

Empress Gardens

TIVERTON











A central location, close to the beauty of nature

Amenities, transport connections, attractions all on your doorstep

Empress Gardens is a collection of superb 2, 3, and 4-bedroom homes and 1 and 2-bedroom apartments. These beautiful homes will be an ideal choice for a range of buyers – including families and first-time buyers – with the development benefitting from close proximity to natural spaces and more central locations. Residents will enjoy nearby attractions in Devon and

central Exeter as well as a selection of local amenities being situated nearby.

Empress Gardens is ideally located for drivers with excellent routes nearby and easy access to several major roads. Residents will find the A361 is just a three minute drive away whilst the M5 is just seven-and-a-half miles away.

Choose a fine quality of life in Tiverton

A picturesque town bustling with shopping, amenities and entertainment

For those residents looking to utilise public transport, Empress Gardens is around a 15-minute drive away from Tiverton Parkway railway station, with connections to popular destinations across the UK. Notably, trips to Exeter take just 30 minutes and journeys to Torquay take around one hour from the station. Local travel is highly accessible due to nearby bus services. The closest stop will be just half a mile away from the planned development.

For international travel, Exeter Airport is 23 miles away.

Locally, central Tiverton provides residents with a variety of shopping options and is just a short 10-minute walk away from Empress Gardens. The picturesque town has four shopping quarters filled with independent, high-street and grocery stores along with several popular eateries. Michelin-star restaurant Spelt is 13 minutes' drive away from the development, in the neighbouring town of Bampton.

For city centre shopping and dining, Exeter is just over 30 minutes away when driving. Boasting a bustling shopping scene, the city is home to the award-winning Princesshay shopping centre, which is located in the heart of the city.

Empress Gardens is under 10 minutes' drive away from superb entertainment options, including the Exe Valley Leisure Centre. This popular fitness space benefits from several indoor facilities including fitness classes, a swimming pool, a tennis court, and a floodlit turf area. The local area is

known for its fascinating heritage, with Tiverton Castle having stood for around 1,000 years.

Exeter city centre is around 15 miles away, offering exceptional cultural opportunities including museums, art galleries, and libraries. One of Exeter's most loved heritage attractions, the world-class Royal Albert Memorial Museum and Art Gallery, holds over one million artefacts.

There are several natural points of interest around an hour away from the development. Sought-after attraction Buckfast Butterfly Farm features otters and butterfly species, while The East Devon Area of Outstanding Natural Beauty is home to some of the country's finest landscapes. There are also many picturesque beaches along the coastline.

Empress Gardens offers a host of nearby education facilities for all ages nearby. For older pupils, the popular Petroc College has a variety of courses and is just over half a mile away. Secondary schools in the area include Tiverton High School, which will take around 15 minutes on foot, and the independent Blundell's School. Nearby primary schools will include Two Moors Primary School and Castle Primary School, both of which are a short three-minute drive away from the upcoming development.

Higher education options include the prestigious University of Exeter, just a 30-minute drive away.









The Cooper

TWO BEDROOM HOME



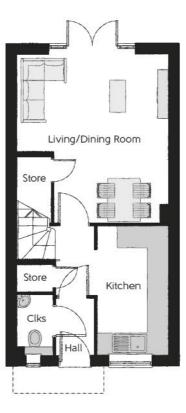


The Cooper Two bedroom home



First Floor

Bedroom 1	3.19m x 3.90m	10'5" x 12'9"
Bedroom 1 En Suite	1.37m x 2.10m	4'6" x 6'11"
Bedroom 2	4.22m x 2.27m	13'10" x 7'5"
Bathroom	1.67m x 1.99m	5'6" × 6'6"



Ground Floor

Kitchen	1.99m x 3.58m	6'6" x 11'9"
Living/Dining Room	4.22m x 4.67m	13'10" x 15'4'
Cloakroom	0.99m x 1.48m	3'3" x 4'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Cooper

TWO BEDROOM HOME





The Cooper Two bedroom home



First Floor

Bedroom 1	3.19m x 3.90m	10'5" x 12'9"
Bedroom 1 En Suite	1.37m x 2.10m	4'6" x 6'11"
Bedroom 2	4.22m x 2.27m	13'10" x 7'5"
Bathroom	1.67m x 1.99m	5'6" × 6'6"



Ground Floor

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The Tailor

THREE BEDROOM HOME



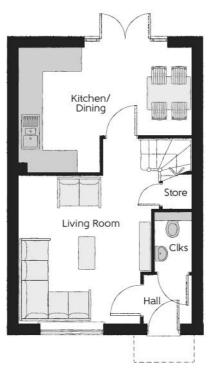


The Tailor Three bedroom home



First Floor

Bedroom 1	3.29m x 3.34m	10'10" x 11'0'
Bedroom 1 En Suite	1.20m x 2.43m	3'11" x 8'0"
Bedroom 2	2.52m x 3.09m	8'3" x 10'2"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.31m x 1.97m	7'7" x 6'5"



Ground Floor

Kitchen/Dining	4.78m x 3.45m	15'8" x 11'4"
	(max) (max)	(max) (max)
iving Room	3.90m x 5.14m	12'10" x 16'10"
Cloakroom	1.01m x 1.43m	3'4" x 4'8"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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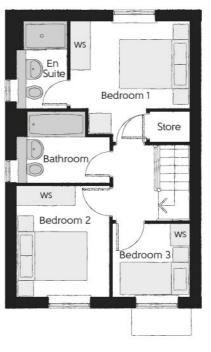
The Tailor

THREE BEDROOM HOME





The Tailor Three bedroom home



First Floor

Bedroom 1	3.29m x 3.34m	10'10" x 11'0'
Bedroom 1 En Suite	1.20m x 2.43m	3'11" x 8'0"
Bedroom 2	2.52m x 3.09m	8'3" x 10'2"
Bedroom 3	2.17m x 2.04m	7'1" × 6'8"
Bathroom	2.31m x 1.97m	7'7" x 6'5"



Ground Floor

Kitchen/Dining	4.78m x 3.45m	15'8" x 11'4"
	(max) (max)	(max) (max)
Living Room	3.90m x 5.14m	12'10" x 16'10"
-	(max) (max)	(max) (max)
Cloakroom	1.01m x 1.43m	3'4" x 4'8"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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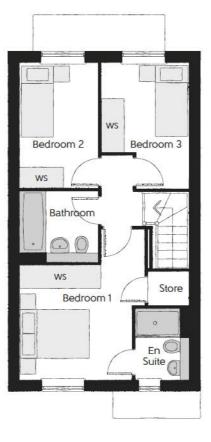
The Turner

THREE BEDROOM HOME





he Turner Three bedroom home



First Floor

1m x 3.56m 11'10" x 11'8"
0m x 1.96m 3'11" x 6'5"
5m x 3.49m 7'1" x 11'5"
3m x 3.51m 8'0" x 11'6"
om x 1.73m (max) (max) (max) 7'1" x 5'8"



Ground Floor

Living/Dining	4.67m x 5.53 m	15'4" x 18'2"
Kitchen	2.50m x 3.17m	8'3" x 10'5"
Cloakroom	0.93m x 1.70m	3'1" x 5'7"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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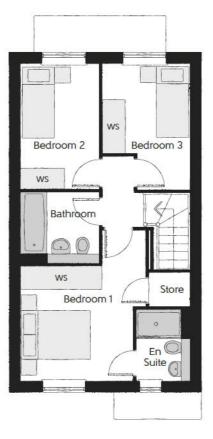
The Turner

THREE BEDROOM HOME





Three bedroom home



First Floor

Bedroom 1	3.61m x 3.56m	11'10" x 11'8'
Bedroom 1 En Suite	1.20m x 1.96m	3'11" x 6'5"
Bedroom 2	2.15m x 3.49m	7'1" x 11'5"
Bedroom 3	2.43m x 3.51m	8'0" x 11'6"
Bathroom	2.15m x 1.73m	7'1" x 5'8"



Ground Floor

Living/Dining	4.67m x 5.53 m	15'4" x 18'2'
Kitchen	2.50m x 3.17m	8'3" x 10'5"
Cloakroom	0.93m x 1.70m	3'1" x 5'7"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Fuller

THREE BEDROOM HOME





ne Fuller Three bedroom home



First Floor

Bedroom 1	3.11m x 5.07m	10'2" x 16'8'
Bedroom 1 En Suite	2.01m x 1.21m	6'7" x 4'0"
Bedroom 2	3.05m x 4.02m	10'0" x 13'2'
Bedroom 3	3.05m x 2.94m	(max) (max) 10'0" x 9'8" (max)
Bathroom	2.70m x 1.91m (max) (max)	8'10" x 6'3" (max) (max)



Ground Floor

(itchen/Dining	3.75m x 4.97 m	12'3" x 16'4"
iving Room	3.05m x 5.07m (max) (max)	10'0" x 16'8" (max) (max)
tudy	1.90m x 1.93m	6'3" x 6'4"
Itility	2.11m x 1.67m	6'11" x 5'6"
Cloakroom	1.04m x 1.49m	3'5" x 4'11"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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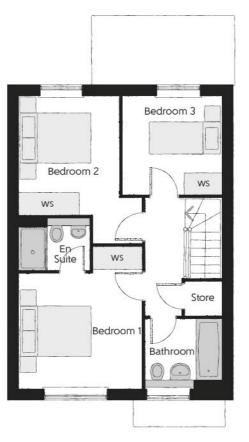
The Mason

THREE BEDROOM HOME



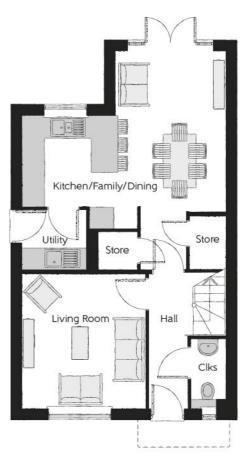


The Mason Three bedroom home



First Floor

Bedroom 1	3.44m x 3.93m	11'3" x 12'11"
Bedroom 1 En Suite	1.98m x 1.23m	6'6" × 4'0"
Bedroom 2	2.81m x 4.09m	9'3" x 13'5"
Bedroom 3	2.74m x 2.74m	9'0" x 9'0"
Bathroom	2.08m x 1.71m	6′10″ x 5′7″



Ground Floor

(itchen/Family/Dining	5.64m x 6.05m	18'6" x 19'10"
iving Room	3.42m x 3.71m	11'3" x 12'2"
Jtility	1.77m x 1.66m	5′10" x 5′5"
Cloakroom	0.96m x 1.72m	3'2" x 5'8"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Cartwright

FOUR BEDROOM HOME





he Cartwright Four bedroom ho



Second Floor

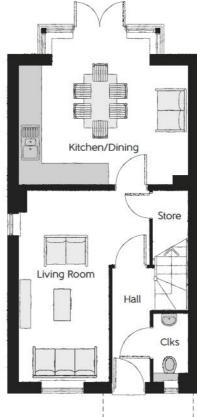


 Bedroom 1
 4.67m x 3.37m (max) (max)
 15'4" x 11'1" (max) (max) (max)
 15'4" x 11'1" (max) (max) (max)

 Bedroom 1 En Suite
 1.39m x 2.15m
 4'7" x 7'1"

 Bedroom 3
 2.38m x 3.46m
 7'10" x 11'4"

 Bathroom
 2.20m x 1.70m
 7'3" x 5'7"





Bedroom 1

Ground Floor

 Kitchen/Dining
 $4.67m \times 4.10m \atop (max)$ $15'4" \times 13'5" \atop (max)$

 Living Room
 $3.63m \times 5.33m \atop (max)$ $11'11" \times 17'6" \atop (max)$

 Cloakroom
 $0.95m \times 1.72m$ $3'1" \times 5'8"$

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window ---- - Reduced Head Height

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Ritchen Sink: Leisure Eaton Single Bowl SS Sink Leisure Atlanta Bowl & HartSS Sink Leisure Atlanta Bowl & HartSS Sink Leisure Atlanta Single Bowl SS Sink Appliances Oven: Bectrolux Single Coven KOFGHODEX Bectrolux Single Coven KOFGHODEX Bectrolux Single Coven KOFGHODEX Bectrolux Single Coven KOFGHODEX Appliances Hobb: Bectrolux 4 Burner Gas Hob KOSGHOEX Bectrolux 4 Burner Gas Hob KOSGHOEX Appliances Extractor: Cooker Hood Extractor IFC18KF (incirculating) Appliances Extractor: Cooker Hood Extractor IFC18KF (incirculating) Appliances Extractor: Fridge Freezer Space Only Bectrolux 7 Burner Gas Hob KOSGHOEX Bectrolux 7 Burner Gas Hob KOSGHOEX Appliances Extractor: Fridge Freezer Space Only Bectrolux 7 Burner Gas Hob KOSGHOEX Bectrolux 7 Burner Gas Hob Kosghoex 7 Burner Marker Fast 7 Burner Gas Hob Kosghoex 7 B		Worktops:	-	2.0	227	
Lebure Eaton Bowl & Half SS Sink Lebure Eaton Bowl & Half SS Sink Lebure Eaton Single Down SS Sink Lebure Eaton Single Bowl SS Sink Appliances Oven: Betcholus Single Down KNGFH400X Betcholus Single Oven KNGFH400X Appliances Hob: Betcholus Single Oven KNGFH400X Betcholus Single Oven KNGFH400X Appliances Hob: Betcholus Gener Gas Hob KG56404X Appliances Extractor: Cooker Hood Extractor LFC316X (incirculating) Appliances Extractor: Cooker Hood Extractor LFC316X (incirculating) Appliances Extractor: Cooker Hood Extractor LFC316X (incirculating) Appliances Fridge Freezer: Fridge Freezer: Fridge Freezer LHSS1E18S Appliances Fridge Freezer: Fridge Freezer LHSS1E18S Appliance Dishwasher: Removeable Unit (inc Feed & Waste) # Betcholus Toly30 Fridge Freezer LHSS1E18S Appliance Washing Machine: Washing Machine Space Only (inc Feed & Waste) Cloaks - WC: Roca DEBBA WC with Concealed Costern & PL2 Fluch Plate # Cloaks - WC: Roca DEBBA WC with Concealed Costern & PL2 Fluch Plate # Cloaks - Tilling: Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge White Trim Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge White Trim Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge Chrome Trim Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge Chrome Trim Bathroom - Basin: Roca DEBBA SOW WHB with Some Pedestal ^^ Bathroom - Brassware: Britan PSA Chrome Bath & Basin Miker Taps Bathroom - Brassware: Britan PSA Chrome Bath & Basin Miker Taps Bathroom - Shower Tray: Mri Affelf I Low Shower 1 Fay with Mind ELEVATE Enclosure © Bathroom - Shower Tray: Mri Affelf I Low Shower 1 Fay with Mind ELEVATE Enclosure © Bathroom - Shower Tray: Mri Mind MinMAL Single Thermoctatic Shower © Bathroom - Shower Tray: Mri Mind MinMAL Single Thermoctatic Shower © Bathroom - Shower Tray: Mri Mind MinMAL Single Thermoctatic Shower © Bathroom - Shower Tray: Mri Mind MinMAL Single Thermoctatic Shower © Bathroom - Shower Tray: Mri Mind MinMAL Single Thermoctatic Shower © Bathroom - Sh				100		*
Leisure Attanta Bowl & Halff SS Sink		BUILDON SHOWN HELDON HE	Page 1025 A Third Company of the Company Annual Company of the Com	•	_	
Appliances Oven: Bectrolux Single Oven KOFGH0BIX Bectrolux Single Oven KOFGH0BIX Appliances Hob: Bectrolux 4 Burner Gas Hob KG56404X Appliances Extractor: Cooker Hood Extractor LYC316K (recirculating) Appliances Microwave: Blectrolux Combination Microwave KVLF46TX Appliances Microwave: Blectrolux 70/30 Fridge Freezer Space Only Bectrolux 70/30 Fridge Freezer Space Only Bectrolux 70/30 Fridge Freezer Space Only Bectrolux 70/30 Fridge Freezer MissEt18S Appliance Dishwasher: Removeable Unit (inc Feed & Waste) †† Bectrolux 70/30 Fridge Freezer NSELE18S Appliance Washing Machine: Washing Machine Space Only (inc Feed & Waste) Cloaks - WC: Roca DEB8A WC with Concealed Cistern & PL2 Flush Plate † Cloaks - WC: Roca DEB8A WC with Concealed Cistern & PL2 Flush Plate † Cloaks - Basin: Roca Wash Hand Basin Chrome Mixer Tap Cloaks - Tilling: Band 2 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge White Trim Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge Chrome Trim Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge Chrome Trim Bathroom - Basin: Roca DEB8A WC with Concealed Cistern & PL2 Flush Plate † Bathroom - Basin: Roca DEB8A S00 WHB with Full Pedestal ^^ Roca DEB8A S00 WHB with Semi Pedestal ^^ Bathroom - Basin: Roca DEB8A S00 WHB with Full Pedestal ^^ Bathroom - Brassware: Bristan PSA Chrome Bath & Basin Mixer Taps Bristan SAL Chrome Bath & Basin Mixer Taps	Z		Leisure Atlanta Bowl & Half SS Sink			
Appliances Oven: Bectrolux Single Oven KOFGH0BIX Bectrolux Single Oven KOFGH0BIX Appliances Hob: Bectrolux 4 Burner Gas Hob KG56404X Appliances Extractor: Cooker Hood Extractor LYC316K (recirculating) Appliances Microwave: Blectrolux Combination Microwave KVLF46TX Appliances Microwave: Blectrolux 70/30 Fridge Freezer Space Only Bectrolux 70/30 Fridge Freezer Space Only Bectrolux 70/30 Fridge Freezer Space Only Bectrolux 70/30 Fridge Freezer MissEt18S Appliance Dishwasher: Removeable Unit (inc Feed & Waste) †† Bectrolux 70/30 Fridge Freezer NSELE18S Appliance Washing Machine: Washing Machine Space Only (inc Feed & Waste) Cloaks - WC: Roca DEB8A WC with Concealed Cistern & PL2 Flush Plate † Cloaks - WC: Roca DEB8A WC with Concealed Cistern & PL2 Flush Plate † Cloaks - Basin: Roca Wash Hand Basin Chrome Mixer Tap Cloaks - Tilling: Band 2 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge White Trim Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge Chrome Trim Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge Chrome Trim Bathroom - Basin: Roca DEB8A WC with Concealed Cistern & PL2 Flush Plate † Bathroom - Basin: Roca DEB8A S00 WHB with Full Pedestal ^^ Roca DEB8A S00 WHB with Semi Pedestal ^^ Bathroom - Basin: Roca DEB8A S00 WHB with Full Pedestal ^^ Bathroom - Brassware: Bristan PSA Chrome Bath & Basin Mixer Taps Bristan SAL Chrome Bath & Basin Mixer Taps	풀	Utility Sink:	Leisure Eaton Single Bowl SS Sink			
Appliances Oven: Bectrolux Single Oven KOFGH0BIX Bectrolux Single Oven KOFGH0BIX Appliances Hob: Bectrolux 4 Burner Gas Hob KG56404X Appliances Extractor: Cooker Hood Extractor LYC316K (recirculating) Appliances Microwave: Blectrolux Combination Microwave KVLF46TX Appliances Microwave: Blectrolux 70/30 Fridge Freezer Space Only Bectrolux 70/30 Fridge Freezer Space Only Bectrolux 70/30 Fridge Freezer Space Only Bectrolux 70/30 Fridge Freezer MissEt18S Appliance Dishwasher: Removeable Unit (inc Feed & Waste) †† Bectrolux 70/30 Fridge Freezer NSELE18S Appliance Washing Machine: Washing Machine Space Only (inc Feed & Waste) Cloaks - WC: Roca DEB8A WC with Concealed Cistern & PL2 Flush Plate † Cloaks - WC: Roca DEB8A WC with Concealed Cistern & PL2 Flush Plate † Cloaks - Basin: Roca Wash Hand Basin Chrome Mixer Tap Cloaks - Tilling: Band 2 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge White Trim Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge Chrome Trim Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge Chrome Trim Bathroom - Basin: Roca DEB8A WC with Concealed Cistern & PL2 Flush Plate † Bathroom - Basin: Roca DEB8A S00 WHB with Full Pedestal ^^ Roca DEB8A S00 WHB with Semi Pedestal ^^ Bathroom - Basin: Roca DEB8A S00 WHB with Full Pedestal ^^ Bathroom - Brassware: Bristan PSA Chrome Bath & Basin Mixer Taps Bristan SAL Chrome Bath & Basin Mixer Taps	Ĕ		Leisure Atlanta Single Bowl SS Sink			•
Appliances Hob: Bectrolux 4 Burner Gas Hob KG564045X Bectrolux 4 Burner Gas Hob KG56404X Appliances Extractor: Cooker Hood Extractor (Excitacity) Appliances Microwave: Bectrolux Combination Microwave KVLFE46TX Appliances Fridge Freezer: Fridge Freezer Space Only Bectrolux 70/30 Fridge Freezer LN55LE18S Appliance Dishwasher: Removeable Unit (inc Feed & Waste) † Bectrolux 70/30 Fridge Freezer LN55LE18S Appliance Washing Machine: Washing Machine: Washing Machine: Washing Machine: Washing Machine: Washing Machine: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate † Cloaks - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate † Cloaks - Basin: Roca Wash Hand Basin Chrome Mixer Tap Cloaks - Basin: Band 2 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge White Trim Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge Chrome Trim Bathroom - WC: Roca DEBBA S00 WHB with Guller Bedsal ^^ Bathroom - Basin: Roca DEBBA S00 WHB with Semi Pedestal ^^ Bathroom - Basin: Roca DEBBA S00 WHB with Semi Pedestal ^^ Bathroom - Shower Tray: Mira MINIMAL Single Thermostatic Shower ◆ Bathroom - Shower: Mira MINIMAL Single Thermostatic Shower ◆ Bathroom - Tilling: 1/2 Height Tilling (Band 2) to Wet Walls with Flat Edged White Trim * ◆ 1/2 Height Tilling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ En-Suite - WC: Roca DEBBA S00 With Concealed Cistern & PL2 Flush Plate * Bathroom - Tilling: 1/2 Height Tilling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ 1/2 Height Tilling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ En-Suite - WC: Roca DEBBA S00 With Concealed Cistern & PL2 Flush Plate *	¥	Appliances Oven:	Electrolux Single Oven KOFGH00BX		•	
Bectrolux 4 Burner Gas Hob KGS6424X Appliances Extractor: Cooker Hood Extractor LPC316X (recirculating) Appliances Microwave: Bectrolux Combination Microwave KVLE46TX Appliances Fridge Freezer: Fridge Freezer Space Only Bectrolux 70/30 Fridge Freezer LNSSLE18S Appliance Dishwasher: Removeable Unit (inc Feed & Waste) †† Bectrolux Dishwasher KEA7200L Appliance Washing Machine: Washing Machine: Washing Machine Space Only (inc Feed & Waste) †† Bectrolux Dishwasher KEA7200L Appliance Washing Machine: Washing Machine: Place Only (inc Feed & Waste) Cloaks - WC: Roca DEBBA WC with Concelled Cistern & PL2 Flush Plate † Cloaks - Basin: Roca Wash Hand Basin ◆ Cloaks - Basin: Roca Wash Hand Basin ◆ Cloaks - Brassware: Birstan PISA Small Basin Chrome Mixer Tap Cloaks - Tilling: Band 2 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge White Trim Bard 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge Chrome Trim Bathroom - WC: Roca DEBBA WC with Concelled Cistern & PL2 Flush Plate † Bathroom - Basin: Roca DEBBA S00 WHB with Full Pedestal ^^ Roca DEBBA S00 WHB with Full Pedestal ^^ Roca DEBBA S00 WHB with Full Pedestal ^^ Bathroom - Basin: Roca OSLO Acrylic Bath & Rajid Bath Panel Bathroom - Shower Tray: Mirra FlüGrif Low Shower i Tray with Mirra ELEVATE Enclosure ◆ Bathroom - Shower: Mirra FlüGrif Low Shower i Tray with Mirra ELEVATE Enclosure ◆ Bathroom - Tilling: 1/2 Height Tilling (Band 2) to Wet Walls with Flat Edged White Trim * ◆ 1/2 Height Tilling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ 1/2 Height Tilling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ En-Suite - WC: Roca DEBBA WC with Conceled Cistern & RL2 Flush Plate †			Electrolux Single Oven KOFGH40TX			•
Appliances Extractor: Cooker Hood Extractor LFC316X (recirculating) Appliances Microwave: Electrolux Combination Microwave KVLFE46TX Appliances Fridge Freezer: Fridge Freezer: Fridge Freezer Space Only Electrolux 70/30 Fridge Freezer Space Only Electrolux 70/30 Fridge Freezer LNSSLE18S Appliance Distrwasher: Removeable Unit (inc Feed & Waste) †† Electrolux Distrivasher KEAF7200L Appliance Washing Machine: Washing Machine Space Only (inc Feed & Waste) Cloaks - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate † Cloaks - Basin: Roca Wash Hand Basin ♀ Cloaks - Brassware: Bristan PISA Small Basin Chrome Mixer Tap Cloaks - Tilling: Band 2 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge White Trim Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge Chrome Trim Bathroom - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate † Bathroom - Basin: Roca DEBBA S00 WHB with Full Pedestal ^^ Roca DEBBA S00 WHB with Semi Pedestal ^^ Roca DEBBA S00 WHB with Semi Pedestal ^^ Bathroom - Basin: Roca OSLO Acrylic Bath & Rigid Bath Panel Bathroom - Brassware: Bristan SAIL Chrome Bath & Basin Mixer Taps Bathroom - Shower Tray: Mira FullAff Low Shower † Mira MINIMAL Single Thermostatic Shower ↑ Mira MINIMAL Single Thermostatic Shower ↑ Bathroom - Tiling: 1/2 Height Tilling (Band 2) to Wet Walls with Flat Edged Chrome Trim * ♦ T/2 Height Tilling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ♦ T/2 Height Tilling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ♦ En-Suite - WC: Roca DEBBA MC with Concealed Cistern & PL2 Flush Plate 4 En-Suite - WC: Roca DEBBA MC with Concealed Cistern & PL2 Flush Plate 4		Appliances Hob:	Electrolux 4 Burner Gas Hob KGS6404SX	•	•	
Appliances Microwave: Bectrolux Combination Microwave KVLFE46TX Appliances Fridge Freezer: Fridge Freezer Space Only Electrolux 70/30 Fridge Freezer LNSSLE18S Appliance Dishwasher: Renoveable Unit (inc Feed & Waste) # Electrolux Dishwasher KEAF7200L Appliance Washing Machine: Washing Machine Space Only (inc Feed & Waste) Cloaks - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate # Cloaks - Brassware: Birstan PISA Small Basin Chrome Mixer Tap Cloaks - Tilling: Band 2 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge White Trim Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge Chrome Trim Bathroom - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate # Bathroom - Bashin: Roca DEBBA S00 WHB with Full Pedestal ^^ Roca DEBBA S50 WHB with Semi Pedestal ^^ Bathroom - Bashin: Roca OSLO Acrylic Bath & Rigid Bath Panel Bathroom - Brassware: Birstan PISA Chrome Bath & Basin Mixer Taps Bathroom - Shower Tray: Mira FILIGHT Low Shower Tray with Mira ELEVATE Enclosure ◆ Mira MINIMAL Single Thermostatic Shower ◆ Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim * ◆ 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ 1/2 Height Tiling Band 3) to Wet Walls with Pist Edged Chrome Trim * ◆ 1/2 Height Tiling Band 3) to Wet Walls with Pist Edged Chrome Trim * ◆ 1/2 Height Tiling Band 3) to Wet Walls with Pist Edged Chrome Trim * ◆			Electrolux 4 Burner Gas Hob KGS6424X			•
Appliances Fridge Freezer: Fridge Freezer Space Only Electrolux 70/30 Fridge Freezer LNSSLE18S Appliance Dishwasher: Removeable Unit (inc Feed & Waste) # Electrolux Dishwasher KEAF720BL Appliance Washing Machine: Washing Machine Space Only (inc Feed & Waste) Cloaks - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate # Cloaks - Brassware: Bristan PISA Small Basic Chrome Miser Tap Cloaks - Tilling: Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge White Trim Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge Chrome Trim Bathroom - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate # Bathroom - Basin: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate # Bathroom - Basin: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate # Bathroom - Bash: Roca OEBBA S50 WHB with Semi Pedestal ^^ Roca DEBBA S50 WHB with Semi Pedestal ^^ Bathroom - Bash: Bathroom - Brassware: Bristan SAL Chrome Bath & Basin Mixer Taps Bristan SAL Chrome Bath & Basin Mixer T		Appliances Extractor:	Cooker Hood Extractor LFC316X (recirculating)	•	•	•
Electrolux 70/30 Fridge Freezer LNSSLE18S Appliance Dishwasher: Removeable Unit (inc Feed & Waste) †† Electrolux Dishwasher KEAF7200L Appliance Washing Machine: Washing Machine Space Only (inc Feed & Waste) Cloaks - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate † Cloaks - Basin: Roca Wash Hand Basin ♀ Cloaks - Brassware: Bristan PISA Small Basin Chrome Mixer Tap Cloaks - Titing: Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim Bathroom - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate † Roca DEBBA S50 WHB with Semi Pedestal ^^ Roca DEBBA S50 WHB with Semi Pedestal ^^ Roca DEBBA S50 WHB with Semi Pedestal ^^ Bathroom - Bath: Roca OSLO Acrylic Bath & Rigid Bath Panel Bathroom - Brassware: Bristan PISA Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Bas		Appliances Microwave:	Electrolux Combination Microwave KVLFE46TX			•
Appliance Dishwasher: Removeable Unit (inc Feed & Waste) # Electrolux Dishwasher KEAF7200L Appliance Washing Machine: Washing Machine Space Only (inc Feed & Waste) Cloaks - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate # Cloaks - Basin: Roca Wash Hand Basin Φ Cloaks - Brassware: Biristan PISA Small Basin Chrome Mixer Tap Cloaks - Tiling: Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim Bathroom - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate # Bathroom - Basin: Roca DEBBA S50 WHB with Full Pedestal ^^ Roca DEBBA 550 WHB with Semi Pedestal ^^ Bathroom - Baths: Roca OSLO Acrylic Bath & Rigid Bath Panel Bathroom - Brassware: Biristan PISA Chrome Bath & Basin Mixer Taps Bristan SAIL C		Appliances Fridge Freezer:	Fridge Freezer Space Only	•	•	
Electrolux Dishwasher KEAF7200L Appliance Washing Machine: Washing Machine Space Only (inc Feed & Waste) Cloaks - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate # Cloaks - Basin: Roca Wash Hand Basin Q- Cloaks - Brassware: Bristan PISA Small Basin Chrome Mixer Tap Cloaks - Tiling: Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim Bathroom - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate # Bathroom - Basin: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate # Bathroom - Basin: Roca DEBBA S50 WHB with Full Pedestal ^^ Roca DEBBA 550 WHB with Semi Pedestal ^^ Bathroom - Bath: Roca OSLO Acrylic Bath & Rigid Bath Panel Bathroom - Brassware: Bristan PISA Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin			Electrolux 70/30 Fridge Freezer LNS5LE18S			•
Appliance Washing Machine: Washing Machine Space Only (inc Feed & Waste) Cloaks - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate + Cloaks - Basin: Roca Wash Hand Basin \(\to \) Cloaks - Brassware: Biristan PISA Small Basin Chrome Mixer Tap Cloaks - Tilling: Band 2 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge White Trim Band 3 Tilling to WC Boxing, Splashback Tilling to WHB, Flat Edge Chrome Trim Bathroom - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate + Bathroom - Basin: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate + Bathroom - Basin: Roca OSLO Acrylic Bath & Rigid Bath Panel Bathroom - Brassware: Biristan PISA Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps Bristan Shower Tray: Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure \(\phi \) Bathroom - Shower: Mira MINIMAL Single Thermostatic Shower \(\phi \) Mira MINIMAL Single Thermostatic Shower \(\phi \) Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim \(\phi \) En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \(\phi \) Pack DEBBA WC with Concealed Cistern & PL2 Flush Plate \(\phi \) Bathroom - Tiling: 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim \(\phi \) En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \(\phi \) Brissh Deba WC with Concealed Cistern & PL2 Flush Plate \(\phi \)		Appliance Dishwasher:	Removeable Unit (inc Feed & Waste) #	•	•	
Cloaks - WC: Cloaks - Basin: Roca Wash Hand Basin - Cloaks - Brassware: Bristan PISA Small Basin Chrome Mixer Tap Cloaks - Tiling: Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim Bathroom - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate + Bathroom - Basin: Roca DEBBA S00 WHB with Full Pedestal ^^ Roca DEBBA 550 WHB with Semi Pedestal ^^ Roca DEBBA 550 WHB with Semi Pedestal ^^ Bathroom - Bath: Roca OSLO Acrylic Bath & Rigid Bath Panel Bathroom - Brassware: Bristan PISA Chrome Bath & Rasin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin M			Electrolux Dishwasher KEAF7200L			•
Cloaks - Basin: Roca Wash Hand Basin ♀ Cloaks - Brassware: Bristan PISA Small Basin Chrome Mixer Tap Cloaks - Tiling: Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim Bathroom - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ≠ Bathroom - Basin: Roca DEBBA 550 WHB with Full Pedestal ^^ Roca DEBBA 550 WHB with Semi Pedestal ^^ Bathroom - Bath: Roca OSLO Acrylic Bath & Rigid Bath Panel Bathroom - Brassware: Bristan PISA Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps Bathroom - Shower Tray: Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ♀ Bathroom - Shower: Mira MINIMAL Single Thermostatic Shower ↑ Mira MINIMAL Single Thermostatic Shower ◆ Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim * ◆ 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ≠		Appliance Washing Machine:	Washing Machine Space Only (inc Feed & Waste)		•	•
Cloaks - Brassware: Bristan PISA Small Basin Chrome Mixer Tap Cloaks - Tiling: Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim Bathroom - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate # Bathroom - Basin: Roca DEBBA S00 WHB with Full Pedestal ^^ Roca DEBBA 500 WHB with Semi Pedestal ^^ Roca DEBBA 500 WHB with Semi Pedestal ^^ Bathroom - Bath: Roca OSLO Acrylic Bath & Rigid Bath Panel Bathroom - Brassware: Bristan PISA Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps Bathroom - Shower Tray: Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure \$\fo\$ Bathroom - Shower: Mira MINIMAL Single Thermostatic Shower \$\fo\$ Mira MINIMAL Single Thermostatic Shower \$\fo\$ Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim * \$\fo\$ T/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * \$\fo\$ En-Suite - WC: Roca DEBBA WO with Concealed Cistern & PL2 Flush Plate \$\fo\$		Cloaks - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ‡	•	•	•
Cloaks - Tiling: Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim Bathroom - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate + Bathroom - Basin: Roca DEBBA 550 WHB with Full Pedestal ^^ Roca DEBBA 550 WHB with Semi Pedestal ^^ Bathroom - Bath: Roca OSLO Acrylic Bath & Rigid Bath Panel Bathroom - Brassware: Bristan PISA Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps Bathroom - Shower Tray: Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure \$\phi\$ Bathroom - Shower: Mira MINIMAL Single Thermostatic Shower \$\phi\$ Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim * \$\phi\$ T/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * \$\phi\$ En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate *		Cloaks - Basin:	Roca Wash Hand Basin ♀	•	•	•
Bathroom - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\frac{1}{2}\$ Bathroom - Basin: Roca DEBBA S00 WHB with Full Pedestal ^^ Roca DEBBA 500 WHB with Semi Pedestal ^^ Roca DEBBA 550 WHB with Semi Pedestal ^^ Bathroom - Bath: Roca OSLO Acrylic Bath & Rigid Bath Panel Bathroom - Brassware: Bristan PISA Chrome Bath & Basin Mixer Taps Bristan PSAIL Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps Bristan Shower Tray: Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure \$\frac{1}{2}\$ Bathroom - Shower: Mira MINIMAL Single Thermostatic Shower \$\frac{1}{2}\$ Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim * \$\frac{1}{2}\$ En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\frac{1}{2}\$ Bathroom - Triul Parish Shower Tray Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\frac{1}{2}\$ Bathroom - Triul Parish Shower Tray Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\frac{1}{2}\$ Bathroom - Triul Parish Shower Tray Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\frac{1}{2}\$ Bathroom - Triul Parish Shower Tray Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\frac{1}{2}\$ Bathroom - Triul Parish Shower Tray Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\frac{1}{2}\$ Bathroom - Triul Parish Shower Tray Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\frac{1}{2}\$ Bathroom - Triul Parish Shower Tray Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\frac{1}{2}\$ Bathroom - Triul Parish Shower Tray Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\frac{1}{2}\$ Bathroom - Triul Parish Shower Tray Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\frac{1}{2}\$ Bathroom - Triul Parish Shower Tray Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\frac{1}{2}\$ Bathroom - Triul Parish Shower Tray Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\frac{1}{2}\$ Bathroom - Triul Parish Shower Tray Roca DEBBA WC with Concealed Cistern & PL2		Cloaks - Brassware:	Bristan PISA Small Basin Chrome Mixer Tap	•	•	•
Bathroom - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$ Bathroom - Basin: Roca DEBBA 500 WHB with Full Pedestal ^^ Roca DEBBA 550 WHB with Semi Pedestal ^^ Bathroom - Bath: Roca OSLO Acrylic Bath & Rigid Bath Panel Bathroom - Brassware: Bristan PISA Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin M		Cloaks - Tiling:	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	•	•	
Bathroom - Basin: Roca DEBBA 550 WHB with Full Pedestal ^^ Roca DEBBA 550 WHB with Semi Pedestal ^^ Bathroom - Bath: Roca OSLO Acrylic Bath & Rigid Bath Panel Bathroom - Brassware: Bristan PISA Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps Bathroom - Shower Tray: Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure \$\phi\$ Bathroom - Shower: Mira MINIMAL Single Thermostatic Shower \$\phi\$ Mira MINIMAL Single Thermostatic Shower \$\phi\$ Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim * \$\phi\$ En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\phi\$ Bathroom - Tribath Plating (Band 3) to Wet Walls with Flat Edged Chrome Trim * \$\phi\$ En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate \$\phi\$			Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim			•
Roca DEBBA 550 WHB with Semi Pedestal ^^ Bathroom - Bath: Roca OSLO Acrylic Bath & Rigid Bath Panel Bathroom - Brassware: Bristan PISA Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps Bristan SAIL Chrome Bath & Basin Mixer Taps Bathroom - Shower Tray: Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ◆ Bathroom - Shower: Mira MINIMAL Single Thermostatic Shower ↑ Mira MINIMAL Single Thermostatic Shower ◆ Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim * ◆ 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ◆ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■		Bathroom - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate #		•	
Bathroom - Shower: Mira MINIMAL Single Thermostatic Shower ↑ Mira MINIMAL Single Thermostatic Shower ↑ Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim * ◆ 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate *	S	Bathroom - Basin:	Roca DEBBA 500 WHB with Full Pedestal ^^	•	•	
Bathroom - Shower: Mira MINIMAL Single Thermostatic Shower ↑ Mira MINIMAL Single Thermostatic Shower ↑ Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim * ◆ 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate *	Σ		Roca DEBBA 550 WHB with Semi Pedestal ^^			(*)
Bathroom - Shower: Mira MINIMAL Single Thermostatic Shower ↑ Mira MINIMAL Single Thermostatic Shower ↑ Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim * ◆ 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate *	8	Bathroom - Bath:	Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•	•
Bathroom - Shower: Mira MINIMAL Single Thermostatic Shower ↑ Mira MINIMAL Single Thermostatic Shower ↑ Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim * ◆ 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate *	R	Bathroom - Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	
Bathroom - Shower: Mira MINIMAL Single Thermostatic Shower ↑ Mira MINIMAL Single Thermostatic Shower ↑ Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim * ◆ 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate *	핕		Bristan SAIL Chrome Bath & Basin Mixer Taps			•
Mira MINIMAL Single Thermostatic Shower ◊ Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim * ◆ 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate *	5	Bathroom - Shower Tray:	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ♀			
Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim * ◆ 1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ‡		Bathroom - Shower:	Mira MINIMAL Single Thermostatic Shower †	•	•	
1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim * ◆ En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate • • • • • • • • • • • • • • • • • •			2			•
Worktops: 40mm Square Edge Worktops with upstand Educate Faton Single Bowl SS Sink						
To critic Date:			2019 1.00 a. (2019 4 9) 2 4 (2015) 1.00 a. (2015) 1			•
En-Suite - Basin: Roca DEBBA 450 WHB with Full Pedestal		September 10000	2015 (1916) 100 (1916)	•	•	•
		En-Suite - Basin:	KOLA JEDDA 450 WHIS WITH FUIL PEDESTAL	9 .1	•	

		28	38	4
En-Suite - Basin:	Roca DEBBA 550 WHB with Semi Pedestal			
En-Suite - Brassware:	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•	
	Bristan SAIL Chrome Bath & Basin Mixer Taps			,
En-Suite - Shower Tray:	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ♀	•	•	
En-Suite - Shower:	Mira MINIMAL Single Thermostatic Shower ▼ ▼	•	•	
En-Suite - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *	•	•	
	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *			
Waste Water Heat Recovery:	Waste Water Heat Recovery System ♀		•	_
Boiler:	Ideal LOGIC Combination Boiler (Cb)	•	•	
	Ideal LOGIC Boiler & ThermaQ Evocyl HW Cylinder (HOb)			
Controls:	Honeywell T6R Dual Zone Smart Thermostat		•	
Radiators:	Stelrad Compact Steel Panel Radiators with Grilles		(6)	
Towel Warmers:	Flat Chrome to Bathroom			
Ventilation:	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	•	•	
PV Generation Optimiser:	Marlec Solar iBoost ♀		**	-
Safety - Heat:	Heat Detector DET ♦	• 2	•	
Safety - Fire:	Optical Smoke Detectors LD2 D2 DET	•	•	
Safety - Carbon:	Carbon Monoxide Alarm (Battery Powered) - Deta	•	• 1	
Consumer Unit:	Wylex Consumer Unit	***	•	
Sockets & Switches:	Electrium CASA White Fittings		•	
Lighting:	Pendant Fitting to Habitable Rooms	•	•	
Lighting - Kitchen:	White Recessed Spot Lights	•	•	
Lighting - Bathroom & En-Suites:	White Recessed Spot Lights	•	•	
Lighting - External:	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•	•	
Communications - TV:	TV Point to Living Room & Bedroom 1	•	•	
Communications - Data:	Cat 6 Network Point to Living Room & Study	•	•	
Broadband:	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ♦♦	•	•	
Build Method:	Masonry ##	•	•	
Ecological:	Hedgehog Highway fencing adaption			
Garages Electrics:	Light & Power Point to incurtilage Garages ##	•	•	
Maintenance:	1st Fix Plumbing Only	•	•.	
	External Tap			
Number Plaque:	Artisan Number Plaque	•	•	
Footpath & Patio:	Grey PCC Flags 450x450x32's ##	•	•	
Garages:	Steel Panel Up & Over Canopy Garage Door ##	•	• 3	
Drives:	Bitmac Black ♦♦♦	•	•	
Landscaping - Front:	Medallion Turf & Landscape Planting **		•	
Landscaping - Rear:	Rotovated Topsoil **	•	•	
Renewables:	Photovoltaic Array ##	•	•	
EV Charging Terminal:	Universal Socket 7kW ■ @		•	

- full height to shower enclosure
- refer site landscape layout
- where layout allows
- flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
- at build stage
- inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY plot specific, refer site layout
- where provision of shower tray allows
- full height around bath where shower provided as standard ..
 - consult with sales executive for specific development details plot dependent
- *** ф фф
- housetype dependent liaise with sales executive kitchen only
- $\Phi\Phi\Phi$ fire rated as necessary
- housetype dependent on particular 4 bed housetypes liaise with Sales Advisor
- refer site layout
- semi recessed basin if AD M4(ii) applicable
- ^^^ soft close mechanism to doors & drawers
- electrical infrastructure upgrade maybe required





Poole Court

ONE AND TWO BEDROOM APARTMENTS





The Bobbin - Plots 3, 4 & 5

	State State Products, South State 1 (1) The Products of State Stat	
Kitchen/Living/Dining	3.59m x 7.29m (max) (max)	11'9" x 23'11' (max) (max)
Bedroom 1	3.51m x 3.61m (max)	11'6" x 11'10" (max) (max)
En Suite	1.64m x 2.19m	5′5″ x 7′2″
Bedroom 2	3.19m x 4.18m (max) (max)	10'6" x 13'9" (max) (max)
Bathroom	2.04m x 2.19m	6'8" x 7'2"

^{*}Juliet balcony to plots 4 & 5





The Bodkin - Plots 6, 7 & 8

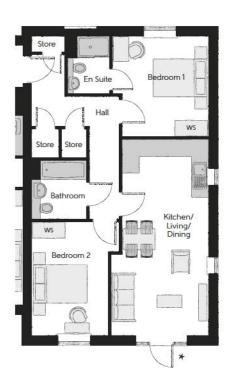
Kitchen/Living/Dining	3.18m x 7.64m	10'5" x 25'1"
Bedroom	3.47m x 4.28m	11'5" x 14'1"
Bathroom	2.04m x 2.19m	6'8" x 7'2"

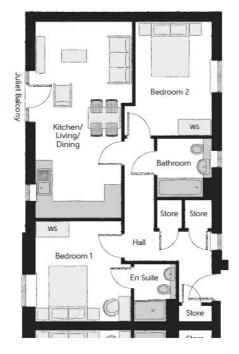
^{*}Juliet balcony to plots 7 & 8

The Awl - Plots 9, 10 & 11

	,	
Kitchen/Living/Dining	3.59m x 7.26m (max) (max)	11'9" x 23'10" (max) (max)
Bedroom 1	3.51m x 3.61m (max)	11'6" x 11'10" (max) (max)
En Suite	1.64m x 2.19m	5'5" x 7'2"
Bedroom 2	2.78m x 4.16m (max) (max)	9'1" x 13'8" (max) (max)
Bathroom	2.04m x 2.19m	6'8" x 7'2"

^{*}Juliet balcony to plots 10 & 11





The Loom - Plots 1 & 2

Bedroom 1 3.51m x 3.61m (max) 11'6" x 11'10" (max) En Suite 1.64m x 2.19m 5'5" x 7'2" Bedroom 2 3.19m x 4.18m (max) 10'6" x 13'9' (max) Bathroom 2.04m x 2.24m 6'8" x 7'4"	Kitchen/Living/Dining	3.59m > (max)	(7.29m (max)	11'9" x (max)	23'11" (max)
Bedroom 2 3.19m x 4.18m 10'6" x 13'9' (max) (max) (max) (max)	Bedroom 1				
(max) (max) (max) (max)	En Suite	1.64m x	2.19m	5′5″ x	7'2"
Bathroom 2.04m x 2.24m 6'8" x 7'4"	Bedroom 2				
	Bathroom	2.04m >	(2.24m	6'8" x	7'4"

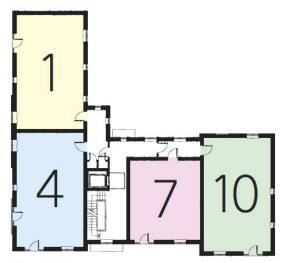
Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

ws - Wardrobe Space (suggestion only, wardrobe not included)



Second Floor



First Floor



Ground Floor

Ceilings: Crown White Matt Emulsion Walls: Crown White Matt Emulsion	•	•
Walls: Crown White Matt Emulsion	•	•
Section with the section of the sect	10 0	
	•	
Floors: Laminate - Kitchen, Ceramic Tiles - Wet Rooms, Carpet - all other areas - Band 1		•
Window Cills: White Gloss MDF	•	•
Floors: Laminate - Kitchen, Ceramic Tiles - Wet Rooms, Carpet - all other areas - Band 1 Window Cills: White Gloss MDF Skirting: White Gloss 94x14 MDF Grooved & Chamfered	•	- 6€
Architrave: White Gloss 69x18 MDF Grooved & Chamfered	•	
Internal Doors: White Pre Finished Vertical Panel Internal Doors	•	•
Ironmongery: Chrome SR100 Door Furniture	•	**
Hob Splashback : Stainless Steel Splashback	•	•
Kitchen Tap: Leisure Chrome Aquapace Tap	•	•
Carcass: Premium Grade 18mm thk Colour Matched Carcass	•	•
Frontals: Bellway Band B options ^^^	•	•
Units: Frontal Matching Table Ends	•	•
Worktops: 40mm Square Edge Worktops with upstand Kitchen Sink: Leisure Eaton Bowl & Half SS Sink Appliances Oven: Electrolux Single Oven KOFGH00BX	•	•
Kitchen Sink: Leisure Eaton Bowl & Half SS Sink	•	•
Appliances Oven: Electrolux Single Oven KOFGH00BX	•	•
Applicates U.S. Floritalis Coronia Lish FLIFC140ICV	•	**
Appliances Extractor: Cooker Hood Extractor LFC316X (recirculating)	•	•
Appliances Fridge Freezer: Fridge Freezer Space Only	•	•
Appliance Dishwasher: Removeable Unit 450 (inc Feed & Waste) #	•	•
Appliance Washing Machine: Washing Machine Space Only (inc Feed & Waste) ♀	•	•
Bathroom - Storage: Recessed Storage Shelving	•	•
Bathroom - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate	•	5.€.
Bathroom - Basin: Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)	•	•
Bathroom - Bath: Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•
Bathroom - Brassware: Bristan PISA Chrome Bath & Basin Mixer Taps	•	•
Bathroom - Shower: Over Bath Mira MINIMAL Single Thermostatic Shower + 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim •	•	
Bathroom - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ◆	•	
		•
En-Suite - WC: Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate En-Suite - Basin: Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)		•
En-Suite - Basin: Roca Debba 520 Semi Recessed WHB no Pedestal M4(2)		•
En-Suite - Brassware: Bristan PISA Chrome Basin Mixer Taps		•
En-Suite - Shower Tray: Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ♀		•
En-Suite - Shower: Mira MINIMAL Single Thermostatic Shower		•
En-Suite - Tiling: 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim *		* *

			1 Bedro	
	Hot Water:	Hot Water Heat Pump Cylinder		
MISC ELECTRICS MECHANICA	Controls:	Heaters individually controlled	•	
	Radiators:	Electric Panel Heaters	 □	
1	Towel Warmers:	Flat Chrome to Bathroom (electric)	•	
ı	Ventilation:	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV ■■	•	
	Communications - Access:	Video Entry System	•1	
	Safety - Heat:	Heat Detector DET ♀♀		
	Safety - Fire:	Optical Smoke Detectors LD2 D2 DET	•	
	Safety - Carbon:	Carbon Monoxide Alarm (Battery Powered) - Deta	•:	
	Consumer Unit:	Wylex Consumer Unit	•	
1	Sockets & Switches:	Electrium CASA White Fittings	•	
1	Lighting:	Pendant Fitting to Habitable Rooms	•:	
1	Lighting - Kitchen:	White Recessed Spot Lights	•	
1	Lighting - Kitchen Under Unit:	High Output Tri-Light	•	
	Lighting - Bathroom & En-Suites:	White Recessed Spot Lights		
	Communications - TV:	TV Point to Living Room & Bedroom 1	•:	
	Communications - Data:	Cat 6 Network Point to Living Room		
	Broadband:	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ♦♦	•	
	Balcony:	Balcony ♦♦	•	
1	Build Method:	Masonry ##		
Married State of Stat	Shared Parking Areas:	Bitmac Black ♦♦♦		

- * full height to shower enclosure
- over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
- at build stage
- ## plot specific, refer site layout
- ♦♦ where shown on layouts
- full height around bath where shower provided as standard
 ◆◆ consult with sales executive for specific development details
- ♦♦♦ plot dependent
- ♠ housetype dependent liaise with sales executive
- kitchen only
- purge ventilation included to all ground floor bedrooms
- soft close mechanism to doors & drawers



Lea Road **Tiverton** Devon EX16 6UP

Telephone: 01884 510 038

bellway.co.uk

///trying.lake.couch

what3words provides exact locations so you know exactly where to find our development.

















Bellway abides by the New Homes Quality Code (NHQC), an independent industry code established to champion quality new homes and deliver better outcomes for customers.

