

KITCHENS

- Kitchens by Wren
- Worktops from Wren (40mm)
- Stainless steel sink with mixer tap (single bowl for 2 & 3-bed and one and half bowl for 4-bed)
- Indesit single built under stainless steel electric fan oven (2 & 3-bed only)
- Hotpoint double built in stainless steel electric fan oven (4-bed only)
- Four burner stainless steel gas hob (Indesit for 2 & 3-bed and Hotpoint for 4-bed)
- Glass splash back to the hob
- Integrated extractor hood (Indesit for 2 & 3-bed and Hotpoint for 4-bed)
- Hometex vinyl flooring in the kitchen

PLUMBING AND HEATING

- Ideal Logic combi boiler with Honeywell T3 Thermostat
- Myson Imperial Premier HE round top radiators with Petite thermostatic radiator valves

ELECTRICAL

- Downlights in the kitchen
- Ceiling rose batten lamp holder
- Pendant lighting in all the other rooms
- White electrical fittings in all rooms
- TV aerial point to be allowed to lounge, with co-axial cable left looped in loft for future connection of aerial
- TV point in the master bedroom
- BT points
- EV charger
- External lighting
- Stainless steel PIR wall light to front

BATHROOMS, EN-SUITES AND CLOAKROOMS

- Water saving bath with Calista shower set tap
- WC pan with cistern dual flush
- Basin with pedestal to bathroom
- Full height wall tiling to the bath
- Two-tile high splashback to the sinks
- Hometex vinyl flooring in the cloakroom and bathroom (and en-suite if available)
- Shaving socket in the bathroom

INTERNAL FINISHES

- Ceilings and walls finished in white paint
- All woodwork finished in white satin paint
- Timber stairs finished in white satin paint with wooden hand rail and newel post

DOORS AND WINDOWS

- PVC-U white windows with energy efficient sealed units — obscure glazing, where indicated will be 'Cotswold' design
- 4-panel internal doors

EXTERNAL

- Paved paths and patio areas (refer to hard landscaping layout)
- Turf in the front and rear gardens
- External taps
- Bike stores



01392 590 255 | placesforpeople.co.uk/newcourtedge
Ikea Way, Exeter EX2 7RX

Please note: The specifications outlined above are for indication purposes only. There may be changes throughout the build process to specific brand, materials and appliances referred to in the specification. In such cases, an alternative of similar quality will be provided. Any alterations of the specification will be of equal to or greater value, and Places for People reserve the right to implement changes to the specification without warning. This information is for guidance only and does not form any part of any contract or constitute a warranty. Please consult your Sales Executive for further information. *Correct as of July 2025.