

Specification

Key ● The Polden ● The Lydeard ● The Moorlinch ● The Stapley ● Customer Upgrade Only

Blackdown Meadow open market properties have been designed to provide a variety of finishes across the development. The specification can be subject to change and/or availability. Please be sure to check the finishes/specification with a sales representative at the time of reservation. Please note that any customer upgrades are subject to build stage and availability. **The core specification is as follows:**

General

Traditional brick and block construction	●	●	●	●
10 Year NHBC Warranty	●	●	●	●
2 Years customer aftercare from Summerfield Homes	●	●	●	●

Internal

Kitchen

Choice of kitchen door units from selected range (subject to build stage)	●	●	●	●
Choice of 40mm laminate worktops with matching upstands (subject to build stage)	●	●	●	●
Choice of 20mm Silestone work top with matching upstands and splashback (subject to build stage)	●	●	●	●
Choice of glass splashback (subject to build stage)	●	●	●	●
Soft close doors and drawers	●	●	●	●
LED strip lighting to underside of kitchen wall units	●	●	●	●
1.5 bowl stainless steel insert sink with Grohe Eurostyle Cosmopolitan mixer tap	●	●	●	●
Space, plumbing and electrics for a 60cm washing machine	●	●		●
Zanussi 60cm integrated dishwasher	●	●	●	●
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Zanussi 60cm integrated 50/50 fridge freezer	●	●	●	●
Zanussi 60cm integrated 70/30 fridge freezer	●	●	●	●
Zanussi 60cm built in electric single oven	●	●		
Zanussi 60cm built in electric double oven			●	●
Zanussi 60cm ceramic hob	●	●		
Zanussi 80cm induction hob			●	●
Zanussi 60cm stainless steel chimney hood	●	●		
Zanussi 90cm stainless steel chimney hood			●	●

Utility Room (where applicable) please note there is no sink fitted in the utility room

Choice of 40mm laminate worktops with matching upstands (subject to build stage)			●	
Space, plumbing and electrics for 60cm washing machine			●	
Space and electrics for 60cm tumble dryer			●	

Cloakroom, Bathroom and En Suite

Ideal Standard white sanitaryware (WC and basins) to cloakroom, bathroom and ensuite	●	●	●	●
Ideal Standard wall hung basin unit in white to cloakroom	●	●	●	●
Combined mirror/splashback over wash basin to cloakroom	●	●	●	●
Aqualisa Dream dual control thermostatic mixer shower with dual shower set and bath fill to bath	●	●	●	●
Eurowa matt white bath with Roman inward folding bath screen to bathroom	●	●	●	●
Full height tiling around 3 sides of the bath	●	●	●	●
Glass splashback above wash basin to bathroom and ensuite	●	●	●	●
DL Linea Elegance designer towel rail in pearl shine silver finish to bathroom and ensuite	●	●	●	●
Combined shaver light socket to bathroom and ensuite	●	●	●	●
Aqualisa dream thermostatic mixer shower with drencher head to ensuite	●	●	●	●
Ideal Standard low profile shower tray in white with sliding Roman glass doors to ensuite			●	
Ideal Standard low profile shower tray in white with bifold Roman glass doors to ensuite	●	●		●
Full height tiling to shower enclosure to ensuite	●	●	●	●
Vinyl flooring to the bathroom, ensuite and cloakroom from the Summerfield range	●	●	●	●

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Electrics

Downlighters to cloakroom, kitchen, bathroom and ensuite	●	●	●	●
Downlighters to dining room				●
Low energy light fittings throughout	●	●	●	●
Low energy security light fitted to front and rear of property	●	●	●	●
Wiring for aerial in loft (aerial not fitted)	●	●	●	●
USB twin socket to kitchen, living room and bedroom 1	●	●	●	●
Master telecom socket to hall area or understairs cupboard and slave socket to living room and bedroom 1	●	●	●	●
Tv point to living room and all bedrooms	●	●	●	●
Mains operated and battery back up interconnected smoke/heat/CO2 detectors fitted	●	●	●	●
Wireless doorbell	●	●	●	●

Plumbing and Heating

Gas fired condensing combi boiler fitted	●	●	●	●
High efficiency gas fired central heating with mains pressure domestic hot water	●	●	●	●
Thermostatic controls fitted to all radiators (excluding rooms fitted with wall mounted thermostats)	●	●	●	●
Plumbing connections for dishwasher, washing machine, tumble dryer or combined washer dryer	●	●	●	●

Joinery and Decorative Finishes

GRP insulated front door finished in Chartwell Green, Shadow Grey or Wedgewood Blue	●	●	●	●
Front door fitted with multi point locking and chrome ironmongery	●	●	●	●
White double glazed PVCu windows with white ironmongery	●	●	●	●
PVCu fascia and soffits finished in white	●	●	●	●
GRP insulated rear door in PVCu frame finished in white			●	
GRP insulated personal garage door in PVCu frame finished in white PLOT 7 ONLY	●			
PVCu French doors finished in white with multipoint locking and white ironmongery	●	●	●	●
Vertical Oak six panel moulded internal doors	●	●	●	●
Sliding mirrored wardrobe with hanging rail and shelf fitted in bedroom 1 only with Oak frame and silver mirror	●	●	●	●
Walls finished in super matt white emulsion throughout	●	●	●	●
Ceilings finished in super matt white emulsion throughout	●	●	●	●
Ovolo skirting and architrave	●	●	●	●
Skirting, architrave, internal door frames and stairs finished in white satin painted finish	●	●	●	●
Stair Oak handrails and newel caps to be finished in clear satin varnish	●	●	●	●

Outside

External Tap to rear of property	●	●	●	●
Front gardens as per approved planting scheme	●	●	●	●
Rear gardens to be rotovated	●	●	●	●
Up and over garage door to match front door colour Chartwell Green, Shadow Grey or Wedgewood Blue	●	●	●	●
Power and Light to garage (plots 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 18 & 19)	●	●	●	●
Electric car charging point in garage (plots 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 18 & 19)	●	●	●	●

Management Company

An approved 3rd party management company will be contracted to maintain attenuation and public open space at Blackdown Meadow. Each property is required to pay a yearly annual fee of £269 to the Management Company.	●	●	●	●
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