

## SPECIFICATION

### Interior

<b>Heating</b>	Energy efficient oil fired
<b>Fireplace</b>	PC allowance of £2000 towards fireplace and surround
<b>Doors</b>	Oak panelled doors
<b>Skirting / Architraves</b>	Oak
<b>Paintwork</b>	Walls and ceilings will be emulshioned
<b>Detectors</b>	Mains smoke and carbon monoxide sensors
<b>Security</b>	Wired for security alarm system
<b>Electrical</b>	A comprehensive range of electrical sockets, switches, tv points and telephone points will be installed
<b>Roofspace</b>	Partial roofspace floored with light and power and ladder access.
<b>Phone</b>	Prewired for BT Infinity connection
<b>Kitchen / Utility Room</b>	PC allowance of £9500 for sites 1 & 3 £7500 for site 2
<b>Sanitary Ware</b>	PC allowance of £5000 for sites 1 & 3 £4000 for site 2

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### External

<b>External Walls</b>	Cement smooth render with painted masonry paint
<b>Roof</b>	Concrete roof tiles
<b>Windows</b>	Double glazed upvc windows
<b>External Doors</b>	Composite GRP polyurethane insulated front door with double glazed panel. UPVC back door with glazed panel
<b>Rain Goods / Fascia</b>	Black UPVC gutters and downspouts Wood grain effect UPVC fascias and white UPVC soffits
<b>Driveway</b>	Concrete brick pavia
<b>Lawns</b>	Sown down to grass
<b>Paths</b>	Concrete brick pavia
<b>Lighting</b>	Front and rear external lighting
<b>Water Supply</b>	Rear outside water tap
<b>Fencing</b>	Vertical board fencing as appropriate