

# PLOT 1, REPTON HOUSE NETHER HALL HOUSE SPECIFICATION

Dated: 15<sup>th</sup> July 2010

## External:

House Walls and Roof: Traditional brick exterior, clay roof tiles, cavity insulated walls with DPC.

External windows and doors: All constructed in painted hardwood with double glazed window construction and brass ironwork.

Services: The property will be connected to mains electricity, water and sewerage system. A BT telephone line will be put into the property to enable final connection by the new owner. All storm water to be piped to the stream.

Garden: Our standard garden design includes a seeded lawn, gravelled terrace and pathways. A detailed design and specification will be drawn up by our retained landscape gardener showing our standard layout. The purchaser will then be free to speak to the landscape gardener about any other extra work they may require at their own cost over and above our budget of £4,000.00. The landscape gardener can arrange a maintenance service if required.

## Internal:

Doors: The purchasers have a choice of door types and we can discuss the exact requirements. There is a PC amount of £110.00 per door.

Flooring: Oak floorboards are fitted as standard to the entrance hall, the cloakroom, the living room and the first floor landing.

The kitchen, utility room and the bathrooms will be fitted with floor tiles to be decided by the client. The PC amount is £32 per sq meter for the supply and fitting of the tiles.

Fireplace: A real stone fireplace will be fitted in the living room by our retained stonemason. The purchaser is free to discuss different designs if they wish to do so.

Staircase: We provide a solid oak staircase which can also be customised by the purchaser.

Electrics: The property will be fitted with a comprehensive wiring system. A detailed specification will be prepared and we will ask the purchaser to indicate on a plan their preferred positions.

**Plumbing:** An oil fired central heating and hot water system will be fitted in the utility room. Radiators will be fitted in all rooms with a central control panel. An oil storage tank will be supplied. Two outside taps will be supplied.

**Alarm System:** A modern alarm system, which can be linked by phone to a monitoring service, will be fitted as standard to the property. There will be room sensors and a panic button.

**Sanitary Ware:** The PC amount is £5,000.00 for all sanitary ware in the property.

**Decoration:** All internal oak will be clear sealed. All internal softwood windows and door frames will be in white paint. All internal softwood skirting and architraves will be painted in white gloss. All the walls and ceiling will be white emulsion painted.

**Tiling:** There is a budget of £2000.00 for the supply and fitting of all ceramic tiles to the bathrooms, kitchen and utility room.

**Kitchen:** There is a PC sum of £14,000.00 for the supply and fitting of units and appliances to the kitchen and utility room.

**Building Regulations/NHBC Certificate:** All building work will be monitored by the District Council Building Inspector and NHBC inspector. All stages of construction will be inspected and a completion certificate will be issued by the Building Inspector and the NHBC inspector.