

# BEE MEADOW

SOUTH MOLTON

THE FINISHING TOUCHES

# SPECIFICATION

## KITCHEN

	2 BEDROOM COACH HOUSE	2 & 3 BEDROOM BUNGALOW & 3 BEDROOM CHALET BUNGALOW	3 BEDROOM HOUSE	4 BEDROOM HOUSE
Fully fitted kitchen with laminate worktops and upstand	●	●	●	●
Glass splashback behind hob 60cm	●	●	●	
Glass splashback behind hob 90cm				●
1.5 bowl stainless-steel sink	●	●	●	●
Induction hob 60cm	●	●	●	
Induction hob 80cm				●
Integrated stainless-steel single oven	●			
Integrated stainless-steel double oven		●	●	
Integrated stainless-steel single oven x2				●
Stainless-steel extractor hood 60cm	●	●	●	
Stainless-steel extractor hood 90cm				●
Integrated fridge/freezer	●	●	●	●
Plumbing and electrics for dishwasher	●	●	●	●
Plumbing and electrics for washing machine	●	●	●	●

## BATHROOM & EN SUITE

Roca white sanitaryware with contemporary chrome fittings	●	●	●	●
Roca Stella shower with glass screen over bath in main bathroom	●	●	●	●
Roca Rainsense shower in en suites		●	●	●
White heated towel rail in bathroom & en suites	●	●	●	
Chrome heated towel rail in bathroom & en suites				●

## HEATING

Gas fired boiler feeding radiators	●	●	●	●
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	2 BEDROOM COACH HOUSE	2 & 3 BEDROOM BUNGALOW & 3 BEDROOM CHALET BUNGALOW	3 BEDROOM HOUSE	4 BEDROOM HOUSE
BT fibre network to the premises	●	●	●	●
Terrestrial TV aerial	●	●	●	●
TV points in living room and study or smallest bedroom	●	●	●	●
Sky Q point to living room	●	●	●	●
USB port in lounge and master bedroom	●	●	●	●
Telephone point in living room, study or smallest bedroom (where applicable)	●	●	●	●
LED downlights in kitchen or kitchen/dining	●	●	●	●
Multigrad appliance switching in kitchen	●	●	●	●
Shaver socket to bathroom and en suites (where applicable)	●	●	●	●
LED downlights to bathroom and en suites (where applicable)	●	●	●	●
External light to front door area and wire only to rear patio area (where applicable)	●	●	●	●
Power and lighting to garages within curtilage of plot	●	●	●	●
Maintenance loft light	●	●	●	●

## INTERNAL FINISHES

Light oak veneer doors with contemporary chrome door furniture	●	●	●	●
Timeless white walls and smooth white ceilings	●	●	●	●
White gloss woodwork	●	●	●	●

## GENERAL

uPVC double-glazed casement windows	●	●	●	●
IG external doors with multipoint locking system	●	●	●	●
Turfed rear garden with external tap		●	●	●
Rear garden boundary fences (as per external works plan)	●	●	●	●