



Empress Gardens

TIVERTON



THE
ARTISAN
COLLECTION

Bellway



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.

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.







LEA ROAD

1-11

N

Apartments

 Poole Court
Plots 1-11

2 Bedroom Homes

 The Cooper
Plots 31, 32 & 39

3 Bedroom Homes

 The Tailor
Plots 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 28, 37 & 38

 The Turner
Plots 16, 17, 18, 19, 33, 40 & 41

 The Fuller
Plot 36

 The Mason
Plots 29 & 30

4 Bedroom Homes

 The Cartwright
Plots 20, 21, 34 & 35

 Showhome and Sales Area

Material finishes

(R) - Render Version

Key to plan

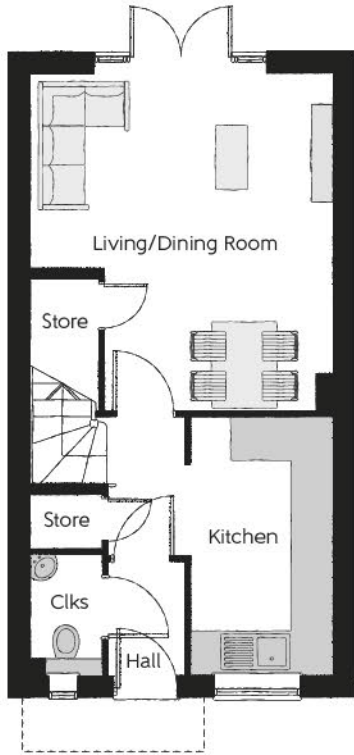
e/s Electricity Sub station
v Visitor parking

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



First Floor

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



Ground Floor

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

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

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

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The Cooper

TWO BEDROOM HOME





The Cooper

TWO BEDROOM HOME



Bellway

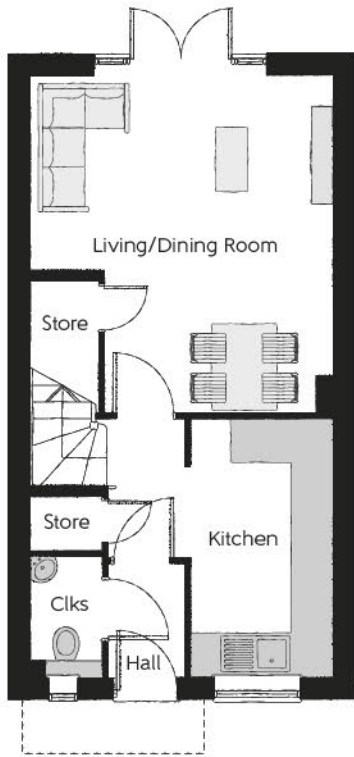
The Cooper

Two bedroom home



First Floor

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



Ground Floor

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The Tailor

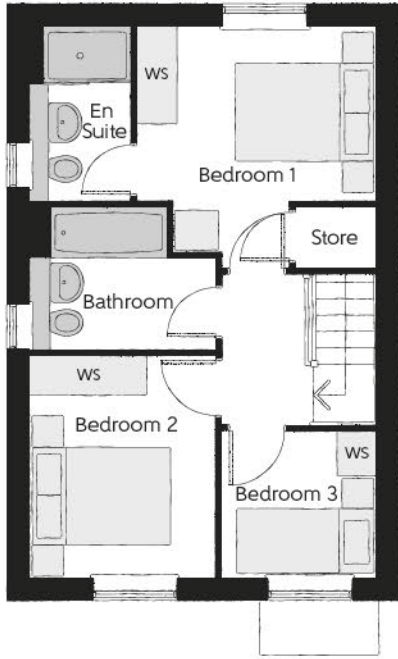
THREE BEDROOM HOME



Bellway

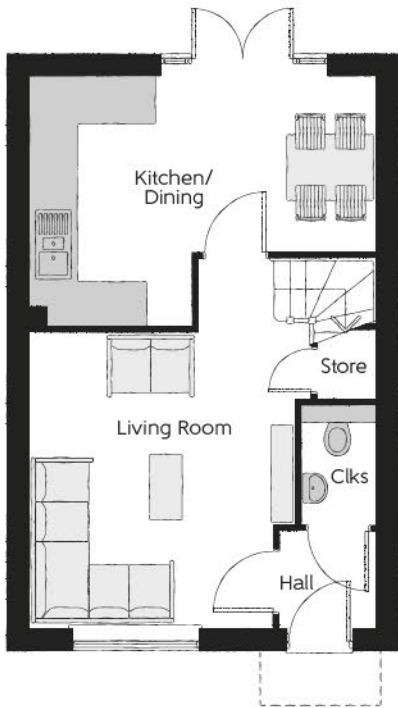
The Tailor

Three bedroom home



First Floor

Bedroom 1	3.29m x 3.34m (max)	10'10" x 11'0" (max)
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 (max)	15'8" x 11'4" (max)
Living Room	3.90m x 5.14m (max)	12'10" x 16'10" (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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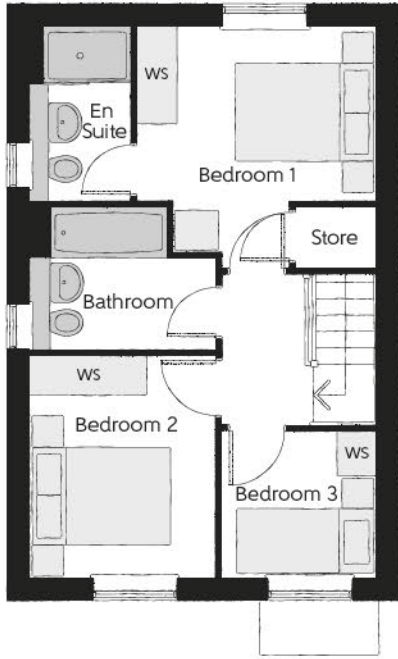
THREE BEDROOM HOME



Bellway

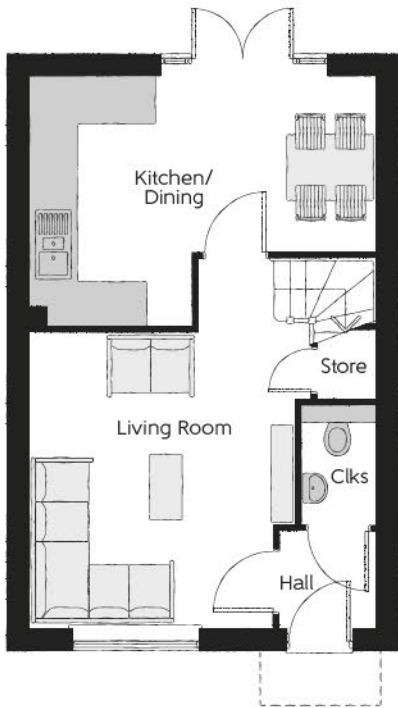
The Tailor

Three bedroom home



First Floor

Bedroom 1	3.29m x 3.34m (max)	10'10" x 11'0" (max)
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"
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Ground Floor

Kitchen/Dining	4.78m x 3.45m (max)	15'8" x 11'4" (max)
Living Room	3.90m x 5.14m (max)	12'10" x 16'10" (max)
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The Turner

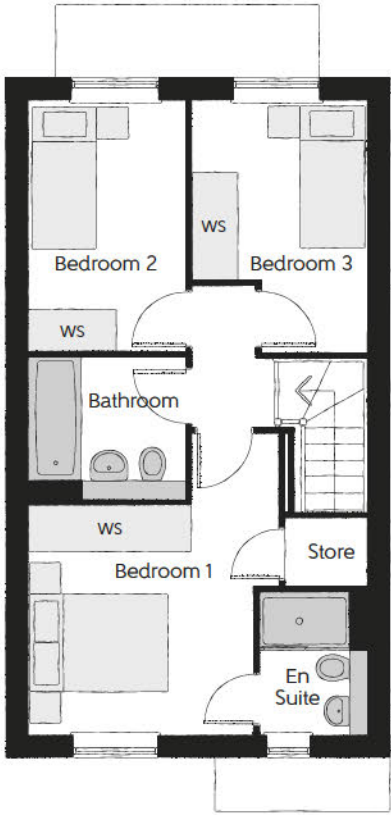
THREE BEDROOM HOME



Bellway

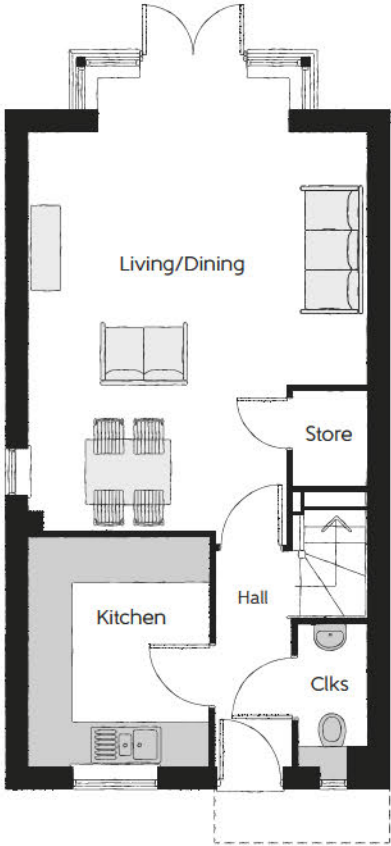
The Turner

Three bedroom home



First Floor

Bedroom 1	3.61m x 3.56m (max) (max)	11'10" x 11'8" (max) (max)
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 (max) (max)	8'0" x 11'6" (max) (max)
Bathroom	2.15m x 1.73m	7'1" x 5'8"



Ground Floor

Living/Dining	4.67m x 5.53m	15'4" x 18'2"
Kitchen	2.50m x 3.17m (max)	8'3" x 10'5" (max)
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

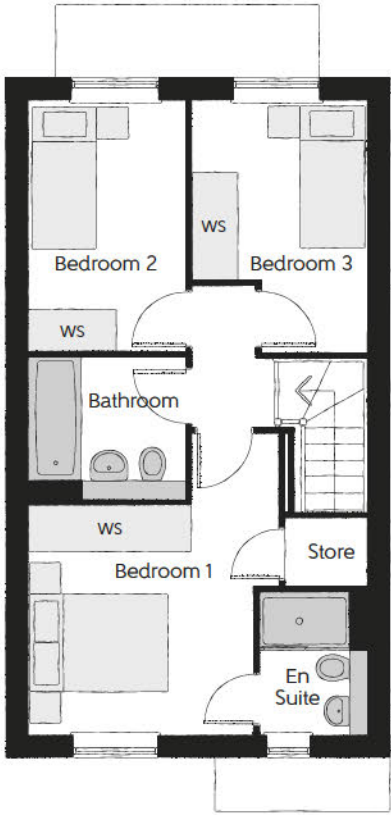
THREE BEDROOM HOME



Bellway

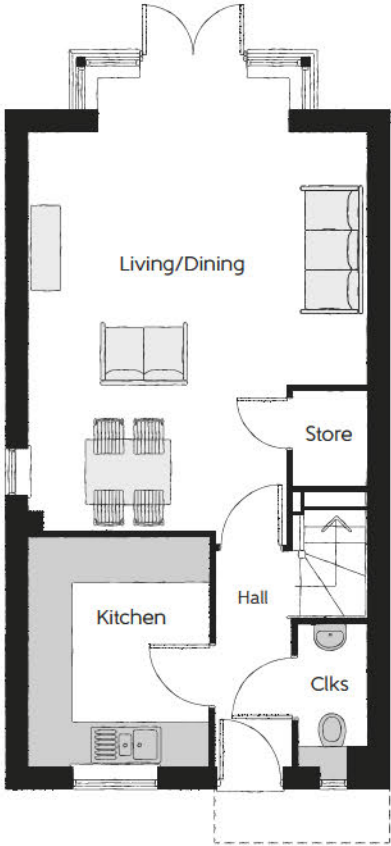
The Turner

Three bedroom home



First Floor

Bedroom 1	3.61m x 3.56m (max) (max)	11'10" x 11'8" (max) (max)
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 (max) (max)	8'0" x 11'6" (max) (max)
Bathroom	2.15m x 1.73m	7'1" x 5'8"



Ground Floor

Living/Dining	4.67m x 5.53m	15'4" x 18'2"
Kitchen	2.50m x 3.17m (max)	8'3" x 10'5" (max)
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



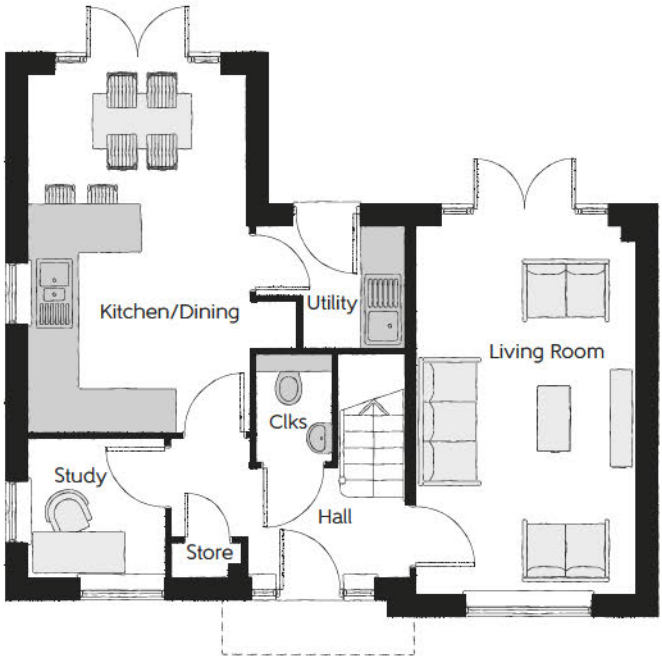
Bellway

The Fuller

Three bedroom home



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



Ground Floor		
Kitchen/Dining	3.75m x 4.97m	12'3" x 16'4"
Living Room	3.05m x 5.07m (max) (max)	10'0" x 16'8" (max) (max)
Study	1.90m x 1.93m	6'3" x 6'4"
Utility	2.11m x 1.67m (max) (max)	6'11" x 5'6" (max) (max)
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

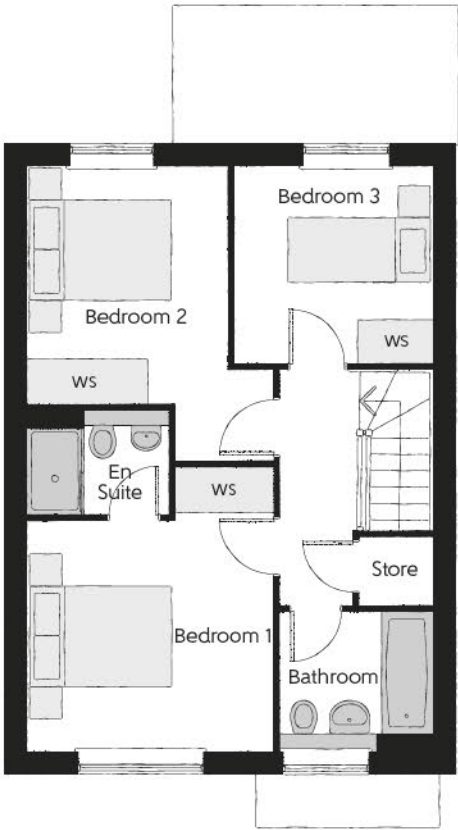
THREE BEDROOM HOME



Bellway

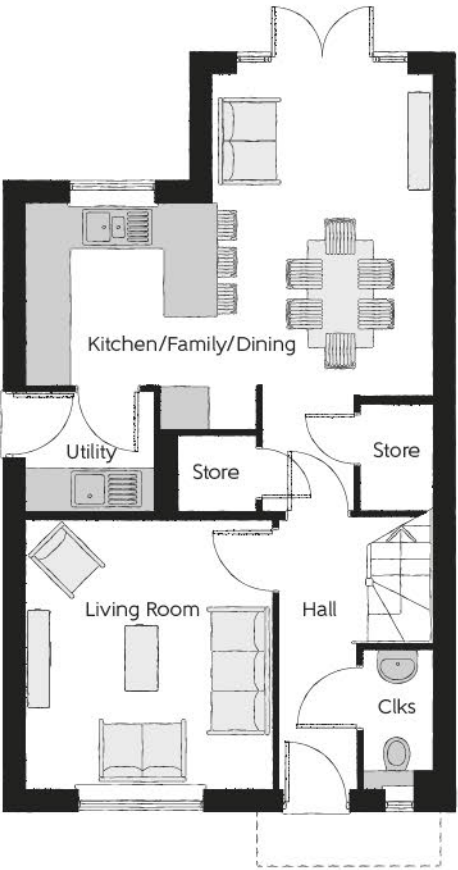
The Mason

Three bedroom home



First Floor

Bedroom 1	3.44m x 3.93m (max)	11'3" x 12'11" (max)
Bedroom 1 En Suite	1.98m x 1.23m	6'6" x 4'0"
Bedroom 2	2.81m x 4.09m (max)	9'3" x 13'5" (max)
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

Kitchen/Family/Dining	5.64m x 6.05m (max) (max)	18'6" x 19'10" (max) (max)
Living Room	3.42m x 3.71m	11'3" x 12'2"
Utility	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

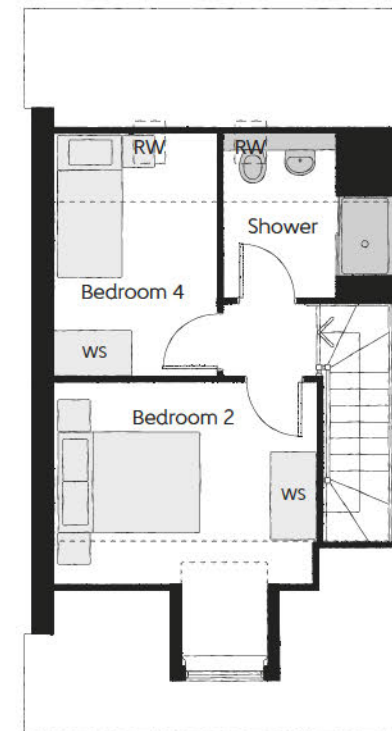
FOUR BEDROOM HOME



Bellway

The Cartwright

Four bedroom home

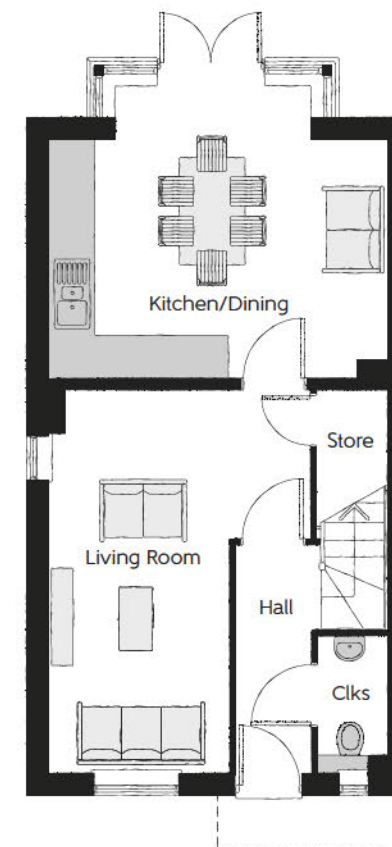


Second Floor

Bedroom 2	3.63m x 3.81m (max)	11'11" x 12'6" (max)
Bedroom 4	2.25m x 3.38m (max)	7'5" x 11'1" (max)
Shower	2.32m x 2.10m	7'7" x 6'10"

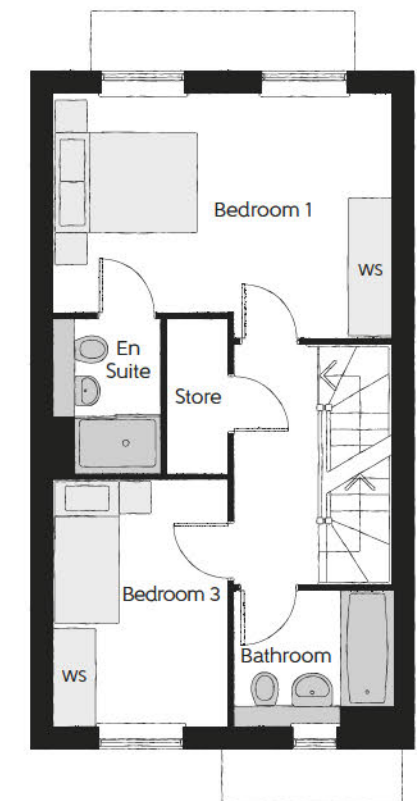
First Floor

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



Ground Floor

Kitchen/Dining	4.67m x 4.10m (max)	15'4" x 13'5" (max)
Living Room	3.63m x 5.33m (max)	11'11" x 17'6" (max)
Cloakroom	0.95m x 1.72m	3'1" x 5'8"



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

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			2 Bedroom	3 Bedroom	4 Bedroom
FINISHES	Entrance Doors:	GRP Insulated Door	•	•	•
	Loft Hatch:	Loft Hatch - Hinged Drop Down ▼ ♦♦♦	•	•	•
	Ceilings:	Crown White Matt Emulsion	•	•	•
	Walls:	Crown White Matt Emulsion	•	•	•
	Floors:	Concrete Ground Floor / Chipboard First Floor	•	•	•
	Window Cills:	White Satin MDF	•	•	•
	Stairs:	Timber Stair - White Gloss MDF Strings	•	•	•
	Balusters:	White Gloss Stop Chamfered Balusters	•	•	•
	Newel Posts:	White Gloss Stop Chamfered Newels	•	•	•
		Oak Stop Chamfered Newels			•
	Newel Caps:	White Gloss Flat Top Newel Caps	•	•	
		Oak Flat Top Newel Caps			•
	Handrail:	White Gloss Heavy Duty Handrail	•	•	
		Oak Heavy Duty Handrail			•
	Skirting:	White Gloss 94x14 MDF Grooved & Chamfered	•	•	
		White Gloss 120x14 MDF Grooved & Chamfered			•
	Architrave:	White Gloss 69x18 MDF Grooved & Chamfered	•	•	•
	Internal Doors:	White Pre Finished Vertical Panel Internal Doors	•	•	•
	Ironmongery:	Chrome SR100 Door Furniture	•	•	
		Chrome SR700 Door Furniture			•
KITCHEN	Hob Splashback :	Stainless Steel Splashback	•	•	•
	Kitchen Tap:	Leisure Chrome Aquapace Tap	•	•	•
	Utility Tap:	Leisure Chrome Aquapace Tap		•	•
	Carcass:	Premium Grade 18mm thk Colour Matched Carcass	•	•	•
	Frontals:	Bellway Band B options ^^^	•	•	
		Bellway Band C options ^^^			•
	Units:	Frontal Matching Table Ends	•	•	
		Unit Framing			•
	Worktops:	40mm Square Edge Worktops with upstand	•	•	•
	Kitchen Sink:	Leisure Eaton Single Bowl SS Sink	•		
		Leisure Eaton Bowl & Half SS Sink		•	
		Leisure Atlanta Bowl & Half SS Sink			•
	Utility Sink:	Leisure Eaton Single Bowl SS Sink		•	
		Leisure Atlanta Single Bowl SS Sink			•
	Appliances Oven:	Electrolux Single Oven KOFGH00BX	•	•	
		Electrolux Single Oven KOFGH40TX			•
	Appliances Hob:	Electrolux 4 Burner Gas Hob KGS6404SX	•	•	
		Electrolux 4 Burner Gas Hob KGS6424X			•
	Appliances Extractor:	Cooker Hood Extractor LFC316X (recirculating)	•	•	•
	Appliances Microwave:	Electrolux Combination Microwave KVLFE46TX			•
	Appliances Fridge Freezer:	Fridge Freezer Space Only	•	•	
		Electrolux 70/30 Fridge Freezer LNS5LE18S			•
	Appliance Dishwasher:	Removeable Unit (inc Feed & Waste) ††	•	•	
		Electrolux Dishwasher KEAF7200L			•
	Appliance Washing Machine:	Washing Machine Space Only (inc Feed & Waste)	•	•	•
WET ROOMS	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 - 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 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 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 †	•	•	•
	En-Suite - Basin:	Roca DEBBA 450 WHB with Full Pedestal	•	•	

			2 Bedroom	3 Bedroom	4 Bedroom
WET ROOMS	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 *			•
MECHANICAL	Waste Water Heat Recovery:	Waste Water Heat Recovery System ♦		•	•
	Boiler:	Ideal LOGIC Combination Boiler (Cb) ■■	•	•	
		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb) ■■			•
	Controls:	Honeywell T6R Dual Zone Smart Thermostat	•	•	•
	Radiators:	Stelrad Compact Steel Panel Radiators with Grilles	•	•	•
	Towel Warmers:	Flat Chrome to Bathroom			•
	Ventilation:	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	•	•	•
ELECTRICS	PV Generation Optimiser:	Marlec Solar iBoost ♦			•
	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	•	•	•
	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) ♦♦	•	•	•
EXTERNALS & MISC	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 ##	•	•	•
	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
 ♦ housetype dependent - liaise with sales executive
 ♦♦ kitchen only
 ♦♦♦ 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

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.



Poole Court

ONE AND TWO BEDROOM APARTMENTS



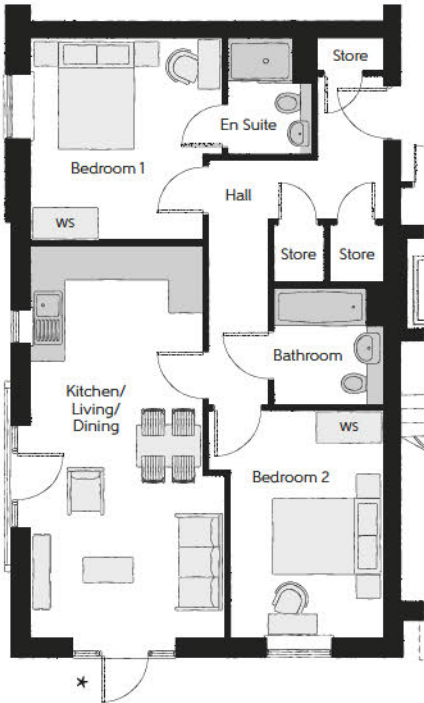
THE
ARTISAN
COLLECTION

Bellway

The Bobbin – Plots 3, 4 & 5

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) (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"

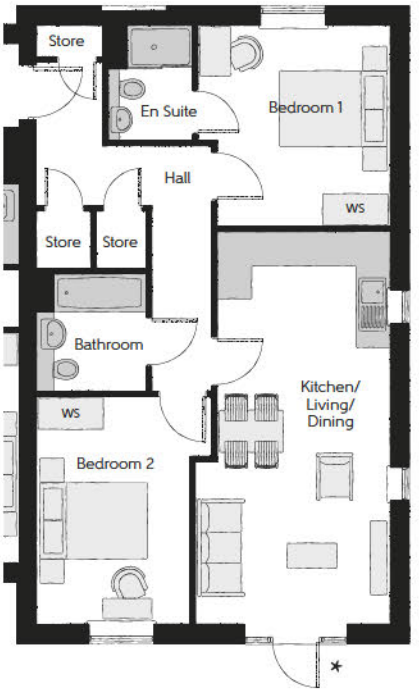
*Juliet balcony to plots 4 & 5



The 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) (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"

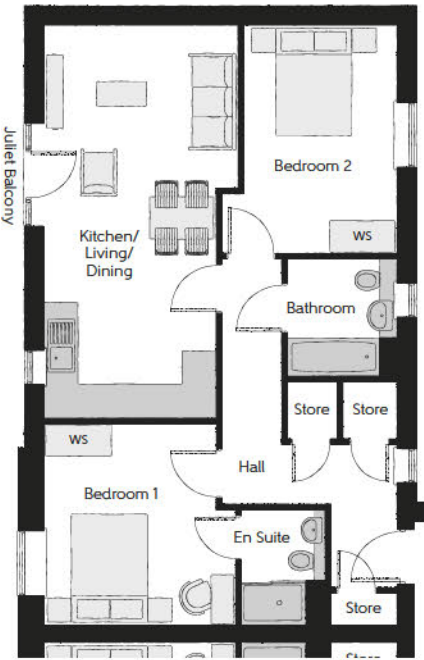
*Juliet balcony to plots 10 & 11



The 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 Loom – Plots 1 & 2

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) (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 2.24m	6'8" x 7'4"

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

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.



Second Floor



First Floor



Ground Floor

		1 Bedroom	2 Bedroom	
FINISHES	Entrance Doors:	Apartment Entrance Door White Gloss Fire Rated Solid Core	•	•
	Ceilings:	Crown White Matt Emulsion	•	•
	Walls:	Crown White Matt Emulsion	•	•
	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	•	•
	Architrave:	White Gloss 69x18 MDF Grooved & Chamfered	•	•
	Internal Doors:	White Pre Finished Vertical Panel Internal Doors	•	•
	Ironmongery:	Chrome SR100 Door Furniture	•	•
KITCHEN	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	•	•
	Appliances Hob:	Electrolux Ceramic Hob EHF6140ISK	•	•
	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) ♡	•	•
WET ROOMS	Bathroom - Storage:	Recessed Storage Shelving	•	•
	Bathroom - WC:	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate	•	•
	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 †	•	•
	Bathroom - Tiling:	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim ♠ 1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome 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 - 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 *	•	•

MECHANICAL	Hot Water:	Hot Water Heat Pump Cylinder	•	•
	Controls:	Heaters individually controlled	•	•
	Radiators:	Electric Panel Heaters	•	•
	Towel Warmers:	Flat Chrome to Bathroom (electric)	•	•
	Ventilation:	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV ▣▣	•	•
ELECTRICS	Communications - Access:	Video Entry System	•	•
	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	•	•
	Sockets & Switches:	Electrium CASA White Fittings	•	•
	Lighting:	Pendant Fitting to Habitable Rooms	•	•
	Lighting - Kitchen:	White Recessed Spot Lights	•	•
	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	•	•
EXTERNALS & MISC	Communications - Data:	Cat 6 Network Point to Living Room	•	•
	Broadband:	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ♦♦	•	•
	Balcony:	Balcony ♦♦	•	•
	Build Method:	Masonry ++	•	•
	Shared Parking Areas:	Bitmac Black ♦♦♦	•	•

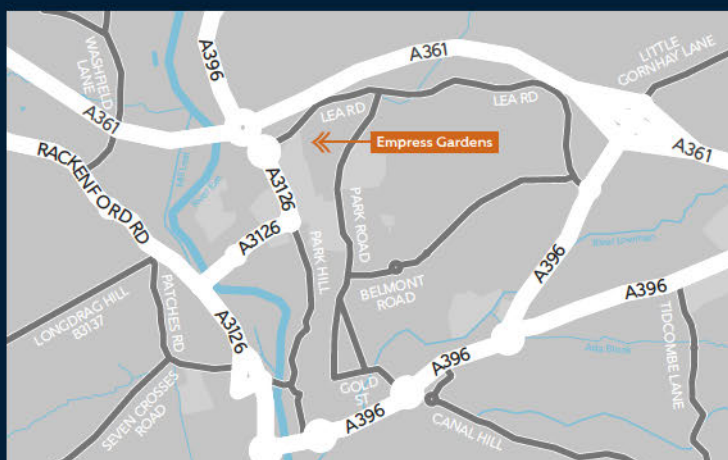
- * full height to shower enclosure
- + over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
- ++ at build stage
- +++ plot specific, refer site layout
- ♦♦ where shown on layouts
- ♠ full height around bath where shower provided as standard
- ♦♦♦ consult with 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

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///trying.lake.couch

what3words provides exact locations
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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.

