

Specification

Kitchen

	Gannel	Trevarrack	Kensey	Tonnow	Chy An Glas	Lynher
Fully fitted kitchen with soft close to doors and drawers	•	•	•	•	•	•
38mm square edged Laminate worksurfaces	•	•	•	•	•	•
Ceramic Hob	•	•	•	•	•	•
Double Oven	•	•	•	•	•	•
Built in 70/30 split fridge/freezer	•	•	•	•	•	•
Built in extractor	•	•	•	•	•	•
Built in dishwasher	•	•	•	•	•	•
Composite 1.5 bowl sink with polished chrome tap	•	•	•	•	•	•
Built in washing machine	•	•	•	•	•	•

Heating & Ventilation

Air sourced heat pump, underfloor heating to ground floor & radiators to first floor	•	•	•	•	•	•
ASHP Hot water cylinder with electric panel heating	•	•	•	•	•	•
Chrome heated towel rails to bathroom and en-suite (where applicable)	•	•	•	•	•	•
Mechanical Ventilation heat recovery system	•	•	•	•	•	•

Bathrooms

White Sanitaryware with chrome fittings	•	•	•	•	•	•
Wall hung rimless Roca Wc's	•	•	•	•	•	•
Roca Anthracite grey vanity units to bathroom and en-suite (where applicable)	•	•	•	•	•	•
Mirror with intergral light and dimista to bathroom and en-suite (where applicable)	•	•	•	•	•	•
Semi-pedestal basin to cloakroom	•	•	•	•	•	•

Internal Finishes

Light Oak Veneered doors with contemporary door furniture	•	•	•	•	•	•
White emulsion to ceilings and walls	•	•	•	•	•	•
White gloss woodwork with hardwood handrail to staircase	•	•	•	•	•	•

Lighting & Electrical

Open network fibre to premises	•	•	•	•	•	•
Terrestrial TV aerial	•	•	•	•	•	•
TV point to living room and master bedroom	•	•	•	•	•	•
External lights to all entrance doors	•	•	•	•	•	•
LED downlights to kitchen area and bathrooms	•	•	•	•	•	•

External

Anthracite Grey UPVC windows	•	•	•	•	•	•
External doors with multipoint locking	•	•	•	•	•	•
Landscaping to front gardens, turfed rear gardens	•	•	•	•	•	•
External tap to rear	•	•	•	•	•	•
Paved patio area to rear	•	•	•	•	•	•
Power and light to garages with personnel doors (where applicable)	•	•	•	•	•	•
7.0 Kw EV Charger	•	•	•	•	•	•

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Specification

Kitchen

	Penpol	Lerryn	Helford
Fully fitted kitchen with soft close to doors and drawers	•	•	•
Solid surface worksurfaces to kitchen and utility room	•	•	•
Tumble Dryer	•	•	
Bosch Induction Hob	•	•	•
Bosch Double Oven	•	•	•
Bosch built in 70/30 split fridge/freezer	•	•	•
Built in extractor	•	•	•
Built in dishwasher	•	•	•
Composite 1.5 bowl sink with polished chrome tap	•	•	•
Built in washing machine	•	•	•

Heating & Ventilation

Air sourced heat pump, underfloor heating to ground floor & radiators to first floor	•	•	•
Chrome heated towel rails to bathroom and en-suite (where applicable)	•	•	•
Mechanical heat recovery system ventilation	•	•	•

Bathrooms

White Sanitaryware with chrome fittings	•	•	•
Wall hung rimless Roca WC's	•	•	•
Roca Anthracite grey vanity units to bathroom and en-suite (where applicable)	•	•	•
Mirror with intergral light and dimista to bathroom and en-suite (where applicable)	•	•	•
Semi-pedestal basin to cloakroom	•		

Internal Finishes

	Penpol	Lerryn	Helford
Light Oak Veneered doors with contemporary door furniture	•	•	•
White emulsion to ceilings and walls	•	•	•
White gloss woodwork with hardwood handrail to staircase	•	•	•

Lighting & Electrical

Open network fibre to premises	•	•	•
Terrestrial TV aerial	•	•	•
TV point to living room and master bedroom	•	•	•
External lights to all entrance doors	•	•	•
LED downlights to kitchen area and bathrooms	•	•	•

External

Anthracite Grey UPVC windows	•	•	•
External doors with multipoint locking	•	•	•
Landscaping to front gardens, turfed rear gardens	•	•	•
External tap to rear	•	•	•
Paved patio area to rear	•	•	•
Power and light to garages with personnel doors (where applicable)	•	•	•
7.0 Kw EV Charger	•	•	•

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