

TALBOT MANOR SPECIFICATION

EGERTON | HATHERLEIGH | HAVERSHAM | HAVERSHAM BAY | NEWTON
SHAKESPEARE | STEPHENSON | WINCHESTER

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Double Electric Oven, Stainless Steel 5 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Fridge Freezer
- Integrated Dishwasher (Stephenson housetype only)
- Inset Stainless Steel Sink
- Chrome Sockets and Switches to Kitchen and Adjoining Open Plan Areas

BATHROOMS

- Roca 'Debba' Sanitaryware in White
- Deva Brassware
- Thermostatic or Electric Shower provided
- Bathroom and En-suite - Half Tiled on all Walls with a Choice of Porcelanosa Wall Tiles
- Chrome Heated Towel Rails to Bathroom and En-suites

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Painted Soft Cream
- Oak Handrail and Newel Caps with Square Spindles Finished in White Gloss
- Chrome Effect Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Electrically Wired Smoke Detectors
- USB Sockets to Lounge, Kitchen, all Bedrooms and Study (where applicable)
- Ultrafast broadband* (hardwired internally)
- Fitted Wireless Security Alarm

EXTERNAL FEATURES

- White PVCu Windows and White Side/Rear/French Doors (if applicable)
- Black Composite Front External Door
- Black Rainwater Goods
- Glazed Garage Doors
- External Lights to Front and Rear
- Power and Lighting to all Garages
- External Tap
- Gardens Turfed to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

TALBOT MANOR SPECIFICATION

BRANCASTER | BRUNSWICK | BRUNSWICK SPECIAL | JENNER | NELSON
NIGHTINGALE | TREVITHICK | WREN | WRENBURY

KITCHENS

- Luxury Fitted Kitchen with Choice of Finishes
- Choice of Worktops to Kitchen with Matching Upstands
- Stainless Steel Single Electric Oven, 4 Ring Gas Hob with Silver Glass Splashback and Extractor Hood
- Integrated Fridge Freezer (excluding Trevithick properties)
- Inset Stainless Steel Sink (one and a half bowl)

BATHROOMS

- Roca 'Debba' Sanitaryware in White
- Deva Brassware
- Bathroom and En-suite to be Half Tiled with a Choice of Porcelanosa Wall Tiles
- Thermostatic or Electric shower provided

BEDROOMS

- Television Aerial Point to Master Bedroom
- Telephone Point to Master Bedroom

HEATING SYSTEM

- Gas Central Heating with High Efficiency Boiler and Panel Radiators

OTHER INTERNAL FEATURES

- All Ceilings to be Skim Finished and Painted White
- All Walls to be Skim Finished and Painted Soft Cream
- Oak Handrail and Newel Caps with Square Spindles Finished in White Gloss
- Chrome Effect Internal Door Furniture
- Television Aerial Point to Lounge
- Telephone Point to Lounge
- Electrically Wired Smoke Detectors
- DETA Slimline Chrome Sockets to Kitchen
- Ultrafast broadband* (hardwired internally)

EXTERNAL FEATURES

- White PVCu Windows and Rear/French Doors
- Black Composite Front External Door
- Black Rainwater Goods
- External Lights to Front and Rear
- External Tap
- Power and Lighting to all Garages
- Gardens Turfed to Front
- Gardens to Rear Rotavated
- 1.8m Close Boarded Divisional Fencing to Rear Garden

WARRANTIES

- 10 Year NHBC Buildmark Warranty
- 2 Year Wain Homes Warranty

*Openreach have confirmed we are being provided with infrastructure and equipment that can supply ultrafast broadband speeds. It still depends on the communications provider chosen by the purchaser as to the maximum speeds provided.