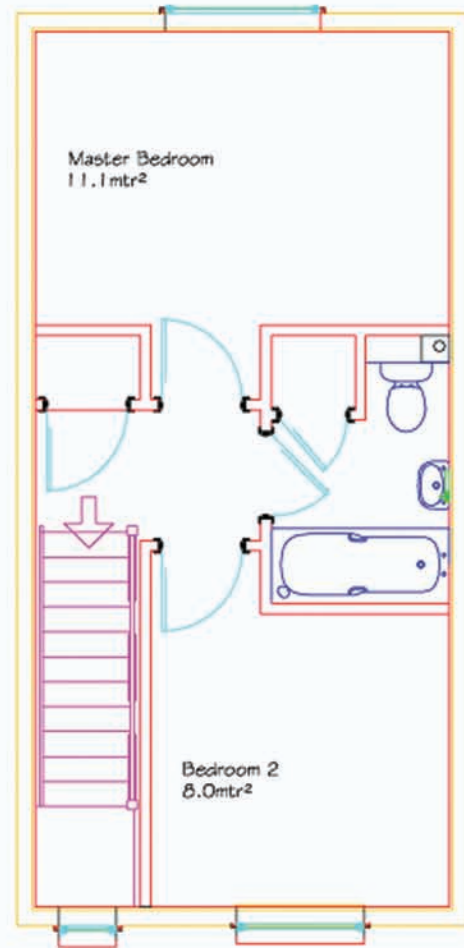
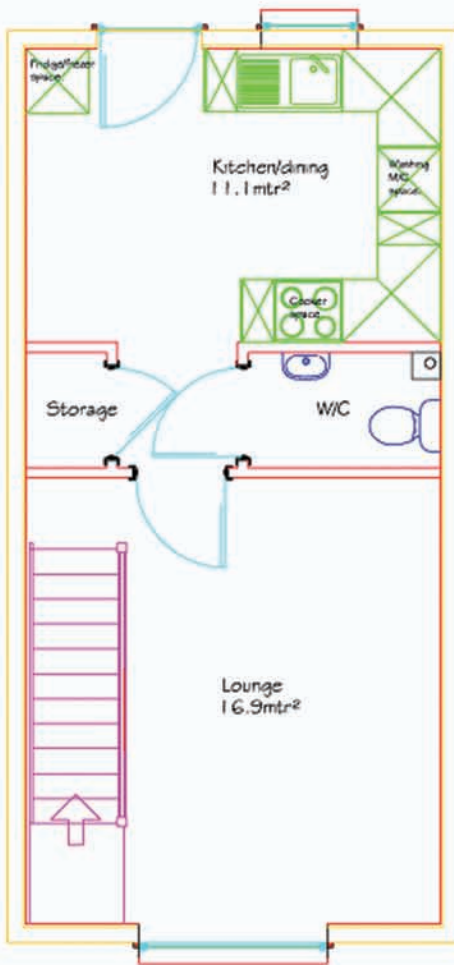


layouts & specifications



2 Bedroom House



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INTERNAL GROUND FLOOR**Lounge - Floor Area: 16.9m²**

Non-slip floor vinyl (std colour)
 Walls and ceilings are painted in magnolia emulsion (2 coats)
 Diffused skirting board heating
 4 No. Double socket outlets
 1 No. BT master socket
 1 No. Double two way switch
 2 No. Single two way switch
 1 No. Switched fused connection spur (for external light by others)
 1 No. Pendant low energy light fitting

Kitchen- Floor Area: 11.1m²

Non-slip floor vinyl (std colour)
 Walls and ceilings are painted in magnolia emulsion (2 coats)
 Diffused skirting board heating
 GRP Tiled Wall Panels around worktop area at 0.400m high –Colour White
 Stainless Steel Sink, single bowl c/w aerated mixer tap
 Kitchen Units as per drawing finished in Greenwich Beech
 Laminate worktop 38mm thick rolled edge
 1 No 1200mm fluorescent low energy light fittings
 1 No. Hob / Oven Switch
 1 No. Hob / Oven Connection
 2 No. Switched fused connection units
 4 No. Double socket outlets
 2 No. Single socket outlet
 1 No. Stainless steel carbon filter recycling extractor hood
 1 No. Stainless steel splash back to cooker position
 2 No. Switch unit feed to single socket outlet
 2 No. Double two way light switch
 1 No. Mains heat detector (battery backup)

WC

Non-slip floor vinyl (std colour)
 Diffused skirting board heating
 Walls and ceilings are painted in magnolia emulsion (2 coats)
 1 No. WC with close coupled cistern – Colour White
 1 No. Wash Hand Basin with lever action mixer tap
 GRP Tiled Wall Panels around wash hand basin – Colour White
 1 No. Battered low energy light fitting
 Boxed in Soil Pipe

Store

Non-slip floor vinyl (std colour)
 Walls and ceilings are painted in magnolia emulsion (2 coats)
 1 No. Fire Alarm Unit
 1 No. Consumer Unit

FIRST FLOOR**Master Bedroom - Floor Area: 11.1m²**

Non-slip floor vinyl (std colour)
 Walls and ceilings are painted in magnolia emulsion (2 coats)
 Diffused skirting board heating
 4 No. Double Socket Outlets
 1 No. One way switch
 1 No. Battered low energy light fitting

Bedroom 2 - Floor Area: 8.0m²

Non-slip floor vinyl (std colour)
 Walls and ceilings are painted in magnolia emulsion (2 coats)
 Diffused skirting board heating
 3 No. Double Socket Outlets
 1 No. One way switch
 1 No. Battered low energy light fitting

Bathroom

Non-slip floor vinyl (std colour)
 Walls and ceilings are painted in magnolia emulsion (2 coats)
 1 No. Bath, white 2 handled, non slip GRP with lever action mixer tap
 1 No. WC with close coupled cistern – Colour White
 1 No. Wash hand basin complete with lever action tap- Colour White
 GRP Tiled Wall Panels around wash hand basin –Colour White
 1 No. Battered low energy light fitting
 1 No. Shaver Point & Light

Boiler Housing Store

1 No. NIBE Heat Pump Fighter 220*
 1 No. Boiler Connection Unit

Store

Non-slip floor vinyl (std colour)
 Walls and ceilings are painted in magnolia emulsion (2 coats)
 1 No. Consumer Unit

Staircase

1 No. Softwood, winder staircase c/w with handrails and newel posts

Landing

Non-slip floor vinyl (std colour)
 Walls and ceilings are painted in magnolia emulsion (2 coats)
 1 No. Mains smoke detector (battery backup)
 1 No. Battered low energy light fitting
 1 No. Double Socket Outlet
 1 No. Two way switch
 1 No. Switch unit feed to Boiler

External Doors

1 No. UPVC Composite door with 2 No. Glass Panels
 1 No. Pair of UPVC French Doors

Internal Doors

All internal doors are white, 4 panelled doors complete with silver furniture & privacy locks to toilet doors. Sizes and locations as per drawings.

Windows

White UPVC single case openings. Sizes and locations as per drawings.

Electric Meter

1 No. Electric Meter Cupboard, c/w with meter and mains switch.

Optional Extras

Fridge/Freezer (Optional)
 Washing Machine (Optional)
 Hob / Oven (Optional)
 Intruder alarm (Optional)
 Stainless steel sink 1 ½ bowl complete mixer tap (Optional)

general specifications

*denotes: *or a suitable sized heat pump will be specified to deliver the space and hot water requirements of the house

Each Eco-Mods pod is a fully structural independent load bearing unit, with the roof having a water proof membrane covering, external walls factory fitted with a quality breather membrane and all windows & external doors having an insulated 50mm cavity closure as standard. Ceiling height has been assumed as 2300mm.