

# Finishing Touches

All house types will enjoy the following as standard:-

**Construction** All homes shall be constructed using a timber frame, using an open panel system. External finish will either be traditional brick or Polar White render. Foundations shall be traditional strip or piled. All homes will feature a traditional pitched roof utilising softwood timber trussed rafters. Roof coverings will be constructed out of concrete interlocking roof tiles in colour Slate Grey or Cottage Red.

**Comfort and Security** Individual whole-house gas fire system shall provide heating and hot water. Heating to be thermostatically controlled with large LCD display and button layout. Radiators to all rooms, and to hall and landing. Boiler will vary according to tenure. Acoustic insulation. Fused spur shall be provided for the future installation of a burglar alarm. Smoke and heat, and carbon monoxide detectors. uPVC windows with multi-locking system. Windows shall generally be clear float glass, except to bathrooms and WCs, which shall have obscured glazing.

**Finishing Touches** Front entrance doors complete with spyhole, security chain, letter plate and draft excluder. Rear entrance doors complete with double glazing, incorporating one pane of laminated glass. French doors shall be uPVC. Window frames shall be white or black internally and Anthracite Grey externally. Internal doors shall be semi solid with 4/6 panels and be primed. Ironmongery will vary according to tenure. Skirtings and architraves shall be primed MDF with pencil round profile. Plastered surfaces are to be finished with one mist coat and two full coats of emulsion paint. All paint colours shall be based on a standard colour range.

**Bathrooms, En Suites and Cloakrooms** Thermostatically-controlled mixer showers to bathroom and en suite(s). Splash-back to basin. Full-height tiling around bath/to shower cubicle. Shaver points to bathroom and en suite(s) (a 116/204 volt shaver point to main bathroom of Affordable Rent units). Sanitaryware, taps, shower and heated towel rail will vary according to tenure. Doors to be fitted with Mortice latch and include thumb-turn lock.

**Electrical** Lighting to all areas excluding walk-in stores. Living rooms shall have one pendant light. Lighting to stair/hall/landing areas are to be two-way switched. Socket outlet(s) to lounge, dining room, main and secondary bedrooms, hall/landing and kitchen/utility. Lighting and double sockets to garage. TV installation includes individual digital aerial systems. Aerial shall be located in roof space if possible. TV outlet to living room and main bedroom. BT fibre for Wi-Fi service to include BT Hub, Modem and additional double socket + CAT6 cabling to lounge only.

**External** Cellular uPVC fascia/soffit boards – colour black. Rainwater gutters and downpipes shall be half-round uPVC – colour white or black. Treated timber fencing and fence posts. Gates shall match the fencing and include heavy duty, galvanised ironmongery and pad bolts. Garage brick and roof work shall match that of the main house. Steel, manual-opening garage doors with vertical slat design – colour black. Topsoil to planted areas. Paved landing area to all external doors. Tarmac to car parking areas. External tap and turf will vary according to tenure. Landscaping shall be in accordance with architect's approved layout.

**Warranty** All homes carry the LABC 10-year warranty (from date of CML sign off) with Insolvency Cover.

**Tenure** Affordable Rent / Discount to Market / Shared Ownership / Open Market Sales.

**General** Seddon Homes operates under the Consumer Code for Home Builders guidance. A copy of the Code is available from any member of our team and will be given to all buyers at point of reservation or can be downloaded from our website [www.seddonhomes.co.uk/consumercode](http://www.seddonhomes.co.uk/consumercode)

<b>Kitchen Finishing Touches</b>	Adel	Bexton	Brierfield	Antrobus	Shelley	Bowland	Lawton	Carron	Brearley	Marsden
Zanussi 4 ring gas hob	✓	✓	✓	✓	✓	✓	✓			
Zanussi 5 ring gas hob								✓	✓	✓
Zanussi integrated single electric oven	✓	✓	✓	✓	✓	✓	✓			
Zanussi integrated double electric oven								✓	✓	✓
Zanussi 60cm stainless steel chimney cooker hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi Integrated 50/50 fridge freezer	✓			✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiling to kitchen area only	✓			✓	✓	✓	✓	✓	✓	✓
Rigid built cabinetry – 2 collections available *	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard wearing high quality laminate worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close doors and drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*Subject to build stage

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursues a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale. Please speak to your Sales Advisor for more information.

Kitchen Finishing Touches	Discount to Market	Shared Ownership
Zanussi 4-ring gas hob (2 & 3 beds)	✓	✓
Zanussi 5-ring gas hob (4 beds)	✓	
Zanussi integrated single electric oven (2 & 3 beds)	✓	✓
Zanussi integrated double electric oven (4 beds only)	✓	
Zanussi 60cm stainless steel chimney cooker hood	✓	✓
Zanussi integrated 50/50 fridge/freezer	✓	
Zanussi freestanding 50/50 fridge/freezer		✓
Washing machine: Space allowed for freestanding	✓	✓
Ceramic floor tiling to kitchen area only	✓	
Rigid built cabinetry – 2 collections available *	✓	✓
Under pelmet strip LED lighting		✓
Laminate worktops	✓	✓
Soft close doors & drawers	✓	✓

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