



Specification for Tornagrain, Coachhouse

Internal	
Reception Room Doors	Dordogne fully glazed door painted white
Internal Doors	Dordogne semi solid core door painted white
Wall colour	Linen White
Ironmongery	SZM025CP Serrozeta Breeze Lever
Switches & sockets	White plastic
Skirtings and architraves	White 7" moulded MDF skirting and white 4" moulded MDF architrave
Windows	Timber, double sash and case to front elevation and casement windows
Staircase	External: Galvanised steel staircase with open risers. Internal: Painted softwood timber with varnished Oak handrail
Wardrobes	Doors in Dordogne style painted white with shelf and hanging rail
Kitchen	
Worktop	Choice of* laminate worktop
Unit doors	Choice of* Ashley Ann Doors
Unit carcass	Choice of* carcasses available
Handle	Choice of* handle available
Sink	Blanco Toga 1.5 stainless steel basin and drainer
Tap	Blanco Crest single lever tap
Upstand	100mm matching laminate upstand
Splashback	Choice of* Glass splashback
Hob	Bosch, 4 zone induction hob PUE611BF1B or equivalent model.
Oven	2 & 3 bedrooms: Bosch Serie 2 HHF133BSOB single oven Energy Rating. Energy rating A
Fridge Freezer	Bosch KIV38X22GB Integrated 70/30 fridge freezer. Energy Rating A+
Extractor Hood	Elica Missy stainless steel 60cm extractor hood.

WC/UTILITY/Combined WC Utility (where applicable)	
Worktop	Choice of* laminate worktop
Upstand	100mm upstand to match worktop
Unit doors	Choice of* Ashley Ann Doors
Unit Carcass	Choice of* carcasses available
Handle	Choice of* handle available
WC	Roca Gap Floor mounted WC
Sink	Utility or combined utility/WC: BLANCOTIPO 45s Compact St/Steel sink and drainer. WC only - Roca Gap semi pedestal washhand basin.
Tap	Utility/combined utility/WC: BM1400 CREST TAP CHROME WC only - Vado Elements Mono Basin Mixer
Bathroom	
Shower	Vado Atmosphere rigid riser shower with additional handheld shower head, low profile Fusion tray and Lakes shower enclosure
Bath	Carron Quantum bath with wooden bath panel and Lakes SS60 glass screen and Vado Elements filler.
Wall tiling	Full height around 3 sides of the bath. Full length of any bulkhead with a WC and washhand basin. If washhand basin is on a different wall a tiled splashback will be provided. Tiles to be chosen* from Collinson Ceramics range.
Tap	Vado Elements Mono Basin Mixer
WC	Roca The Gap hall hung WC
Sink	Roca The Gap semi pedestal washhand basin.
External	
Roof	Cupa H14 Slate
Walls	Wet dash render or timber cladding or a combination. Please refer plot drawings.
Gutters & downpipes	PVC
Floors	Insulated concrete floor slab on ground floor. Insulated open web joists with chipboard flooring to middle floor.
Insulation	140mm glass wool to external walls and 400mm quilt in roof space
Front Door	Solid door with 5 lever lock system complying with BS3621
Lighting	PIR light to accessible entrance



Specification for Tornagrain, Coachhouse

Heating	
Boiler	Valiant combi boiler. Heating time clock.
Radiators	Pressed steel white radiators to all reception rooms, hallways and bedrooms. Chrome towel rail to family bathroom. All radiators to have thermostatic valves with exception of bypass radiator in hall. Each floor to be zoned separately.
Electrical	
Livingroom	Low energy pendant lighting. Power sockets located as per plot drawing.
Hallway	Low energy pendant lighting with power socket located as per house plan.
Kitchen	LED spotlights & under unit lighting to kitchen area. Power sockets located as per plot drawing.
Utility Room/WC	Low energy pendant lighting. Fused spurs for clients own appliances.
Bedrooms	Low energy pendant lighting. Power sockets located as per house plan.
Bathroom	LED spotlights. Shaver socket.
Photovoltaic	Installation of inline photovoltaic panels with inverter into service cupboard.
Broadband	Fibre to the Home kit installed in services cupboard
General	Doorbell & sounder
TV and Telephone	All reception rooms and bedrooms have a TV point connected to communal satellite system capable of receiving Freeview or Sky Multiroom TV. Telephone socket in and service cupboard.

- Plot choices are subject to build stage. Default choices will be made by ZeroC throughout the construction programme.
- All items listed may be varied by ZeroC due to availability of materials but will be for equal and equivalent products or models and the purchaser will be notified.



Specification for Tornagrain, Houses

Internal	
Reception Room Doors	Dordogne fully glazed door painted white
Internal Doors	Dordogne semi solid core door painted white
Wall colour	Linen White
Ironmongery	SZM025CP Serrozeta Breeze Lever
Switches & sockets	White plastic
Skirtings and architraves	White 7" moulded MDF skirting and white 4" moulded MDF architrave
Windows	Timber, double sash and case to front elevation and casement windows
Staircase	Painted softwood timber with varnished Oak handrail
Wardrobes	Doors in Dordogne style painted white with shelf and hanging rail
Kitchen	
Worktop	Choice of* laminate worktop
Unit doors	Choice of* Ashley Ann Doors
Unit carcass	Choice of* carcasses available
Handle	Choice of* handle available
Sink	Blanco Toga 1.5 stainless steel basin and drainer
Tap	Blanco Crest single lever tap
Upstand	100mm matching laminate upstand
Splashback	Choice of* Glass splashback
Hob	Bosch, 4 zone induction hob PUE611BF1B or equivalent model.
Oven	2 & 3 bedrooms: Bosch Serie 2 HHF133BSOB single oven Energy Rating. Energy rating A 3 & 4 bedrooms: Bosch Serie 2 Double Oven Energy Rating 2 HHF113BR0B. Energy rating A

WC/UTILITY/Combined WC Utility (where applicable)	
Worktop	Choice of* laminate worktop
Upstand	100mm upstand to match worktop
Unit doors	Choice of* Ashley Ann Doors
Unit Carcass	Choice of* carcasses available
Handle	Choice of* handle available
WC	Roca Gap floor mounted WC
Sink	Utility or combined utility/WC: BLANCOTIPO 45s Compact St/Steel sink and drainer. WC only - Roca Gap semi pedestal washhand basin.
Tap	Utility/combined utility/WC: BM1400 CREST TAP CHROME WC only - Vado Elements Mono Basin Mixer
Bathroom	
Shower	Mira 9.5kw Décor electric shower
Bath	Carron Quantum bath with wooden bath panel and Lakes SS60 glass screen and Vado Elements filler.
Wall tiling	Full height around 3 sides of the bath. Full length of any bulkhead with a WC and washhand basin. If washhand basin is on a different wall a tiled splashback will be provided. Tiles to be chosen* from Collinson Ceramics range.
Tap	Vado Elements Mono Basin Mixer
WC	Roca The Gap wall hung WC
Sink	Roca The Gap semi pedestal washhand basin.
Ensuite	
Shower	Vado Atmosphere rigid riser shower with additional handheld shower head, low profile Fusion tray and Lakes shower enclosure
Wall tiling	Full height tiling to shower enclosures Full length of any bulkhead with a WC and washhand basin. If washhand basin is on a different wall a tiled splashback will be provided. Tiles to be chosen* from Collinson Ceramics range.
WC	Roca The Gap wall hung WC
Sink	Roca The Gap semi pedestal washhand basin.



Specification for Tornagrain, Houses

Fridge Freezer	Bosch KIV38X22GB Integrated 70/30 fridge freezer. Energy Rating A+
Extractor Hood	Elica Missy stainless steel 60cm extractor hood.
Heating	
Boiler	Valiant combi boiler. Heating time clock.
Radiators	Pressed steel white radiators to all reception rooms, hallways and bedrooms. Chrome towel rails to family bathroom & ensuite. All radiators to have thermostatic valves with exception of bypass radiator in hall. Each floor to be zoned separately.
Wood Burning Stove (3, 4 & 5 bedroom homes only)	Stovax Sheraton 5 wood burning stove with flue and chimney breast.
Electrical	
Livingroom	Low energy pendant lighting. Power sockets located as per house plan.
Hallway	Low energy pendant lighting with power socket located as per house plan.
Kitchen/ Dining/ Garden room	LED spotlights & under unit lighting to kitchen. Low energy pendant light in dining area & garden room. Power sockets located as per house plan.
Utility Room/WC	Low energy pendant lighting. Fused spurs for clients own appliances.
Upper hall	Low energy pendant lighting. Power sockets located as per house plan.
Bedrooms	Low energy pendant lighting. Power sockets located as per house plan.
Bathrooms	LED spotlights. Shaver socket.
Photovoltaic	Installation of inline photovoltaic panels with inverter into service cupboard.
Broadband	Fibre to the Home kit installed in services cupboard
General	Doorbell & sounder
TV and Telephone	All reception rooms and bedrooms have a TV point connected to communal satellite system capable of receiving Freeview or Sky Multiroom TV. Telephone socket in and service cupboard.

Tap	Vado Elements Mono Basin Mixer
External	
Roof	Cupa H14 Slate
Walls	Wet dash render
Gutters & downpipes	PVC
Door and window surrounds	Render bands & concrete surrounds where indicated on planning drawings.
Floor slab	Insulated concrete floor slab
Insulation	140mm glass wool to external walls and 400mm quilt in roof space
Front Door	Solid door with 5 lever lock system complying with BS3621
Back door	Solid door with 5 lever lock system complying with BS3621
Patio Door	Double glazed timber patio door with 5 lever lock system complying with BS3621
Front garden	Turfed
Rear garden	Rotovated top soil
Parking	2m of paviour at drive edge and gravel thereafter or per plot drawing
External Tap	To rear
External socket	To rear
Patio	Textured slab patio area of 9m2 in rear garden
Clothes dryer	Retractable washing line
Lighting	PIR light to accessible entrance

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