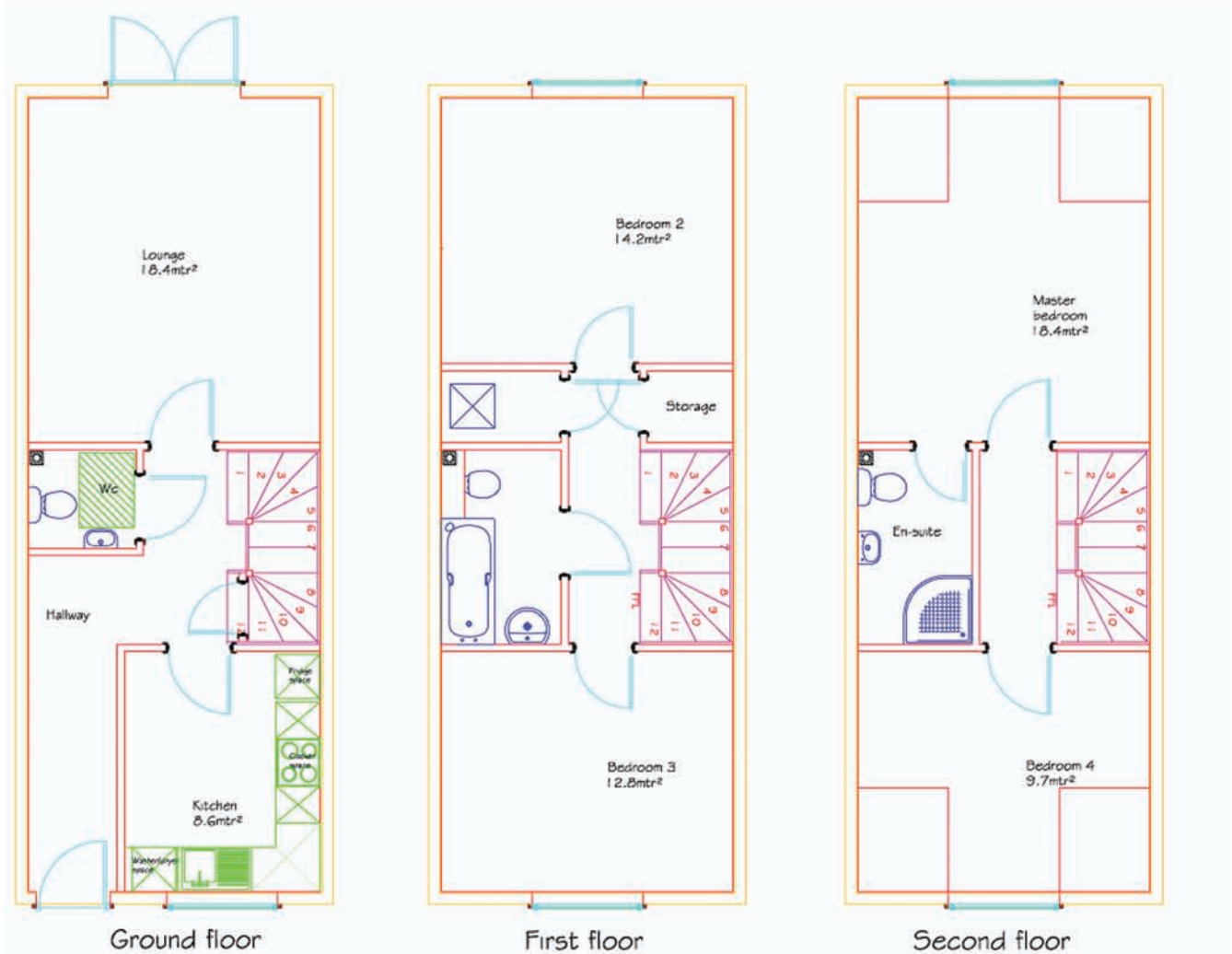


layouts & specifications



4 Bedroom, 3 Storey House



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INTERNAL GROUND FLOOR

Lounge - Floor Area: 18.4m²

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
 1 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: 8.6m²

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. Mains smoke detector (battery backup)
 1 No. One way light switch (fused spur for exterior light - by others)
 1 No. Double two way switch
 1 No. Single two way switch
 1 No. Consumer Unit
 1 No. Fire Alarm Unit
 1 No. Double socket outlet

FIRST FLOOR

Bedroom 2 - Floor Area: 14.2m²

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: 12.8m²

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. Un-switched Fused connection
 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)
 1 No. Battered low energy light fitting
 1 No. Double Socket Outlet
 1 No. One way switch
 2 No. Two way switch
 1 No Switch unit feed to boiler

Store

Non-slip floor vinyl (std colour)
 Walls and ceilings are painted in magnolia emulsion (2 coats)
 1 No. Battered low energy light fitting
 1 No. One way switch

SECOND FLOOR

Master Bedroom - Floor Area: 18.4m²

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 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

Bedroom 4 - Floor Area: 9.7m²

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

External Doors

1 No. UPVC Composite door with 2 No. Glass Panels – Front Door to kitchen
 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. Fire doors as required to fire shaft.

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.