

PLOT 17A



5 BEDROOM 3 STOREY HOME + GARAGE (SINGLE CAR)

SECOND FLOOR

BEDROOM 2¹
4350mm x 3650mm (max)

STORE ROOM
1700mm x 1430mm

BEDROOM 1
4280mm x 3500mm

BATHROOM
1700mm x 2360mm

FIRST FLOOR

BEDROOM 3
3240mm x 4170mm (max)

BEDROOM 3 EN-SUITE
1960mm x 1250mm

BEDROOM 5
3650mm x 2900mm

BEDROOM 5 EN-SUITE
1810mm x 1450mm

BEDROOM 4
3240mm x 3740mm

BATHROOM
2750mm x 2150mm

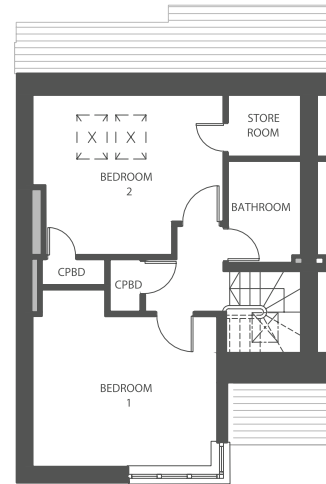
GROUND FLOOR

LIVING AREA & KITCHEN
6260mm x 5100mm (max)

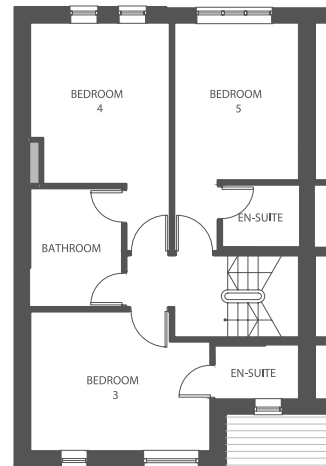
CLOAKROOM / W.C
1750mm x 1250mm

GARAGE
2640mm x 5000mm

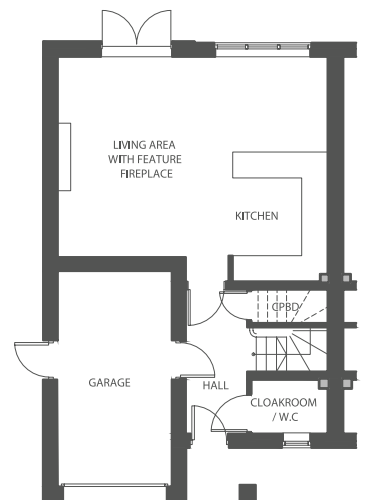
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



¹ Please note Bedroom 2 will be partly located in pitched roof space.

Illustrations are of typical elevations and may vary. All room dimensions are subject to slight variation. Kitchen layouts are indicative only. The information is for guidance only and does not form part of any contract or constitute a warranty.

*Bedrooms are numbered by area in square metres - largest will be number 1.

PLOT 17B



5 BEDROOM 3 STOREY HOME + GARAGE (SINGLE CAR)

SECOND FLOOR¹

BEDROOM 1
4430mm x 2920mm

STORE ROOM
1700mm x 1430mm

BEDROOM 4
3100mm x 3320mm

BATHROOM
2360mm x 1700mm

FIRST FLOOR

BEDROOM 2
3700mm x 3200mm

BEDROOM 2 EN-SUITE
2100mm x 1470mm

BEDROOM 3
2900mm x 3660mm

BEDROOM 3 EN-SUITE
1800mm x 1450mm

BEDROOM 5
3340mm x 4170mm (max)

BEDROOM 5 EN-SUITE
1960mm x 1270mm

GROUND FLOOR

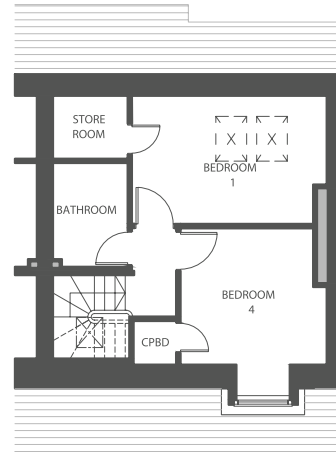
LIVING AREA
6260mm x 5210mm

KITCHEN
3340mm x 2840mm

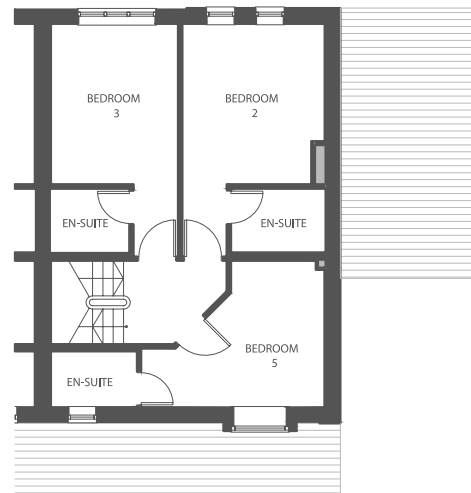
CLOAKROOM / W.C
1760mm x 1250mm

GARAGE
2740mm x 5000mm

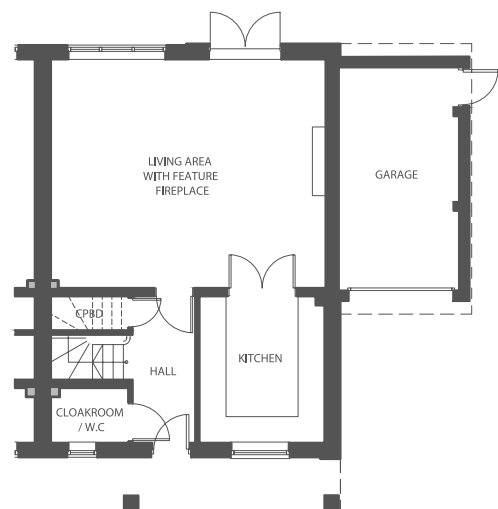
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



¹ Please note bedrooms the on the second floor will be partly located in pitched roof space.

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*Bedrooms are numbered by area in square metres - largest will be number 1.

EXTERNAL FINISHES.

Roof finished in natural slate. External walls in a combination of facing brickwork, external render and horizontal weather boarding panels. Double glazed paint finished windows and doors with double glazed aluminium framed sliding/folding patio doors.

INTERNAL FINISHES.

Walls and Ceilings: painted plaster with ceramic tiling to bathrooms/ensuites.
Floors: Combination of laminate, tiles and carpet coverings are available as an optional extra.

KITCHENS.

Each Glendevon range kitchen features smart storage space with integrated ceramic hob, extractor, fan oven, static fridge freezer, dishwasher and built in microwave.

SANITARY WARE.

High quality fittings to the bathrooms, en suites and cloaks by Vitra or comparable standard.

HEATING.

Electric central heating throughout plus solid fuel wood burners. Thermostatic radiator valves and solar panels for heating of hot water.

LIGHTING.

A combination of low voltage, LED and conventional fittings throughout with the provision of external lighting.

IMPORTANT NOTICE

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and as such should be treated as a guide only. Details should be confirmed with the Sales Team and the interested party is advised to consult their solicitor. The developer reserves the right to amend the specification as necessary without prior notice, but to equal or higher standard. Please note that the items specified in literature may depict appliances, fittings and decorative finishes that do not form a part of the standard specification. The name "Tamarin Close" is the marketing name of the development. The project is a new development and therefore any measurements provided are taken from the architects' plans and have not been surveyed on site. Consequently they may be subject to variation.

TV POINTS.

TV points to be provided in main living area and all bedrooms.

SECURITY.

External doors feature multi point locking system. Mains linked heat and smoke detectors to be provided.

GARDEN AREAS.

Grassed areas front and back with paving flagged rear patios and paths.

PARKING.

Each house to have integral garage (17b attached garage, 17 detached garage) served with block paved drives providing additional private allocated parking. Additional visitor parking spaces have been provided.

SERVICES.

Mains electricity, water and drainage.

TENURE.

Freehold

BUILDING WARRANTY.

Purchasers will be provided with CML (Certificates of Mortgage Lenders) on completion.