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Seaton Meadows



Somewhere to call home

Seaton Meadows

The Violet 2 bedroom home

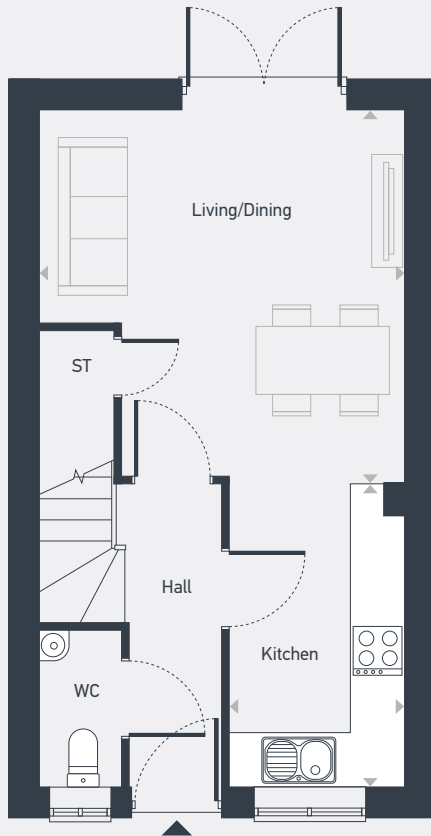


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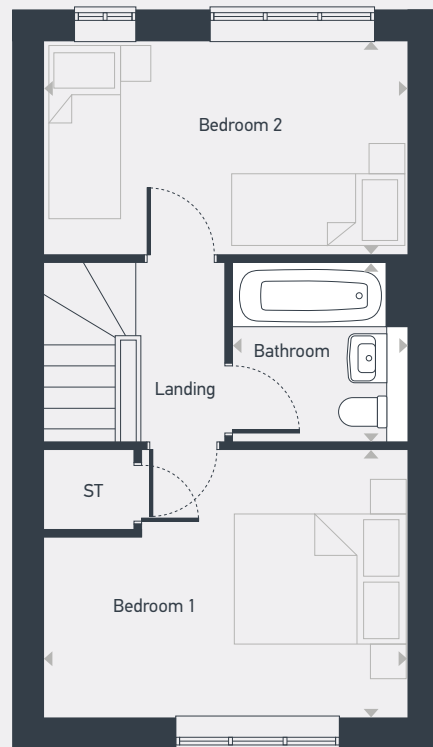
The Violet 2 bedroom home

Plots as drawn: 74, 75, 81, 82, 99 and 100

60.34 sq.m / 649.4 sq.ft



GROUND FLOOR



FIRST FLOOR

ST: Store WC: Water Closet

DIMENSIONS	m	ft
Living/Dining	4.04m x 4.03m	13'3" x 13'3"
Kitchen	3.35m x 1.92m	11'0" x 6'4"

DIMENSIONS	m	ft
Bedroom 1	4.03m x 2.96m	13'3" x 9'9"
Bedroom 2	4.03m x 2.36m	13'3" x 7'9"
Bathroom	1.97m x 1.93m	6'6" x 6'3"

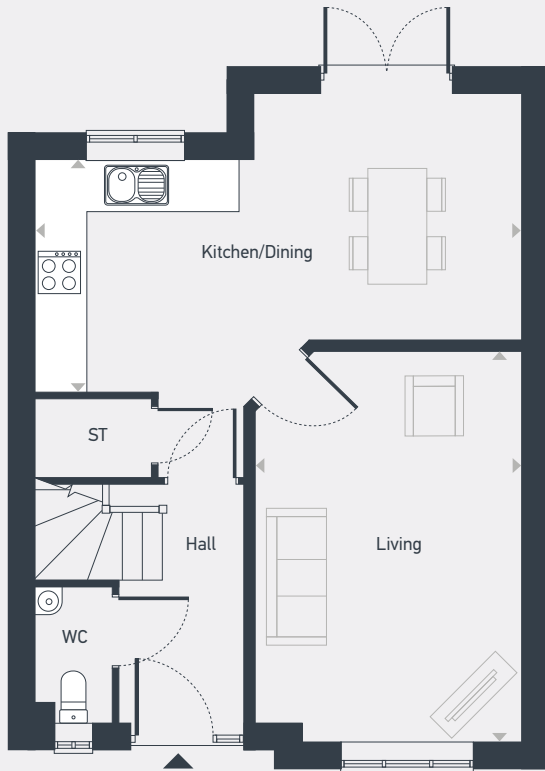
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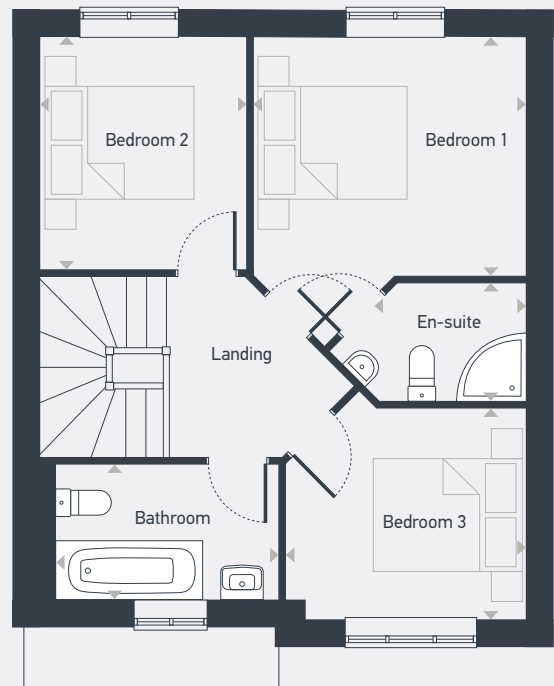


Plots as drawn: 64, 72 and 73

80.1 sq.m / 862.2 sq.ft



GROUND FLOOR



FIRST FLOOR

ST: Store WC: Water Closet

DIMENSIONS	m	ft
Living	4.60m x 3.14m	15'1" x 10'4"
Kitchen/Dining	5.74m x 2.90m	18'10" x 9'6"

DIMENSIONS	m	ft
Bedroom 1	3.19m x 2.83m	10'6" x 9'4"
En-suite	2.29m x 1.38m	7'6" x 4'6"
Bedroom 2	2.74m x 2.46m	9'0" x 8'1"
Bedroom 3	2.82m x 2.48m	9'3" x 8'2"
Bathroom	2.83m x 1.59m	9'4" x 5'3"

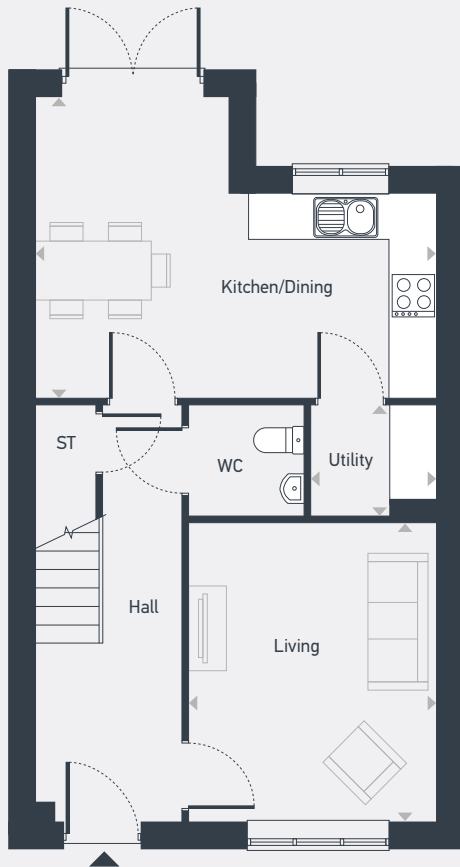
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Plots as drawn: 59, 63, 70, 71, 76, 77, 97 and 98

84.93 sq.m / 914.1 sq.ft



GROUND FLOOR



FIRST FLOOR

ST: Store WC: Water Closet

DIMENSIONS	m	ft
Living	3.80m x 3.16m	12'6" x 10'4"
Kitchen/Dining	5.11m x 3.84m	16'9" x 12'7"
Utility	1.59m x 1.40m	5'3" x 4'7"

DIMENSIONS	m	ft
Bedroom 1	4.02m x 2.64m	13'3" x 8'8"
En-suite	2.34m x 0.99m	7'8" x 3'3"
Bedroom 2	3.59m x 2.87m	11'10" x 9'5"
Bedroom 3	2.60m x 2.15m	8'7" x 7'1"
Bathroom	2.87m x 1.57m	9'5" x 5'2"

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The Fushia 4 bedroom home

Plot as drawn: 80

115.3 sq.m / 1,241.4 sq.ft



GROUND FLOOR



FIRST FLOOR

ST: Store WC: Water Closet WD: Wardrobe

DIMENSIONS	m	ft
Living	3.85m x 2.93m	12'8" x 9'8"
Kitchen/Dining	8.22m x 3.26m	27'0" x 10'8"
Utility	2.30m x 1.20m	7'7" x 3'11"
Garage	6.10m x 3.09m	20'0" x 10'2"

DIMENSIONS	m	ft
Bedroom 1	3.84m x 3.80m	12'7" x 12'6"
En-suite	2.50m x 2.05m	8'3" x 6'9"
Bedroom 2	3.95m x 2.93m	12'11" x 9'8"
Bedroom 3	4.43m x 2.92m	14'7" x 9'7"
Bedroom 4	3.04m x 2.53m	10'0" x 8'4"
Bathroom	3.04m x 2.11m	10'0" x 6'11"

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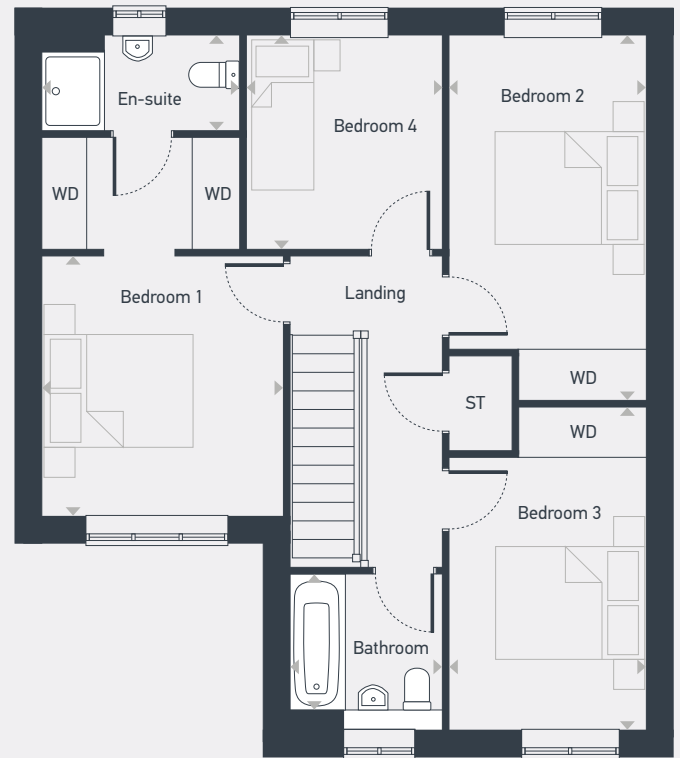
The Jade 4 bedroom home

Plots as drawn: 60, 61, 66, 78, 79, 83 and 84

100.4 sq.m / 1,080.5 sq.ft



GROUND FLOOR



FIRST FLOOR

ST: Store WC: Water Closet WD: Wardrobe

DIMENSIONS	m	ft
Living	4.51m x 3.91m	14'10" x 12'10"
Kitchen/Dining	4.77m x 3.51m	15'8" x 11'6"
Garage	6.13m x 3.00m	20'2" x 9'10"

DIMENSIONS	m	ft
Bedroom 1	3.29m x 3.04m	10'10" x 10'0"
En-suite	2.49m x 1.20m	8'2" x 3'11"
Bedroom 2	4.61m x 2.50m	15'1" x 8'2"
Bedroom 3	4.08m x 2.50m	13'5" x 8'2"
Bedroom 4	2.70m x 2.47m	8'10" x 8'1"
Bathroom	1.96m x 1.91m	6'5" x 6'3"

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Seaton Meadows

Site plan

- The Violet**
2 bedroom home
- The Fuschia**
4 bedroom home
- The Amber**
3 bedroom home
- The Jade**
4 bedroom home
- The Sage**
3 bedroom home



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KITCHENS

- Square edge profile worktop
- Colour matched end panels, plinths and exposed posts
- Frontal kitchen ranges (or equivalent)
- Boiler housing where boiler is located in kitchen
- Glass splashback behind hob
- Extractor hood
- Worktop upstand to match worktop colour
- Integrated fridge freezer
- Built in ovens. Single to 2/3 beds and double to 4/5 beds

PLUMBING AND HEATING

- Wall mounted shower screen to bath
- Bath shower mixer taps to bath
- Shower screen with sliding or bifold door to shower trays
- Vanity unit to downstairs cloaks
- Cold feed provided to washing machine
- Outside tap
- Halo learning thermostat
- Towel radiators to all upstairs bathrooms

ELECTRICAL

- LED down lighters below kitchen wall units
- Recessed downlights to kitchen area
- 1no. USB socket in kitchen
- 1no. USB socket in bedroom 1
- Recessed downlights to bathroom and en-suite
- Slimline white sockets and switches throughout
- Fibre optic connection to the property

TILING

- Full height tiling to 3 x sides of bath
- Full height tiling to shower cubicle
- Half height tiling on all walls where sanitaryware are fixed in bathroom and en-suite
- Cloakroom tiled splashback to basin only
- White plastic trim to edge of tiling

FLOOR COVERINGS

- Carpeting throughout to be selected from Port Homes standard range
- Vinyl flooring to kitchen, bathroom, downstairs WC and en-suite

EXTERNAL

- Front garden landscaping in accordance with approved planning layout
- Turf to rear garden
- Multi-point locking secure GRP entrance doorset
- UPVC external windows finished in anthracite grey

ADDITIONAL ITEMS

- Door numbers
- Country style internal doors painted white
- Polished chrome ironmongery
- Lockable loft hatch



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