



Mount Wise, Newquay, TR7 2BQ



# FLOOR PLANS

## GROUND FLOOR



## FIRST FLOOR



# SPECIFICATION

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## Kitchen

- Quality kitchens with complimentary laminate worktops
- In-set stainless steel sink
- Electric fan oven and induction hob
- Integrated fridge/freezer
- Dishwasher
- Built in extractor fan above hob.

## Finishes

- White walls and ceilings
- Modern secure composite entry doors
- White woodwork through out
- Oak veneer modern doors with stylish brushed chrome fittings
- Space for washing machine and tumble dryer in utility
- Flooring throughout downstairs with carpets to bedrooms and landing.

## Bathrooms

- Contemporary white sanitaryware
- Contemporary tiles to wet areas
- Chrome taps and dual shower heads over bath.
- Glass bath screens
- Heated towel rails

## Electrics & Heating

- Telephone and data points in reception rooms.
- TV and satellite wiring in living area
- Air Source Heat Pump
- Underfloor heating throughout downstairs
- EV charging point

## External

- Landscaped garden with decking and turf.
- Parking space to front of property.
- Cold water taps to front and rear

\*6 year Professional Consultants Certificate



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Choice of finishes and fittings detailed in this specification are only available where stage of construction permits. Under the provisions of the Property Misdescriptions Act 1991 prospective purchasers are advised that the design dimensions quoted are approximate having been prepared from architect's working drawings. Variations may occur in construction due to the tolerances on materials or working practices. Purchasers should therefore satisfy themselves at the time of construction as to the actual finished dimensions. Elevation treatments, window arrangements and materials may vary from plot to plot. Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development and delay construction. These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a Contract, and purchasers are advised to check salient details for themselves. Prior to exchange of contracts purchasers will be required to inspect the working drawing for the property they are purchasing and confirm that they are satisfied regarding the details.



Protection for new-build home buyers

