



BEE MEADOW
SOUTH MOLTON

FINISHING
TOUCHES

KITCHEN

	DAISY	HOLLY	PRIMROSE
Fully fitted kitchen with laminate worktops and upstand	●	●	●
Soft close doors and drawers to kitchen units	●	●	●
Glass splashback behind hob (60cm)	●	●	●
1.5 bowl stainless steel sink	●	●	●
Induction hob 60cm	●	●	●
Stainless-steel double oven	●	●	●
Stainless-steel extractor hood 60cm	●	●	●
Integrated fridge/freezer	●	●	●
Plumbing & electrics for washing machine	●	●	●
Plumbing & electrics for dishwasher	●	●	●

BATHROOM AND ENSUITE

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-suites	●	●	●
Full height tiling around bath in bathroom	●	●	●
Full height tiling around shower in en-suite	●	●	●
Half height tiling to walls with sanitary ware in bathroom	●	●	●
Half height tiling to walls with sanitary ware in en-suite	●	●	●

LIGHTING AND ELECTRICAL

	DAISY	HOLLY	PRIMROSE
Fibre network to the premises	●	●	●
Terrestrial TV aerial	●	●	●
TV points in living room and principle bedroom	●	●	●
USB port in principle bedroom	●	●	●
Telephone point in living room, study or smallest bedroom (where applicable)	●	●	●
LED downlights in kitchen or kitchen/ dining	●	●	●
Multigrid appliance switching in kitchen	●	●	●
Shaver socket to bathroom and en suites (where applicable)	●	●	●
LED downlights to bathroom and en suites (where applicable)	●	●	●
External light to front door area and wire only to rear patio area (where applicable)	●	●	●
Power and lighting to garages within curtilage of plot	●	●	●
Accessible loft light	●	●	●

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	●	●	●
External doorset with multipoint locking system	●	●	●
Turfed rear garden with external tap	●	●	●
Rear garden boundary fences (as per external works plan)	●	●	●

HEATING

Gas fired central heating	●	●	●
---------------------------	---	---	---

Baker Estates subscribes to the Consumer Code of Conduct. Please refer to the Sales Executive for details. Specification may be amended at any time without notice.

Please check specific plot details with the Sales Executive prior to reserving your home, particularly on items which are more important to you. Specification may change depending on house type and is subject to availability and product supply. * If applicable.