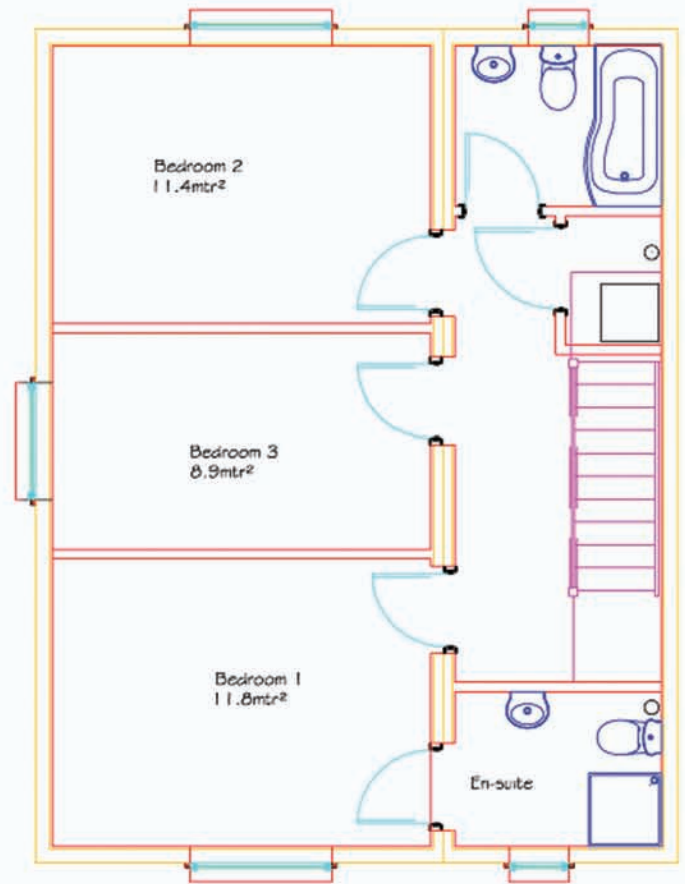
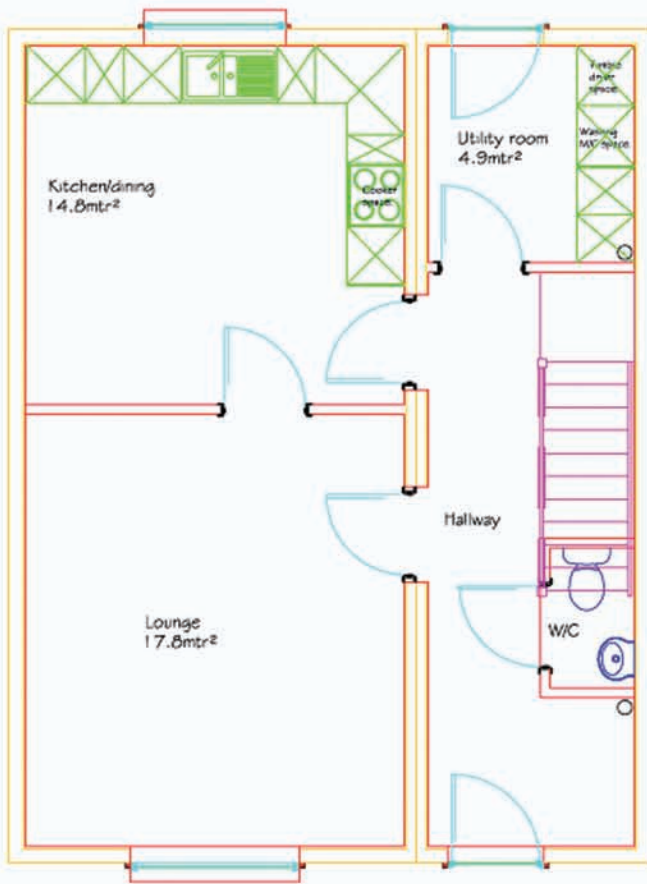


## layouts &amp; specifications



## 3 Bedroom, 4 Pod House



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Eco-Mods Limited  
 Tŷ Paratoi, Mochdre Industrial Estate  
 Newtown, Powys. SY16 4LE  
 Telephone: 01686 611136  
 Fax: 01686 611131  
 email: [enquiries@eco-mods.co.uk](mailto:enquiries@eco-mods.co.uk)  
[www.eco-mods.co.uk](http://www.eco-mods.co.uk)

building  
 the  
 difference



the only pod that is delivered fully fitted and finished

**INTERNAL GROUND FLOOR****Lounge - Floor Area: 17.8m<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. Pendant low energy light fitting

**Kitchen- Floor Area: 14.8m<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. 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. Mains smoke detector (battery backup)  
 1 No. Double two way switch  
 1 No. Single one way switch  
 1 No. Fire Alarm Unit  
 1 No. Double socket outlet  
 1 No. Switched fused connection spur (for external light by others)  
 Boxed in Soil Pipe

**Utility - Floor Area: 4.9m<sup>2</sup>**

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: Mains smoke detector  
 1 No. Consumer Unit  
 2 No. Double socket outlets  
 1 No: Switch unit feed to double socket outlet  
 1 No. Battered low energy light fitting  
 1 No. Single two way switch  
 1 No. Double two way switch  
 1 No. Switched fuses connection spur (for external light by others)  
 Boxed in Soil Pipe

**FIRST FLOOR****Master Bedroom - Floor Area: 11.8m<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

**En-Suite**

Non-slip floor vinyl (std colour)  
 Walls and ceilings are painted in magnolia emulsion (2 coats)  
 1 No. Enclosed shower with electric shower over  
 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

**Bedroom 2 - Floor Area: 11.4m<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: 8.9m<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 c/w with lever action tap- Colour White  
 GRP Tiled Wall Panels within shower and over 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 360P\*  
 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)  
 2 No. Battered low energy light fitting  
 1 No. Double Socket Outlet  
 2 No. Single two way switch  
 1 No. Switch unit feed to Boiler

**External Doors**

1 No. UPVC Composite door with 2 No. Glass Panels  
 1 No. opening for client to complete

**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.