



LITTLE ORCHARD
TAVISTOCK

FINISHING
TOUCHES



KITCHEN

	2 BEDROOM HOMES	3 BEDROOM HOMES	4 BEDROOM HOMES	5 BEDROOM HOMES
Fully fitted kitchen with laminate worktops and soft close cupboards and drawers	•	•	•	•
Solid worktop and kitchen upgrade				•
Glass splashback behind hob (60cm)	•	•		
Glass splashback behind hob (90cm)*			•	•
1.5 bowl stainless steel sink	•	•	•	•
Induction Hob 60cm	•	•		
Induction Hob 80cm			•	•
Stainless-steel single oven	•			
Stainless-steel double oven		•		
Stainless-steel single ovens x2			•	•
Stainless-steel extractor hood 60cm	•	•		
Stainless-steel extractor hood 90cm			•	•
Integrated fridge/freezer (Includes Redwood)	•	•		
Integrated fridge (under oven) (Excludes Redwood)			•	•
Integrated freezer (under oven) (Excludes Redwood)			•	•
Plumbing & electrics for dishwasher	•	•	•	•
Integrated dishwasher				•
Plumbing & electrics for washing machine in kitchen or utility (dependant on house type)	•	•	•	•
Plumbing & electrics for tumble dryer (dependant on house type and space available)			•	•

BATHROOM AND ENSUITE

Roca white sanitaryware with contemporary chrome fittings	•	•	•	•
Thermostatic valve with rainsense showerhead and loft shower handset complete with glass screen over bath	•	•	•	•
Thermostatic valve with rainsense shower in en-suites *	•	•	•	•
White heated towel rail in bathroom and en-suite *	•	•		
Chrome heated towel rail in bathroom and en-suite *			•	•
Full height tiling around bath, half height to walls with sanitaryware in bathroom	•	•	•	•
Full height tiling around shower, half height to walls with sanitaryware in en-suite*	•	•	•	•

LIGHTING AND ELECTRICAL

	2 BEDROOM HOMES	3 BEDROOM HOMES	4 BEDROOM HOMES	5 BEDROOM HOMES
Fibre network to the premises	•	•	•	•
Terrestrial TV aerial	•	•	•	•
TV points in living room and master bedroom	•	•	•	•
Telephone point in hall, living room, smallest bedroom or study (as applicable)	•	•	•	•
USB port in kitchen and master bedroom	•	•	•	•
LED downlights in kitchen, bathroom, ensuite and utility*	•	•	•	•
External contemporary lantern light to front door area (bat friendly lighting to certain plots) and wire only to rear patio areas (except bat corridor where applicable)	•	•	•	•
Multigrid appliance switching in kitchen	•	•	•	•
Shaver socket to bathroom and ensuite*	•	•	•	•
Power and lighting to garages within curtilage of plot *	•	•	•	•
Electric car charger point (refer to drawings for locations)	•	•	•	•
Solar PV systems (plot specific - please refer to drawings)	•	•	•	•
Accessible loft light	•	•	•	•
Stainless steel sockets and light switches to living room and kitchen/dining area			•	
Chrome switches and sockets throughout				•

INTERNAL FINISHES

Light oak veneer doors with contemporary chrome door furniture	•	•	•	•
Canvas white emulsion to walls and ceilings	•	•	•	•
White gloss woodwork	•	•	•	•

GENERAL

uPVC double glazed casement windows	•	•	•	•
External doorsets with multipoint locking system	•	•	•	•
Turfed rear garden with external tap	•	•	•	•
Rear garden boundary fences (as per external works plan)	•	•	•	•
Sound insulation between floors and internal walls (where applicable)	•	•	•	•

HEATING

Gas fired central heating	•	•	•	•
---------------------------	---	---	---	---

Baker Estates subscribes to the Consumer Code of Conduct. Please refer to the Sales Executive for details. Specification may be amended at any time without notice.

Please check specific plot details with the Sales Executive prior to reserving your home, particularly on items which are more important to you. Specification may change depending on house type and is subject to availability and product supply. * If applicable.

