

# Specification

## EXTERNAL FEATURES

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- Bi-fold doors to rear garden (Penrose & Burlawn only)
- French door(s) to rear garden (except Penrose)
- Garden – front and rear areas turfed
- Paved pathways and patio areas
- White uPVC double glazed windows
- Rainwater pipes and gutters in low maintenance black uPVC
- Outside lights to front door and rear doors
- Doorbell to front door

## INTERIOR FINISHES

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- Stylish Oak finished doors with chrome handles
- Skirtings and architraves finished in white gloss paint
- Feature staircases with white spindles and oak handrail
- Smooth finish to ceilings and coving throughout
- Gas fired central heating
- Ceramic wall tiles
- Ample well placed power points throughout
- Smoke detectors

## FULLY FITTED KITCHEN

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- Choice of contemporary kitchens and quartz worksurfaces
- Stainless steel 1.5 bowl sink and mixer tap
- Integrated electric double oven, gas hob and cooker hood finished in brushed steel/glass
- Integrated fridge/freezer, dishwasher and washing machine
- Task lighting to underside of wall units
- Recessed LED spotlights

## BATHROOM

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- White sanitaryware with chrome plated taps
- Choice of half tiling to all walls extending to full height around bath
- Shower over bath with glass shower screen (except Penrose)
- Thermostatic shower in separate cubicle with glass enclosure (Penrose only)
- Shaver point
- Recessed LED spotlights
- Chrome plated heated towel rail

## EN-SUITE SHOWER ROOM

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- White sanitaryware with chrome plated taps
- Thermostatic shower with glass shower enclosure
- Choice of half tiling to all walls extending to full height in shower cubicle
- Shaver point
- Recessed LED spotlights
- Chrome plated heated towel rail

## CLOAKROOM

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- White sanitaryware with chrome plated taps
- Recessed LED spotlights
- Choice of wall tiles

## PEACE OF MIND

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- A full NHBC 10 year warranty. Each home will be independently surveyed during the course of construction by NHBC who will issue their certificate upon completion of the home.
- All new homes will be sold in accordance with the Consumer Code for Home Builders. Please refer to [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com) or ask the Home Buying Advisor for further information.

*treceus farm*  
PADSTOW CORNWALL

## NOTES

Choice of finishes and fitments detailed in this specification are only available where stage of construction permits.

Under the provisions of the Property Misdescriptions Act 1991 prospective purchasers are advised that the design dimensions quoted are approximate having been prepared from Architect's working drawings.

Variations may occur in construction due to the tolerances on materials or working practices. Purchasers should, therefore, satisfy themselves at the time of construction as to the actual finished dimensions.

Elevational treatments, window arrangements and materials may vary from plot to plot.

Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development.

These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a Contract, however, and purchasers are advised to check salient details for themselves.

Prior to exchange of contracts purchasers will be required to inspect the working drawing for the property they are purchasing and confirm that they are satisfied regarding the details.