



KEY: The Buckland The Polden The Lydeard The Kingsbury

General				
Traditional brick and block construction	○	○	○	○
10 Year NHBC Warranty	○	○	○	○
2 years customer aftercare from Summerfield Homes	○	○	○	○
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 60cm glass hob splashback (subject to build stage)	○	○	○	○
Choice of 90cm glass hob splashback (subject to build stage)	○	○	○	○
Soft close doors and drawers	○	○	○	○
LED tape lighting to underside of kitchen wall units	○	○	○	○
Blanco stainless steel inset 1.5 bowl sink with Grohe Eurostyle Cosmopolitan Monobloc mixer tap	○	○	○	○
Space, plumbing and electrics for a 60cm dishwasher (where applicable)	○	○	○	○
Space, plumbing and electrics for a 60cm washing machine (where applicable)	○	○	○	○
Zanussi 60cm built in single electric oven	○	○	○	○
Zanussi 60cm built in double electric oven	○	○	○	○
Zanussi 60cm gas hob	○	○	○	○
Zanussi 60cm ceramic hob	○	○	○	○
Zanussi 80cm induction hob	○	○	○	○
Zanussi 60cm stainless steel square chimney hood	○	○	○	○
Zanussi 90cm stainless steel square chimney hood	○	○	○	○
Zanussi 60cm integrated 50/50 Fridge Freezer	○	○	○	○
Utility Room (where applicable)				
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 & Ensuite (where applicable)				
Roca white sanitaryware to cloakroom, bathroom and ensuite (where applicable)	○	○	○	○
Roca wall hung basin to cloakroom	○	○	○	○
Combined mirror/splashback over wash basin to cloakroom	○	○	○	○
Tiled splashback over wash basin to cloakroom	○	○	○	○
Aqualisa thermostatic two way mixer shower and overflow bath filler to bathroom	○	○	○	○
Aqualisa thermostatic wall-mounted bath/shower mixer to bathroom	○	○	○	○
Eurowa matt white bath with Roman inward folding bath screen to bathroom	○	○	○	○
Full height wall tiling to shower enclosure and around 3 sides of the bath	○	○	○	○
Half height wall tiling behind WC's and wash basin to bathroom and ensuite	○	○	○	○
Pisa Straight designer towel rail in chrome finish to bathroom and ensuite	○	○	○	○
Pisa Straight designer towel rail in white finish to bathroom and ensuite (where applicable)	○	○	○	○
Shaver socket to bathroom and ensuite	○	○	○	○
Aqualisa thermostatic mixer shower with drencher head to ensuite	○	○	○	○
Aqualisa thermostatic bar mixer shower to ensuite	○	○	○	○
Ideal Standard low profile shower tray in white with sliding/bifold Roman glass doors 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 (where applicable)				
Low energy security light with auto shut off PIR sensor to front and rear of property				
Low energy security light with auto shut off PIR sensor to front of property only				
Internal wiring for TV aerial in loft (aerial not fitted)				
USB-C twin socket to kitchen, living room and all bedrooms				
Master telecom socket to hall area or understairs cupboard and slave sockets to living room and master bedroom				
TV point to living room and all bedrooms				
Mains operated interconnected smoke/heat/CO detectors fitted with battery back up				
Wireless doorbell				
Plumbing & Heating				
Ideal Gas fired combi boiler				
Radiator TRV's fitted to all rooms excluding hall				
Eco friendly showersave, simple counter flow heat exchanger fitted to all plots				
Joinery and Decorative Finishes				
GRP insulated front door finished in White, Black or Grey (colour is pre chosen and detailed in the materials schedule please speak with a sales advisor for more information)				
GRP insulated rear door in PVCu frame finished in white				
Front & rear door (if applicable) fitted with multi point locking and chrome ironmongery				
White double glazed PVCu windows with white ironmongery				
PVCu French doors finished in white with multipoint locking and white ironmongery				
Contemporary satin white moulded internal doors finished with chrome ironmongery				
Wardrobe with sliding mirrored doors titanium frame and silver mirror, hanging rail and shelf (fitted in Master Bedroom only)				
Walls and ceilings finished in super matt white emulsion throughout				
Skirting, architrave, internal doors, door frames and stairs finished in white satin				
Staircase in white satin finish with matching painted handrail and newel caps				
Staircase in white satin finish with oak handrail and oak newel caps finished in clear varnish				
Outside				
External tap to rear of property				
Front gardens as per approved planting scheme				
Rear gardens to be topsoiled and rotovated				
Retractable garage door to match front door colour White, Black or Grey (where applicable)				
Power and light to garages (to plots 14, 15, 16, 17, 18, 19 & 20 only)				
Electric car charging point for plots 1, 8, 9, 10, 14, 15, 16, 17, 18, 19 & 20				
Solar PV panels to front or rear elevations (elevation is pre-chosen and specified in the materials schedule, please speak to a sales advisor for more information)				
Management Company				
An approved third party Management Company will be contracted to maintain attenuation and public open spaces at Carrots Farm. Each property is required to pay a yearly annual fee of £368 to the Management Company (figure could be subject to change).				

Carrots Farm 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. Payments for customer upgrades are non refundable.