



Specification

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The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house/apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

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Seymour Place Phase 2

Undy | 01633 928 527

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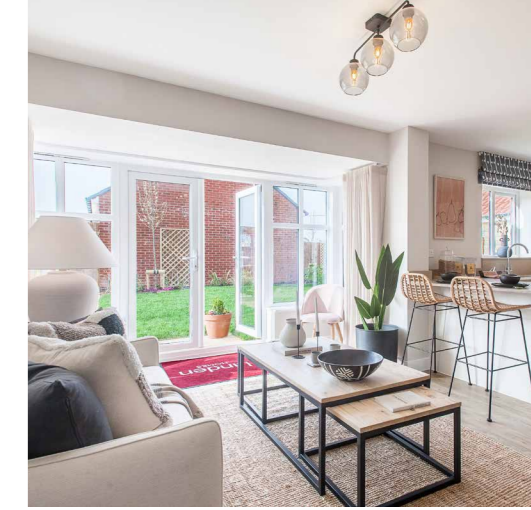
Linden
HOMES

Seymour Place

Undy - Phase 2

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Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.



Kitchen

	2 bedroom The Harcourt	3 bedroom The Mountford The Wyatt	4 bedroom The Pembroke	The Roman Apartments 2 Bedroom
Symphony Konzept range kitchen with laminate worktop*	■	■ ■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■ ■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility		■	■	
Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and integrated silver hood	■	■ ■		■
Indesit hob (60cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood			■	
White pendant lamps throughout with batten light to store (subject to house design)	■	■ ■	■	■
Fridge/ freezer space	■	■ ■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■ ■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■		■
Space for washing machine with plumbing and electrics in utility		■	■	

Bathrooms and en-suite(s)

	2 bedroom The Harcourt	3 bedroom The Mountford The Wyatt	4 bedroom The Pembroke	The Roman Apartments 2 Bedroom
Ideal standard contemporary white sanitaryware	■	■ ■	■	■
Ideal Standard close coupled WC to cloakroom	■	■ ■	■	■
Just Trays Fusion shower tray with glass enclosure in ensuite		■ ■	■	■
Handheld hair wash attachment in bathroom (low level)		■ ■	■	■
Shower over the bath	■			
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■ ■	■	■
White batten light holder pendant fitting	■	■ ■	■	■

Doors and Windows

	2 bedroom The Harcourt	3 bedroom The Mountford The Wyatt	4 bedroom The Pembroke	The Roman Apartments 2 Bedroom
Front door with 3 point security locking system and security chain	■	■ ■	■	■
PVCu double glazing to windows	■	■ ■	■	■
Double glazed PVCu French doors	■	■ ■	■	■
Internal ladder door style pre-primed with Brass Satin finish handles	■	■ ■	■	■
Paving outside French door and path to garage personnel door (where applicable)	■	■ ■	■	

General

	2 bedroom The Harcourt	3 bedroom The Mountford The Wyatt	4 bedroom The Pembroke	The Roman Apartments 2 Bedroom
White painted walls and smooth white ceilings	■	■ ■	■	■
TV point to lounge and family room (where applicable)	■	■ ■	■	■
Master telephone socket to lounge where applicable	■	■ ■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■ ■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■ ■	■	■
Contemporary lantern to front door and wiring to the rear	■	■ ■	■	
Mains wired smoke detectors with battery back-up	■	■ ■	■	■
Sprinkler systems fitted in line with Welsh Government building regulations	■	■ ■	■	■
Battery powered Carbon Monoxide detector (wall mounted) provided next to boiler	■	■ ■	■	■
Power and lighting to garage (where in curtilage of the plot)	■	■ ■	■	
Externally mounted 3-pin power socket to 'on plot' driveways for charging of Mode 2 electric vehicles (where applicable)	■	■ ■	■	
Enclosed fenced rear garden, and garden gate (where applicable)	■	■ ■	■	
NHBC 10 year Buildmark cover	■	■ ■	■	■
First two years' customer service support from Linden Homes	■	■ ■	■	■

■ fitted as standard - included in the property
★ subject to stage of construction