

# Finishing Touches

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*All house types will enjoy the following as standard:-*

**CONSTRUCTION** All the homes will be traditionally built using Brick and Block with a concrete tile roof. Render to some plots. Foundations are to be piled, vibro piled or trench. First floors will receive moisture resistant boarding. Black SVP and rainwater pipes. White PVC fascias & soffits where applicable. White external meter boxes.

**COMFORT AND SECURITY** Gas fired, thermostatically dual controlled central heating with energy efficient combi boilers. Glass fibre roof insulation. Highly insulated walls. Mainly top hung locking uPVC windows with energy saving glazing. Multi point lock to front and rear doors.

**FINISHING TOUCHES** Contemporary skirting board and architrave. Flush panel white ladder style internal doors with chrome lever furniture. Builders robe to master bedroom on 4 bedroom homes only. Chrome sockets and switch plates to kitchen, bathroom and en suite/s. White staircase & spindles.

**PAINTWORK** Front, rear, personnel and garage doors where applicable finished in accordance with architect's specification. White satin to all internal timbers. Plastered walls and ceilings will receive white matt emulsion.

**BATHROOMS, EN SUITES AND CLOAKROOMS** Stylish white sanitaryware from Ideal Standard mostly incorporated within a tiled boxed unit with laminate over shelf to selected rooms (please speak to Sales Advisor for confirmation as some rooms may not have this feature). Glazed shower cubicles with thermostatic mains showers with rainfall shower head where applicable (except second en suite which will be electric). Mixers to all baths. Chromium plated ceramic disk taps. Half height European wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Chrome LED downlights and heated towel rail to all en suites & bathrooms (excluding WC/Cloakrooms).

**ELECTRICAL** TV points to lounge and master bedroom. BT socket outlets to lounge, master bedroom and study (where applicable). USB charging socket to kitchen & master bedroom. Loft light point switched to landing. All internal light points low energy. LED dual porch light. Shaver socket to bathroom & en suite where applicable. Chrome effect door bell and chimes. Light to storage cupboard where applicable.

**EXTERNAL** Front doors to be black solid Verona style (not as per CGI images) any relevant glazed side panels as per drawings – please speak to your Sales Advisor for confirmation. Ventilated soffit and rainwater goods. Turfed front and rear gardens. Where there is an existing tree within the plot boundary we would typically not turf under the circumference of the canopy. Tarmac driveway. Timber close boarded fencing & gate. Light and power point to garage. Relevant garages to receive black ladder style door. Garden tap. Estate landscaping in accordance with architect's approved layout.

**WARRANTY** All homes carry a 10-year warranty (from date of CML sign off).

**TENURE** Freehold. Maintenance fee is estimated £210 per annum.

**GENERAL** Seddon Homes operates under the Consumer Code for Home Builders guidance. A copy of the Code is available from any member of our team and will be given to all buyers at point of reservation or can be downloaded from our website [www.seddonhomes.co.uk/consumercode](http://www.seddonhomes.co.uk/consumercode).

DRAFT

Kitchen Finishing Touches	Ashton	Avenham	Clifton	Hyde	Stanley	Dartmoor	Highfield	Osterley	Stowe
4 ring gas hob	✓	✓	✓	✓	✓				
5 ring gas hob						✓	✓	✓	✓
Single electric oven	✓	✓	✓	✓	✓				
Double electric oven						✓	✓	✓	✓
60cm stainless steel chimney cooker hood	✓	✓	✓	✓	✓				
90cm stainless steel chimney cooker hood						✓	✓	✓	✓
Integrated 50/50 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washer	✓	✓	✓	✓	✓				
Space for washer						✓	✓	✓	✓
Ceramic floor tiles to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rigid built cabinetry – 6 collections available*	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard wearing high quality laminate worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under cupboard LED lights	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close doors & drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED downlights to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*Subject to build stage

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursues a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale. Please speak to your Sales Advisor for more information.

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