



## Proposed Specifications for Drakes Meadow, Tavistock

### Décor

- Oak veneer internal doors
- Plaster coving to all rooms
- Choice of wall paint colours from a selection of four colours
- Painted wooden skirting and architraves

### Kitchen & Utility Room

- Bespoke fitted Mayflower designed kitchens
- Granite work surfaces and a range of door finishes
- Electric double oven, gas hob and extractor canopy
- Soft closing drawer cabinets
- Integral dishwasher and washer dryer
- Waste disposal unit
- Natural stone tiled walls, floors and surrounds

### Bathrooms & En-Suites

- Laufen sanitary-ware
- Matki shower enclosures or similar
- Natural stone tiles to floor and walls
- Chrome heated towel rails

### Security

- Electric alarm system
- Video entry and door viewer
- Electronically operated pedestrian and vehicular security gates

### Entertainment

- TV aerial in reception and bedrooms
- BT points in every room
- CAT 6 cabling throughout
- The renowned Bishop Acklam Media Zone with Sky<sup>+</sup> enabled sockets, FM and digital aerials to principle rooms

## Bedrooms

- Luxuriously appointed shower rooms to master bedroom
- Fitted wardrobes with choice of hanging and shelving layout

## Electrical

- All sockets & switches finished in chrome
- Dimmer switch in living area
- Mains smoke detector
- Downlighters to the majority of rooms and hallways

## Heating

- Eco friendly condensing gas boilers
- Underfloor heating with thermostat room zoning
- Heated towel rails in bathrooms and en-suite

## Outdoors

- Landscaped communal gardens
- Brick paved parking area
- Water tap for garden supply
- Storage facility with power and lights

## Warranty

The properties will carry a ten year Zurich Warranty from date of completion of construction. This is not necessarily the same as date of purchase. Please ask for more details.