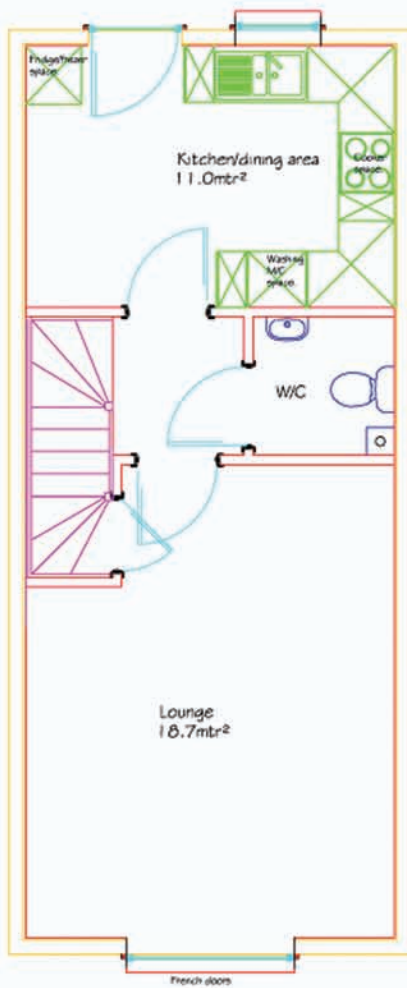


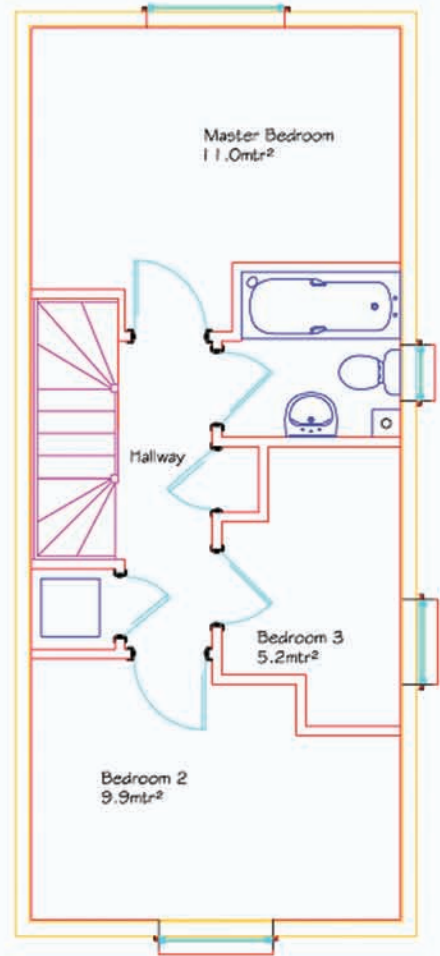
## layouts &amp; specifications



## 3 Bedroom, 2 Pod House (small)



Ground floor



First floor

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**INTERNAL GROUND FLOOR****Lounge - Floor Area: 18.7m<sup>2</sup>**

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. Mains smoke detector (battery backup)  
 1 No. Pendant low energy light fitting

**Kitchen- Floor Area: 11.0m<sup>2</sup>**

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  
 1 No. Single two way light switch  
 1 No. Double two way light switch  
 1 No. Mains heat detector (battery backup)

**WC**

Non-slip floor vinyl (std colour)  
 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

**Hallway**

1 No. Double two way light switch  
 1 No. Single one way switch  
 1 No. Battered low energy light fitting

**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: 11.0m<sup>2</sup>**

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: 9.9m<sup>2</sup>**

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

**Bedroom 3 - Floor Area: 5.2m<sup>2</sup>**

Non-slip floor vinyl (std colour)  
 Walls and ceilings are painted in magnolia emulsion (2 coats)  
 Diffused skirting board heating  
 2 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  
 1 No. First floor 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. Single one way light switch  
 2 No. Single two way light switches  
 1 No. Switch unit feed to Boiler

**Store**

Non-slip floor vinyl (std colour)  
 Walls and ceilings are painted in magnolia emulsion (2 coats)

**External Doors**

1 No. UPVC Composite door with 2 No. Glass Panels

**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.