

Charleston, Cove – House Types 35, 36, 37 & X(TBC)

WALLS

Timber frame construction with external leaf of rendered block-work and architectural detailing. Internal insulation and plasterboard finish.

ROOF, FASCIAS AND GUTTERING

Roofs are to be finished in either flat concrete slate effect interlocking roof tiles or concrete tiles.
Where applicable, fascias are to be uPVC with white finish and all gutters/downpipes uPVC.

EXTERIOR COLOUR FINISHES

External finish of either wet or dry dash render finish and/or architectural details.
Please refer to the exterior colour finishes palette for individual details to the exterior.

FLOORS

The ground floor to be of smooth finished concrete. Upper floors of engineered joists with chipboard flooring.

WINDOWS AND DOORS

All windows are double glazed high performance uPVC to resemble a traditional style.
The front and rear entrance doors are to be traditional style painted with chrome finish ironmongery. Please see the exterior colour finishes palette for front door colour choices, the rear door colour will match the window frames.
All internal doors to be oak-wood finished traditional style with chrome finish ironmongery.

INTERNAL FINISHINGS

Painted medium density fibreboard (MDF) moulded and beaded facings and skirting boards.
Hanging rail and shelving in all wardrobes and dressing areas.

PLUMBING AND CENTRAL HEATING

A gas “wet” system with thermostatically controlled radiators will be fitted in all properties.
This incorporates an Alpha FlowSmart system comprising an InTec boiler, a GasSaver flue gas heat recovery unit and in some cases a thermal store, with a programmable room thermostat.

ELECTRICAL INSTALLATION

Ample sockets fitted throughout, including a telephone/digital TV/satellite multi-point in the living/drawing room and master bedroom. A fibre optic digital aerial and satellite signal from a communal dish/aerial will be provided to each plot.
Shaver points in all en-suites and bathrooms.
Where an under-stairs cupboard has a full height door, a light will be fitted.

Central ceiling light pendants to all rooms. Some house designs will also have a mix of feature lighting within the kitchen. All lighting fixtures will be installed with low energy type bulbs and an electrical energy monitor will be fitted.
A doorbell will be fitted.

KITCHEN

A choice of cabinets and varied work surfaces are offered, and will include built-in stainless steel electric double oven, 5 ring gas hob, recirculation extractor hood and integrated fridge freezer (will be either an upright or separate units depending on individual layouts).
A choice of wall tiling between work surface and underside of wall units, or to corresponding height above work surfaces where no wall units are present.

UTILITY ROOMS & CUPBOARDS

Where applicable, utility rooms will be fitted with the same style of cabinets, work surfaces and tiling as chosen for the kitchen. There will be one row of tiling fitted above the work surfaces. Designated spaces on kitchen drawings or Utility cupboards will be fitted with plumbing (cold water feed and drainage) and electrics for connecting purchaser’s own single or dual self condensing appliances.

CLOAKROOMS, BATHROOMS AND EN-SUITES

All comprise w.c. and wash hand basin from a range which is of contemporary appearance with appropriate style tap fittings etc.
The bath in the bathroom will be fitted with a separate thermostatically controlled flexible shower kit and screen. En-suites will have a shower tray with up-stand on panelled edges, complete with screen and thermostatically controlled valve.
Fitted mirrors are to be located above basins in bathrooms and en-suites, where possible.
Choice of wall tiling to sill height on the basin surrounding wall panel in bathrooms and, where appropriate, en-suites. Tiling to a height of approximately 1.8m on the walls above the bath.
Aqua panelling will be fitted within the shower cubicle of an en-suite.

INTERNAL DECORATION

Two coats of gardenia emulsion to walls of all rooms except bathrooms, en suites and cloakrooms which will be white. Doors, facings and skirting boards will also be gardenia, with the exception of bathrooms, en suites and cloakrooms, which will be white.
Two coats of white emulsion will be given to all ceilings.

STAIRCASE

Gardenia painted timber balustrading with varnished oak handrail.

Sales Specifications – Monarch

GARDENS

Where possible, gardens will be graded to suit the contours of the development and in some cases this may involve the creation of slopes instead of retaining walls.

Landscaping with shrubs and/or turf to front gardens. The rear gardens are to be rotovated topsoil with a footpath constructed of paving slabs leading to a rotary clothes drier, which is provided.

Gravel topped French drains may be included to aid drainage, these will need to be retained and maintained. General drainage will be improved by garden establishment and maintenance.

PARKING, DRIVEWAYS AND GARAGES

Driveways and parking areas are to be lock block and/or gravel. Garages will be rendered block-work, except where the exterior colour finishes schedule details otherwise. Doors will be the same colour as front doors. All garages are equipped with power and lighting.

Please refer to the exterior colour finishes palette for individual details to the exterior.

STREET LIGHTING

Designed in accordance with Local Authority Guidelines.

FENCING AND WALLING

Boundary enclosures will be a mix of timber fencing and walling.

EFFLORESCENCE & 'LIME BLOOM'

Natural salts within wall materials may appear as a white deposit on external and internal walls as part of the normal drying out process. These are neither harmful nor detrimental to wall finish, durability or strength in the long term. Exposure to normal weather conditions and naturally acidic rain water usually removes the majority of such deposits within the first year of completion.

FACTORING

All public open spaces will be maintained by a factor appointed by the developer.

DEVELOPMENT MANAGEMENT SCHEME

All owners will be required to comply with the terms of the Development Management Scheme, the purpose of which includes ensuring the continuing architectural harmony of the development.

WARRANTIES

All new build properties have the benefit of the 10-year NHBC Buildmark cover.

Please consult your Sales Adviser for further information.

Scotia Homes Limited reserves the right to vary the above specifications where necessary but to similar or higher standards.