## Included in the price of a Beal Home as standard:

West Hill | KIRK ELLA

	Interior Design Options				Τe	echno	ology	Γ	Safety & Security							Kitchen					Π	Electrical				Plumbing & Heating								General										Energy Efficiency Ratings			
	Private appointment at our Design Lounge	Floor plan layout options	Bespoke Kitchen design service	ice of two emulsion wall colours	Extensive selection of Porcelanosa ceramic wall tiles available - please refer to your sales executive for the tiled areas	dish & digital TV & radio	phone poir	d Bedroom 1	Hi-security multi-point door locking system	to non entrance External light fifting to front entrance	6f privacy fencing to rear gardens	Gate to rear darden	Security alarm	Security locks to windows (where applicable)	dles fitt		Exclusive selection of contemporary and traditional doors	and larrinate worktops Neff oven and 60cm gas hob with 60cm extractor	Not own and ROom including how with Olom action and	over and boch induction to with sour extra rated Neff fridge with ice-box	Neff Integrated dishwasher	Chrome downlights to Bathroom / En-suite /	White downlights to Bathroom, Cloakroom and kitchen	Shaver socket above Bathroom / En-suite hand basins	Brushed chrome switches and sockets	Dual-zoned heating system with separate thermostat	Combination boiler system (Cylinders in The Canterbury & Runswick)	White towel rails to washrooms		Themostatically conrolled shower over bath (family bathroom) or separate cubicle in En-suite	Villeroy & Boch sanitary ware	Energy 'Smart Meter'	External tap	Information valves integ to all facilities (except hallway)  Bedroom 1 / Bathroom / En-suite / Cloakroom)	Carpet flooring to all rooms (except Washrooms / Kitchen / Utility)	Laminate flooring to Kitchen / Dining areas	Ceramic floor tiling to Bathroom / En-suite / Cloakroom	Electric sockets and light/s in garage (where applicable)	ors (p	Electric fire and surround included (Gas option in The Canterbury and Runswick)	Turfed front Garden	Turfed rear Garden (up to 150m² and 500mm border)	Contemporary coving included to Hallway, Lounge, Landing and Bedroom 1	Staircase includes oak handrail and white painted spindles	Roller style garage doors	Garage floor and internal walls painted (where applicable)	Very energy efficient - lower running costs  A 92+ B 81-91 69-80 C 55-68 D 39-54 21-38 F 1-20 G England & Wales EU Directive 2010/31/EU - The energy efficiency rating is a measure the overall efficiency of a home The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.
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IMPORTANT NOTICE: Although every care has been taken to ensure the accuracy of all the information given, these particulars are for illustration only, are not to scale and is a two dimensional drawing therefore does not show land contours and gradients, retaining walls, boundary treatments, landscaping or local authority street lighting. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an order made under the current legislation, nor do they constitute a contract, part of a contract or warranty. The ability to customise your home with layout changes, upgrades and other options are subject to build stage, constructional constraints, and planning conditions. The developer reserves the right to amend the specification as necessary without prior notice. Please note that items specified in the literature and show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. Interested parties should direct any questions to their sales executive, and confirm all details with their solicitor

BEAL HOMES