

# Specification

## The Tulips



LIDDYMORE PARK

Watchet | West Somerset

**KEY:**  **3 BEDROOMS**  **4 BEDROOMS**

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 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)	●	n/a
Zanussi 60cm built in electric single oven	●	n/a
Zanussi 60cm built in electric double oven	n/a	●
Zanussi 60cm ceramic hob	●	n/a
Zanussi 80cm induction hob	n/a	●
Zanussi 60cm stainless steel square chimney hood	●	n/a
Zanussi 90cm stainless steel square chimney hood	n/a	●
Zanussi integrated 50/50 Fridge Freezer	n/a	●
Utility Room (where applicable)		
Choice of 40mm laminate worktops with matching upstands (subject to build stage)	n/a	●
Space, plumbing and electrics for 60cm washing machine	n/a	●
Space and electrics for 60cm tumble dryer (to Moorlinch plot 19 only)	n/a	●
Cloakroom, Bathroom and Ensuite		
Roca white sanitaryware to cloaks, bathroom and ensuite	●	●
Roca wall hung basin unit in gloss white to cloaks	●	●
Combined mirror/splashback over wash basin to cloaks	●	●
Aqualisa thermostatic two way mixer shower and overflow bath filler 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	●	●
LED illuminated mirror and shaver socket to bathroom and ensuite	●	●
Aqualisa thermostatic mixer shower with drencher head 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	●	●
Energy efficient light fittings throughout	●	●
Low energy security light with auto shut off PIR sensor to front and rear of property	●	●
Internal wiring for TV aerial in loft (aerial not fitted)	●	●
USB Type A & Type C charging sockets 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 <sup>2</sup> detectors fitted with battery back up	●	●
Wireless doorbell	●	●
Plumbing & Heating		
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 materials schedule speak with the sales advisor for more information)	●	●
Front & rear door fitted with multi point locking and chrome ironmongery	●	●
White double glazed PVCu windows with white ironmongery	●	●
GRP insulated rear door in PVCu frame finished in white	●	●
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 ( <b>fitted in Master Bedroom only</b> )	●	●
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 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	●	●
Up and over garage door to match front door colour White, Black or Grey	●	●
Power and light to garages ( <b>excluding plots 2 &amp; 3</b> )	●	●
Electric car charging point for plots 1, 15, 16, 17, 18, 19, 20, 21, 22, 24, 27, 29, 30, 31, 32 & 33	●	●
Management Company		
An approved third party Management Company will be contracted to maintain attenuation and public open spaces at Liddymore Park. Each property is required to pay a yearly annual fee of £225 to the Management Company. (figure could be subject to change)	●	●

Liddymore Park open market properties (**excluding My Home**) 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.