

Specification



The Maples

The Maples 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

	The Langport	The Hambridge	The Milverton	The Polden	The Stapleton	The Edington	The Moorlinch	The Martock
Traditional brick and block construction	●	●	●	●	●	●	●	●
10 Year NHBC Warranty	●	●	●	●	●	●	●	●
2 Years customer aftercare from Summerfield Homes	●	●	●	●	●	●	●	●

Kitchen

	The Langport	The Hambridge	The Milverton	The Polden	The Stapleton	The Edington	The Moorlinch	The Martock
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 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 inset sink with Grohe Eurostyle Cosmopolitan mixer tap	●	●	●	●	●	●	●	●
Space, plumbing and electrics for a 60cm washing machine	●	●	●	●	●	●	N/A	N/A
Space, plumbing and electrics for a 45cm dishwasher	●	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Space, plumbing and electrics for a 60cm dishwasher	N/A	●	●	●	●	●	●	●
Zanussi 60cm integrated 50/50 fridge freezer	N/A	N/A	N/A	N/A	N/A	N/A	●	●
Zanussi 60cm built in electric single oven	●	●	●	●	●	●	N/A	N/A
Zanussi 60cm built in electric double oven	N/A	N/A	N/A	N/A	N/A	N/A	●	●
Zanussi 60cm ceramic hob	●	●	●	●	●	●	N/A	N/A
Zanussi 80cm induction hob	N/A	N/A	N/A	N/A	N/A	N/A	●	●
Zanussi 60cm stainless steel chimney hood	●	●	●	●	●	●	N/A	N/A
Zanussi 90cm stainless steel chimney hood	N/A	N/A	N/A	N/A	N/A	N/A	●	●

Utility Room (where applicable)

	The Langport	The Hambridge	The Milverton	The Polden	The Stapleton	The Edington	The Moorlinch	The Martock
Choice of 40mm laminate worktops with matching upstands (subject to build stage)	N/A	N/A	N/A	N/A	N/A	N/A	●	●
Space, plumbing and electrics for 60cm washing machine	N/A	N/A	N/A	N/A	N/A	N/A	●	●
Space and electrics for 60cm tumble dryer	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A
Space, plumbing and electrics for 60cm washer dryer	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●
Single bowl sink and drainer in stainless steel with Grohe Euroeco single mixer tap	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●
Double wall unit to utility	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A

Cloakroom, Bathroom and En Suite

	The Langport	The Hambridge	The Milverton	The Polden	The Stapleton	The Edington	The Moorlinch	The Martock
ROCA white sanitaryware (WC and basins) to cloakroom, bathroom and ensuite	●	●	●	●	●	●	●	●
ROCA wall hung basin unit in white to cloakroom	●	●	●	●	●	●	●	●
Combined mirror/splashback over wash basin to cloakroom	●	●	●	●	●	●	●	●
Aqualisa two way 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 thermostatic bar mixer shower with drencher head to ensuite	N/A	N/A	N/A	●	●	●	●	●
Ideal Standard low profile shower tray in white with sliding Roman glass doors to ensuite	N/A	N/A	N/A	N/A	N/A	N/A	●	N/A
Ideal Standard low profile shower tray in white with bifold Roman glass doors to ensuite	N/A	N/A	N/A	●	●	●	N/A	●
Full height tiling to shower enclosure to ensuite	N/A	N/A	N/A	●	●	●	●	●
Vinyl flooring to the bathroom, ensuite and cloakroom from the Summerfield range	●	●	●	●	●	●	●	●

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Electrics

	The Langport	The Hambridge	The Milverton	The Polden	The Stapleton	The Edington	The Moorlinch	The Martock
Downlighters to cloakroom, kitchen, bathroom and ensuite (if applicable)	●	●	●	●	●	●	●	●
Downlighters to dining room	●	N/A	N/A	N/A	N/A	N/A	N/A	N/A
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	●	●	●	●	●	●	●	●
Tv point to kitchen	N/A	N/A	N/A	N/A	N/A	N/A	N/A	●
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)	●	●	●	●	●	●	●	●

Joinery and Decorative Finishes

GRP insulated front door finished in White with multi point locking and chrome ironmongery	●	●	●	●	●	●	●	●
Double glazed white PVCu windows with white ironmongery	●	●	●	●	●	●	●	●
White PVCu fascia and soffits	●	●	●	●	●	●	●	●
GRP insulated rear door in PVCu frame finished in white	●	●	●	●	●	●	●	●
PVCu French doors with multipoint locking and chrome ironmongery finished in white	●	●	●	●	●	●	●	●
5 panel vertical moulded internal doors finished in white	●	●	●	●	●	●	●	●
Sliding mirrored wardrobe with hanging rail and shelf in bed 1 only with Titanium affect 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 handrails and newel caps to be finished in white satin painted finish	●	●	●	●	●	●	●	●

Outside

External Tap to rear of property	●	●	●	●	●	●	●	●
Front gardens as per approved planting scheme	●	●	●	●	●	●	●	●
Rear gardens to be rotovated	●	●	●	●	●	●	●	●
Up and over steel garage door in steel frame finished in white (plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13)	N/A	N/A	●	●	N/A	●	●	●
Power and light to garage (plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13)	N/A	N/A	●	●	N/A	●	●	●
Electric car charging point in garage (plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13)	N/A	N/A	●	●	N/A	●	●	●

Management Company

An approved 3rd party management company will be contracted to maintain attenuation and public open space at The Maples. Each property is required to pay a yearly annual fee of £200 to the Management Company.	●	●	●	●	●	●	●	●
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