

Ash Mount

S W A T R A G H

FERMAC
Properties Ltd

Welcome to Ash Mount

Quality of location, quality of build and low energy bills will ensure that your new home at Ash Mount meets and exceeds your expectations. Our homes combine traditional Georgian design with 21st century living needs. **Forever starts here.**

Why Choose A Fermac Home?

Dual Independent Inspection

All homes are independently inspected by both Building Control and NHBC during all key stages of construction.

- Foundation + Drainage
- Walls + Roofs
- Wiring + Plumbing
- Plastering + Joinery
- Final Finishes

Two Year Snag Warranty

Each home comes with a full 2 Year Defect Snag Warranty. So if your home develops a qualifying issue, all you need to do is let us know and we will do our best to have your issue rectified as soon as reasonably possible.

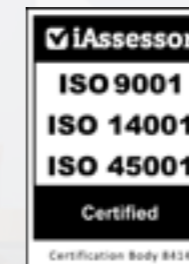
Sensible exclusions to this cover, such as minor settlement/drying, appliances (manufacturer warranties still apply), damage/wear & tear etc, but we believe you'll find these are all sensible and fair.

Deposit Protection and Ten Year Structural Warranty

All contract deposits (up to 10%) are fully insured while your home is being built. Once finished, your home also benefits from a Ten Year Structural Warranty against inherent or structural issues. However, we are A1 rated by the warranty provider (NHBC), proving our long term relationship, excellent build quality and extremely low claim level.

We've been doing this since 1992

We do things the right way, and have been doing them the right way for over 30 years. Our excellent construction team and dedicated office staff understand that our business relies on you.



The Fermac Finish



BROADBAND

Fibre Optic right to your door, ensuring the fastest speeds available



EN-SUITE BATHROOM

Every master bedroom comes with an en-suite bathroom.



MAINS PRESSURISED WATER SYSTEM

Ensuring good shower pressure.



RAIN SHIELD CHIMNEY

Weather tight from top to bottom.



TRADITIONAL BRICK/BLOCK CONSTRUCTION



ARGON GAS-FILLED HIGH EFFICIENCY GLAZING

No more drafts or cold spots.



TARMAC DRIVEWAY



WOOD-BURNING STOVE

High Efficiency stove offering extra warmth in minutes.



HIGH EFFICIENCY OIL HEATING

Clean, efficient and cost effective.



UTILITY ROOM

All homes include a fully fitted utility room, inc appliances.



PAVED PATIO GARDEN



GRANITE/STONE KITCHEN WORKTOPS

Low maintenance, stylish & timeless.

Other Internal Features

- High efficiency oil boiler
- Zoned Heating
- High security front & back door
- TV points to all living areas and bedrooms
- Plentiful double sockets to all living areas and bedrooms
- Mirror points to main and en-suite bathrooms
- Burglar Alarm
- Oak/Glazed doors throughout
- Contemporary sanitary ware and taps

Other External Features

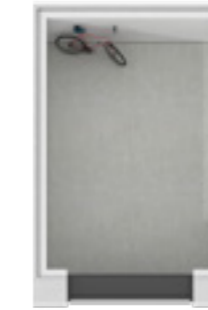
- Outside lights front and rear
- Turfed front and sown rear garden
- External water tap
- Feature Planting (where applicable)

AREAS TO PERSONALISE YOUR HOME

- 1 Kitchen Finishes
- 2 Floor & Wall Tiling
- 3 Carpets (Inc. Underfelt)

Your Options...

Garage



Your Garage Includes:

- Painted exteriors
- Painted interiors (including floors)
- Insulated roof and walls
- Roller shutter
- uPVC side door and window
- Strip light to ceiling
- 2 Double sockets

INTERESTED?

Discuss availability with Burns&Co today.

Sunroom



Your Sunroom Includes:

- Tiled floors
- Argon gas filled glazing
- Insulated roof and walls
- Sockets and spot-lights
- TV Point

INTERESTED?

Discuss availability with Burns&Co today.



3 Bed Detached

Sites: 6, 7



Ground Floor

1.	Living Area	3.7m x 3.1m	12ft.1 x 10ft.2
2.	Kitchen/Dining	5.8m x 3.7m	19ft.0 x 12ft.1
3.	Utility	2.0m x 1.8m	6ft.6 x 5ft.9
4.	WC	2.0m x 1.9m	6ft.6 x 6ft.2
5.	Sunroom	2.8m x 3.2m	9ft.2 x 10ft.5 *

* Sun room optional and subject to agreement with developer.



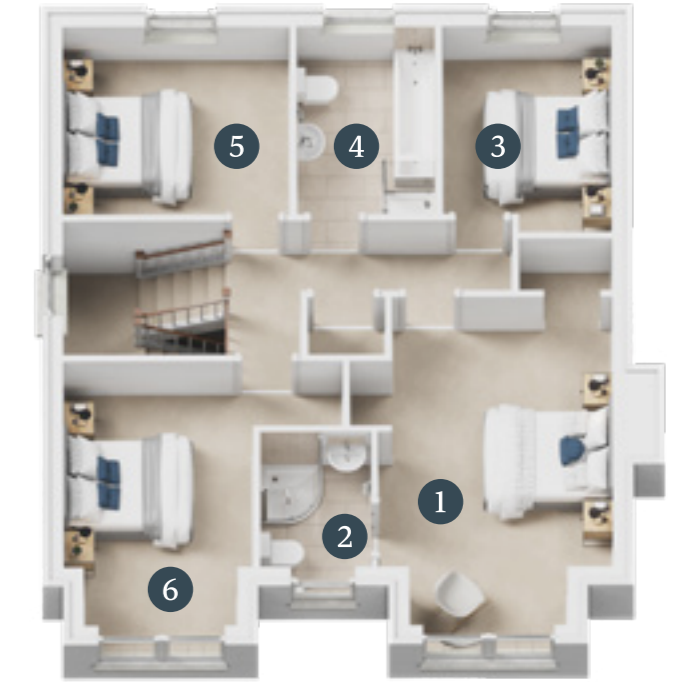
First Floor

1.	Master Bedroom	3.6m x 4.2m	11ft.8 x 13ft.7
2.	En-suite	2.2m x 1.0m	7ft.2 x 3ft.2
3.	Bedroom 2	3.3m x 3.3m	10ft.8 x 10ft.8
4.	Bedroom 3	2.4m x 2.6m	7ft.9 x 8ft.5
5.	Bathroom	2.1m x 3.0m	6ft.9 x 9ft.6



4 Bed Detached

Sites: 1, 2, 3, 4, 5



Ground Floor

1.	Living Area	3.5m x 4.7m	11ft.5 x 15ft.4
2.	Kitchen/Dining	6.0m x 3.4m	19ft.7 x 11ft.2
3.	Utility	1.8m x 2.8m	5ft.9 x 9ft.2
4.	WC	1.9m x 1.0m	6ft.2 x 3ft.3
5.	Study	2.8m x 3.1m	9ft.2 x 10ft.2
6.	Sunroom	2.8m x 3.2m	9ft.2 x 10ft.5 *

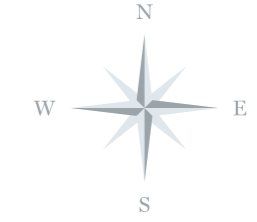
* Sun room optional and subject to agreement with developer.

First Floor

1.	Master Bedroom	3.4m x 4.1m	11ft.2 x 13ft.5
2.	En-suite	1.6m x 2.0m	5ft.2 x 6ft.6
3.	Bedroom 3	2.4m x 3.1m	7ft.9 x 10ft.2
4.	Bathroom	2.0m x 2.8m	6ft.6 x 9ft.2
5.	Bedroom 4	3.3m x 2.8m	10ft.2 x 9ft.2
6.	Bedroom 2	2.7m x 3.1m	8ft.9 x 10ft.2



Images of previous Fermac showhomes



Site Plan

- 3 Bed Detached Plots: 6, 7

- 4 Bed Detached Plots: 1, 2, 3, 4, 5,

Ash Mount

SWATRAGH

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BURNS ESTABLISHED 1902

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