access to London Liverpool Street.

Outdoor open space



Connections to London Liverpool Street



Close to the coast



## Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

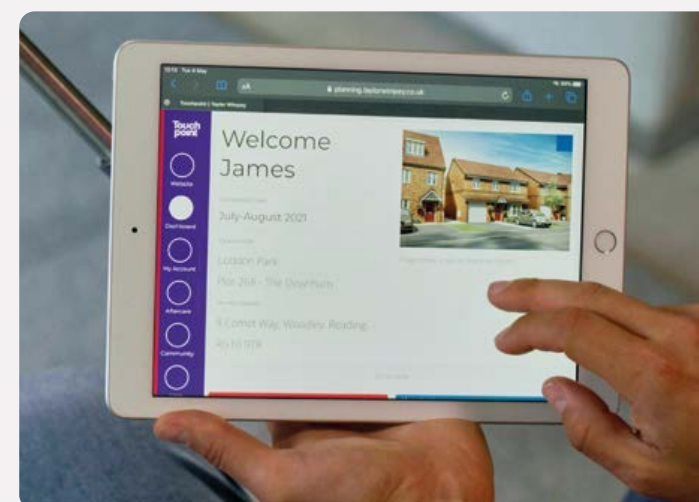
You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Find out more



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.



# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



### Kitchens

All of our Wren kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish glass splashbacks, a composite granite sink and Ascona chrome taps, and lighting give your kitchen a clean, contemporary finish. Also included is a modern, energy efficient AEG oven with built-in gas hob and chimney hood and extractor fan too.

### Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a composite granite sink and chrome mixer tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



### Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin, bath and thermostatic shower with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



### Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden is turfed, includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. Standard specifications are correct at time of going to print, but are subject to change without notice. † = Where applicable.

# Specification of our houses

### Kitchens

Fitted Wren Kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Composite granite 1.5 bowl sink with Ascona tap†/1 bowl*	✓
Stainless steel electric oven and built-in gas hob*	✓
Chimney hood with glass splashback above hob*	✓
Integrated washing machine and 70/30 fridge freezer	✓
60cm dishwasher or 45cm integrated slimline dishwasher depending on design	✓

### Bathrooms, en suites, utility and cloakrooms

Roca Gap white sanitaryware with max 180 litre bath	✓
Chrome taps and fittings*	✓
Thermostatic shower to bathroom and en suite	✓
Choice of half height tiling from selected range to bathroom only (no tiling to utility)*	✓
Full height tiling to shower enclosure and walls around bath.	✓
Choice of splashback tiling from selected range to en suites and cloakrooms	✓
Chrome shaver socket to en suite and main bathroom	✓
Batten mounted ceiling light to bathrooms	✓

### Central heating/hot water system

Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators*	✓
Chrome towel rail to all bathroom and en suite	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓

### Security and Safety

Mains operated smoke detectors supplied in line with Building Regulations	✓
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✓ = Standard features    \* = Options, upgrades and colour choices are available subject to stage of construction and options selected  
† = Where applicable

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# Specification of our houses

Electrical features	
Chrome power points in line with NHBC requirements	✓
Chrome media plate to living room and chrome TV/USB socket to bedroom one (if indicated on service layout)*	✓
CAT 6 Data Cabling	✓
One double socket in kitchen to incorporate USB charging points*	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓
Finishing Touches	
Flat white finish to ceilings	✓
Fitted Gooding wardrobes to Bed 1 *see individual House type for size/doors	✓
White emulsion to walls	✓
White paint to woodwork	✓
White doors with chrome ironmongery	✓
Amtico (LVT) floor covering to all wet areas, kitchen, kitchen/diner and utility with carpets to remaining rooms*	✓
External Features	
Smooth finish buff concrete slabs to pathways and patios	✓
Polished chrome door numerals	✓
Outside light to front and rear	✓
Outside tap to rear garden	✓
PV panels and EV car charging point to all properties	✓
Gardens, Paths and Drives	
Front garden turfed or shrubbed (weather permitting)†	✓
1.8m fencing to rear garden	✓
Turf as standard to rear garden	✓
NHBC 10-year Warranty	
NHBC 10-year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓



# Optional Upgrades

Kitchen	Electrical
*Double oven or single oven and microwave in tall housing (where design permits)	Extra double socket with or without USB port in chrome
Silestone worktop	Extra TV point in Chrome. Fused spurs in Chrome.
Upgrade to Ceramic/Induction hobs	Alarm system
Bathroom	Weatherproof external socket
Thermostatic shower over bath with fixed drencher head	White or Chrome Downlighters to kitchen, bathroom and bedrooms (subject to Design)
Extend wall tiling to half/full height en suite and cloakroom	Additional outside front light
Extend wall tiling to full height in bathroom	Wardrobes
An upgraded tile is available when half/full height tiling is selected	A range of mirrored, hinged and sliding wardrobes available
Mirror above basin	Flooring
Upgrade to 8mm shower screen	Choice of Amtico BIO Range (LVT) and Carpet Sensations Original or Optimum (subject to house type design)
A choice of black and anthracite dual fuel heated towel rails are available subject to design	Ceramic floor tiles (available to ground floor only)
	Home Office
	A range of Office layouts in a choice of contemporary finishes, cabinetry and door & drawer front colours

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Options are correct at time of going to print, but are subject to plot size.





# The Ashenford

2 BEDROOM HOME, TOTAL 755 sq. ft. / 70.14 sq. m.



# The Ashenford

2 BEDROOM HOME, TOTAL 755 sq. ft. / 70.14 sq. m.



DISCOVER MORE ABOUT THIS HOME



VIEW OUR CURRENT AVAILABILITY

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Find me on the development plan. Plots: 52 & 55





The Beauford

2 BEDROOM HOME, TOTAL 856 sq. ft. / 79.60 sq. m.



The Beauford

2 BEDROOM HOME, TOTAL 856 sq. ft. / 79.60 sq. m.



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Find me on the development plan. Plots: 62 & 63





# The Byford

3 BEDROOM HOME, TOTAL 958 sq. ft. / 89.02 sq. m.



# The Byford

3 BEDROOM HOME, TOTAL 958 sq. ft. / 89.02 sq. m.



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Find me on the development plan. Plots: 2-8, 46, 47, 60 & 61





# The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq. ft. / 95.18 sq. m.



# The Kingdale

3 BEDROOM HOME, TOTAL 1,024 sq. ft. / 95.18 sq. m.



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Find me on the development plan. Plots: 28\*, 41\*, 45, 51 & 65\*





# The Huxford

4 BEDROOM HOME, TOTAL 1,156 sq. ft. / 107.40 sq. m.



### GROUND FLOOR

Kitchen/Dining Area	
5.73m × 3.00m	18'10" × 9'10"
Living Room	
4.66m × 3.63m	15'4" × 11'11"

### FIRST FLOOR

Bedroom 1	
3.42m × 3.16m	11'3" × 10'5"
Bedroom 2	
3.23m × 2.84m	10'7" × 9'4"
Bedroom 3	
3.25m × 2.23m	10'8" × 7'4"
Bedroom 4	
2.48m × 2.42m	8'2" × 7'11"



# The Huxford

4 BEDROOM HOME, TOTAL 1,156 sq. ft. / 107.40 sq. m.



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THIS DEVELOPMENT



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Find me on the development plan. Plots: 20-27, 42, 43, 49, 50, 53 & 54





# The Elliston

4 BEDROOM HOME, TOTAL 1,227 sq. ft. / 114.00 sq. m.



## GROUND FLOOR

### Kitchen/Dining Area

4.89m x 2.90m 16'1" x 9'6"

### Living Room

4.26m x 3.81m 14'0" x 12'6"



## FIRST FLOOR

### Bedroom 2

3.15m x 2.73m max.  
10'4" x 9'0" max.

### Bedroom 3

3.31m x 2.34m max.  
10'10" x 7'8" max.

### Bedroom 4

3.31m x 2.45m max.  
10'10" x 8'1" max.



## SECOND FLOOR

### Bedroom 1

6.27m x 3.86m max.  
20'7" x 12'8" max.



# The Elliston

4 BEDROOM HOME, TOTAL 1,227 sq. ft. / 114.00 sq. m.



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Find me on the development plan. Plots: 15-18, 56-59





The Manford

4 BEDROOM HOME, TOTAL 1,368 sq. ft. / 127.09 sq. m.



The Manford

4 BEDROOM HOME, TOTAL 1,368 sq. ft. / 127.09 sq. m.



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Find me on the development plan. Plot: 48





The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq. ft. / 113.90 sq. m.



The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq. ft. / 113.90 sq. m.



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Find me on the development plan. Plots: 10, 19, 44 & 64





The Felton Special

5 BEDROOM HOME, TOTAL 1,581 sq. ft. / 148.87 sq. m.



GROUND FLOOR

Kitchen/Dining Area

7.89m x 3.12m max.  
25'11" x 10'3" max.

Living Room

4.62m x 3.14m 15'2" x 10'4"

Study

2.52m x 2.19m 8'3" x 7'2"

FIRST FLOOR

Bedroom 1

5.70m x 3.14m 18'9" x 10'4"

Bedroom 4

3.94m x 2.51m 12'11" x 8'3"

Bedroom 5

3.19m x 2.30m 10'6" x 7'7"

SECOND FLOOR

Bedroom 2

3.25m x 3.19m 10'8" x 10'6"

Bedroom 3

3.38m x 2.16m 11'1" x 7'1"



The Felton Special

5 BEDROOM HOME, TOTAL 1,581 sq. ft. / 148.87 sq. m.



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Find me on the development plan. Plots: 1 & 66



# Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First-time buyer?

Here's how we can help



## Existing home owner?

Here's how we can help



Please speak to your Sales Executive for further details.



# Take your next step



Find your dream home  
on our website.



**Book an  
appointment to  
view our show homes.**



Take a virtual tour of  
our homes from the  
comfort of your sofa.



Have your questions  
answered by calling  
our Sales Executives on  
**01702 892 862.**



Find out how we can  
get you moving with  
our buying schemes.



**Book an appointment**



**How to buy a home**



**ARTILLERY MEWS** Campfield Road, Shoeburyness, Essex, SS3 9BX

**CONTACT US ON 01702 892 862**

## Taylor Wimpey