

Specification



ST MARY'S GREEN

ASHHILL | SOMERSET

KEY: 3 BEDROOMS 4 BEDROOMS

General		
Traditional brick and block construction	●	●
10 Year NHBC Warranty	●	●
2 Years Customer Aftercare from Summerfield Homes	●	●
Kitchen		
Choice of kitchen door units from selected range (subject to build stage)	●	●
Choice of 20mm silestone worktops with matching upstands (subject to build stage)	●	●
Silestone hob splashback to match worktop and upstands	●	●
Soft close doors and drawers	●	●
LED tape lighting to underside of kitchen wall units	●	●
Caple stainless steel 1.5 bowl underslung sink with Grohe Eurostyle Cosmopolitan Monobloc mixer tap	●	●
Space, plumbing and electrics for a 60cm dishwasher (where applicable)	●	●
Space, plumbing and electrics for a 60cm washing machine (where applicable)	●	n/a
AEG 60cm built in electric single oven	●	n/a
AEG 60cm built in electric double oven	n/a	●
AEG 60cm ceramic hob	●	n/a
AEG 80cm induction hob	n/a	●
AEG 60cm stainless steel square chimney hood	●	n/a
AEG 90cm stainless steel square chimney hood	n/a	●
AEG integrated 50/50 Fridge Freezer	●	●
Utility Room (where applicable on 3 beds)		
Choice of 40mm laminate worktops with matching upstands (subject to build stage)	●	●
Space, plumbing and electrics for 60cm washing machine	●	●
Space and electrics for 60cm tumble dryer	●	●
Blanco stainless steel inset single bowl sink with Grohe Euroeco Monobloc mixer tap	n/a	●
Cloakroom, Bathroom and Ensuite		
White sanitaryware to cloaks, bathroom and ensuite	●	●
Wall hung basin unit in white to cloaks	●	●
Combined mirror/splashback over wash basin to cloaks	●	●
Aqualisa thermostatic two way mixer shower and overflow bath filler to bath	●	●
Eurowa matt white bath with Roman folding bath screen to bathroom	●	●
Full height wall tiling to shower enclosure and around 3 sides of the bath. Half height wall tiling behind WC's and wash basin to bathroom and ensuite	●	●
Electric towel rail to bathroom and ensuite	●	●
LED illuminated mirror and shaver socket to bathroom and ensuite	●	●
Aqualisa thermostatic mixer shower with drencher head to ensuite	●	●
Low profile shower tray in white with sliding/bifold Roman glass doors to ensuite	●	●
Vinyl flooring to the bathroom, ensuite and cloakroom from the Summerfield range	●	●

Electrics		
Downlighters to cloakroom, kitchen, bathroom and ensuite	●	●
Energy efficient light fittings throughout	●	●
Low energy security light with auto shut off PIR sensor to front and rear of property	●	●
Internal wiring for TV aerial in loft (aerial not fitted)	●	●
USB-C charging sockets to kitchen, living room and all bedrooms	●	●
Master telecom socket to hall area or understairs cupboard and additional telecom sockets to living room and master bedroom	●	●
TV point to living room and all bedrooms	●	●
Mains operated interconnected smoke/heat/CO ² detectors fitted with battery back up	●	●
Wireless doorbell	●	●
Plumbing & Heating		
Vaillant Aro Therm Heat Pump	●	●
Underfloor heating to ground floor only	●	●
Radiator TRV's fitted to first floor rooms	●	●
Eco friendly showersave, simple counter flow heat exchanger fitted to all plots	●	●
Joinery and Decorative Finishes		
GRP insulated front door finished in White, Green or Slate Grey (colour is pre chosen and detailed in materials schedule speak with the sales advisor for more information)	●	●
Front & rear door fitted with multi point locking and chrome ironmongery	●	●
White, Green or Slate Grey double glazed PVCu windows with matching ironmongery	●	●
GRP insulated rear door finished in white, Green or Slate Grey	●	●
PVCu French/ Bifold doors finished in white, Green or Slate Grey with multipoint locking and matching ironmongery	●	●
Oak vertical 5-panel internal doors finished with chrome ironmongery	●	●
Catalina hinged wardrobe doors in the colour New England complete with hanging rail and shelf (fitted in Master Bedroom only)	●	●
Walls and ceilings finished in super matt white emulsion throughout	●	●
Skirting, architrave, internal doors, door frames and stairs finished in white satin	●	●
Staircase in white satin finish with oak handrail and oak newel caps finished in clear varnish	●	●
Outside		
External tap to rear of property	●	●
Front gardens as per approved planting scheme	●	●
Rear gardens to be topsoiled and rotovated	●	●
Electric car charging point (where possible)	●	●
Timber front gates to be painted in White, Green or Slate Grey to match front door (where applicable)	●	●
Timber structure carport with tiled roof (where applicable)	●	●
Management Company		
An approved third party Management Company will be contracted to maintain attenuation and public open spaces at St Mary's Green. Each property is required to pay a yearly annual fee of £350 to the Management Company. (figure could be subject to change)	●	●

St Mary's Green open market properties have been designed to provide a variety of finishes across the development. The specification can be subject to change and/or availability. Please be sure to check the finishes/specification with a sales representative at the time of reservation. Please note that any customer upgrades are subject to build stage and availability. Payments for customer upgrades are non refundable.