



LITTLE COTTON FARM  
DARTMOUTH

FINISHING  
TOUCHES

**KITCHEN**

	2 BEDROOM HOMES	3 BEDROOM HOMES	3 BEDROOM BUNGALOWS	4 BEDROOM HOMES	5 BEDROOM HOMES	THE MULBERRY
Fully fitted kitchen with laminate worktops and upstand	●	●	●	●	●	
Solid worktop and kitchen upgrade						●
Soft close doors and drawers to kitchen units	●	●	●	●	●	●
Glass splashback behind hob (60cm)	●	●	●			
Glass splashback behind hob (90cm)					●	●
1.5 bowl stainless-steel sink	●	●	●	●	●	●
Induction hob 60cm	●	●	●			
Induction hob 80cm					●	●
Stainless-steel single oven	●					
Stainless-steel double oven		●	●			
Stainless-steel single ovens x2				●	●	●
Stainless-steel extractor hood 60cm	●	●	●			
Stainless-steel extractor hood 90cm				●	●	●
Integrated fridge/freezer	●	●	●			
Integrated separate fridge and freezer (under oven)				●		
Integrated tall fridge					●	●
Integrated larder freezer					●	●
Integrated dishwasher					●	●
AEG Appliances						●
Plumbing & electrics for dishwasher	●	●	●	●	●	●
Plumbing & electrics for washing machine	●	●	●	●	●	●

**BATHROOM & EN-SUITE**

Roca white sanitaryware with contemporary chrome fittings	●	●	●	●	●	●
Thermostatic valve with rainsense showerhead and loft shower complete with glass screen over bath	●	●	●	●	●	●
Thermostatic valve with rainsense showerhead in en-suites	●	●	●	●	●	●
White heated towel rail in bathroom and en-suite	●	●	●			
Chrome heated towel rail in bathroom and en-suite					●	●
Full height tiling around bath in bathroom	●	●	●	●	●	●
Full height tiling around shower in en-suite		●	●	●	●	●
Half height tiling to walls with sanitaryware in bathroom and en-suite		●	●	●	●	●

**LIGHTING & ELECTRICAL**

	2 BEDROOM HOMES	3 BEDROOM HOMES	3 BEDROOM BUNGALOWS	4 BEDROOM HOMES	5 BEDROOM HOMES	THE MULBERRY
Sky Q network to premises	●	●	●	●	●	●
Terrestrial TV aerial	●	●	●	●	●	●
TV points in living room and master bedroom	●	●	●	●	●	●
USB port in master bedroom	●	●	●	●	●	●
Shaver socket to bathroom and en-suite	●	●	●	●	●	●
LED downlights in kitchen, bathroom, en-suites and utility	●	●	●	●	●	●
External contemporary lantern light to front door area (bat friendly lighting to certain plots) and wire only to rear patio areas (except bat corridor where applicable)	●	●	●	●	●	●
Power and lighting to garages within curtilage of plot (if applicable)	●	●	●	●	●	●
Telephone point in hall, living room, study or smallest bedroom (as applicable)	●	●	●	●	●	●
Double switched socket outlets in kitchen (one to include double USB above breakfast bar/island)	●	●	●	●	●	●
Accessible loft light	●	●	●	●	●	●
Stainless steel sockets and light switches to living room and kitchen/diner				●	●	
Chrome switches and sockets throughout						●

**INTERNAL FINISHES**

Light oak veneer doors with contemporary chrome door furniture	●	●	●	●	●	●
Timeless white emulsion to walls and smooth white ceilings	●	●	●	●	●	●
White gloss woodwork	●	●	●	●	●	●

**GENERAL**

uPVC double glazed casement windows	●	●	●	●	●	●
Sound insulation between floors and internal walls (where applicable)	●	●	●	●	●	●
Turfed rear garden with external tap (external tap not available for coach houses)	●	●	●	●	●	●
External doorsets with multipoint locking system	●	●	●	●	●	●
Rear garden boundary fences (as per external works plan)	●	●	●	●	●	●

**HEATING**

Gas fired central heating	●	●	●	●	●	●
Ground floor underfloor heating						●