

Specification



THE OLD POTTERY
HORTON | SOMERSET

KEY: 3 BEDROOMS 4 & 5 BEDROOMS

General		
Traditional brick and block construction	●	●
10 Year NHBC Warranty	●	●
2 Years Customer Aftercare from Summerfield Homes	●	●
Kitchen		
Kitchen door units from selected range (subject to build stage)	●	●
20mm Quartz worktops with matching upstands (subject to build stage)	●	●
Quartz hob splashback to match worktop and upstands colour choice (subject to build stage)	●	●
Soft close doors and drawers	●	●
LED tape lighting to the underside of the kitchen wall units	●	●
Caple stainless steel 1.5 bowl underslung sink with mixer tap	●	●
Space, plumbing, and electrics for a 60cm dishwasher and washing machine	●	n/a
AEG 60cm integrated dishwasher	n/a	●
AEG 60cm built in electric single oven	●	n/a
AEG 60cm built in electric double oven	n/a	●
AEG 60cm ceramic hob	●	n/a
AEG 80cm induction hob	n/a	●
AEG 60cm stainless steel chimney hood	●	n/a
AEG 90cm stainless steel chimney hood	n/a	●
AEG 60cm integrated 50/50 Fridge Freezer	●	●
Utility Room (where applicable)		
40mm 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	n/a	●
Blanco stainless steel inset single bowl sink with mixer tap (plots 1, 7 & 9 only)	n/a	●
Cloakroom, Bathroom and Ensuite		
White sanitaryware to cloaks, bathroom, and ensuite	●	●
Wall hung basin unit in 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 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	●	●
Electric towel rail to bathroom and ensuite	●	●
LED illuminated mirror with demisting pad and shaver socket to bathroom and ensuite	●	●
Aqualisa thermostatic mixer shower with drencher head to ensuite	●	●
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 the kitchen, cloakroom, bathroom, ensuite, and utility where applicable	●	●
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-C charging sockets to the kitchen, living room, and all bedrooms	●	●
Master telecom socket to hall area or understairs cupboard and additional telecom sockets to the living room and master bedroom	●	●
TV points to living room and all bedrooms	●	●
Mains operated interconnected smoke/heat/CO ² detectors fitted with battery back up	●	●
Wireless doorbell	●	●
Plumbing & Heating		
Ideal Logic Air Source Heat Pump with unvented standard heat pump cylinder	●	●
Underfloor heating to ground floor only, radiators to bedrooms on the first floor	●	●
Eco friendly showersave, simple counter flow heat exchanger fitted to all plots	●	●
Joinery and Decorative Finishes		
GRP insulated front and rear door in timber frame finished in Slate Grey	●	●
Front & rear doors fitted with multi point locking and chrome ironmongery	●	●
Slate Grey double glazed PVCu windows with matching ironmongery	●	●
Oak contemporary ladder style internal doors with clear satin varnish finish	●	●
PVCu French/ Bifold doors finished in Slate Grey with multipoint locking and matching ironmongery. Slade Grey aluminium bifold doors where applicable	●	●
Walls and ceilings finished in super matt white emulsion throughout	●	●
Choice of Latitude hinged wardrobe doors complete with hanging rail and shelf from selected range (subject to build stage) fitted in Master Bedroom only.	●	●
Staircase in white satin finish with oak handrail and oak newel caps finished in clear satin varnish	●	●
Skirting, architrave, internal door frames finished in white satin	●	●
Outside		
External tap to rear of property	●	●
Front gardens as per the approved planting scheme	●	●
Rear gardens to be topsoiled and rotovated	●	●
Electric car charging point	●	●
Ascot pattern steel garage door finished in Slate Grey	●	●
Timber front gates are to be painted to match the front door (where applicable)	●	●
Shed/bicycle storage on hard landscaping	●	●
Management Company		
An approved third party Management Company will be contracted to maintain attenuation and public open spaces at The Old Pottery. Each property is required to pay a yearly annual fee of £325 to the Management Company. (figure could be subject to change)	●	●

The Old Pottery 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.