




Rolle Gardens
- EXMOUTH -

Eldin House

— PLOTS 30-33 —

Plots 30 and 31



Plot 30



Plot 31

Plot 30

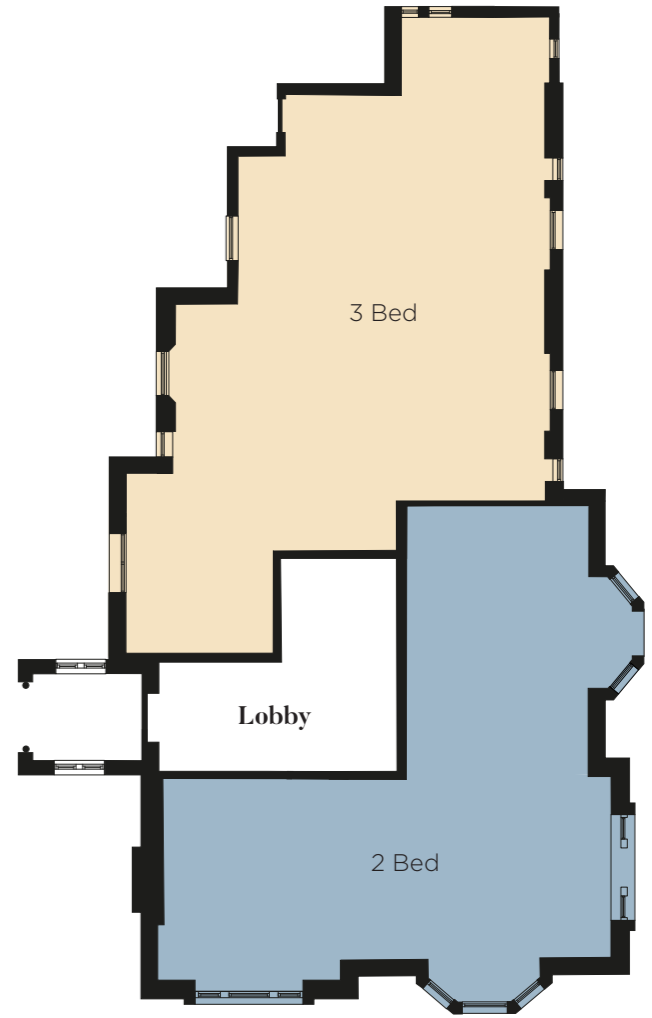
Dimensions

Kitchen/Dining	5.1m x 5.2m	16' 9" x 17' 1"
Living	4.8m x 4.7m	15' 9" x 15' 5"
Bedroom 1	4.3m x 3.8m	14' 1" x 12' 6"
Bedroom 2	4.0m x 3.6m	13' 1" x 11' 10"

Plot 31

Dimensions

Kitchen/Dining/Living	8.0m x 5.0m	26' 3" x 16' 4"
Bedroom 1	5.5m x 5.0m	18' 0" x 16' 4"
Bedroom 2	4.3 x 3.7m	13' 11" x 12' 0"



Ground Floor

PLOT 30 & 31

Floor Plan Key

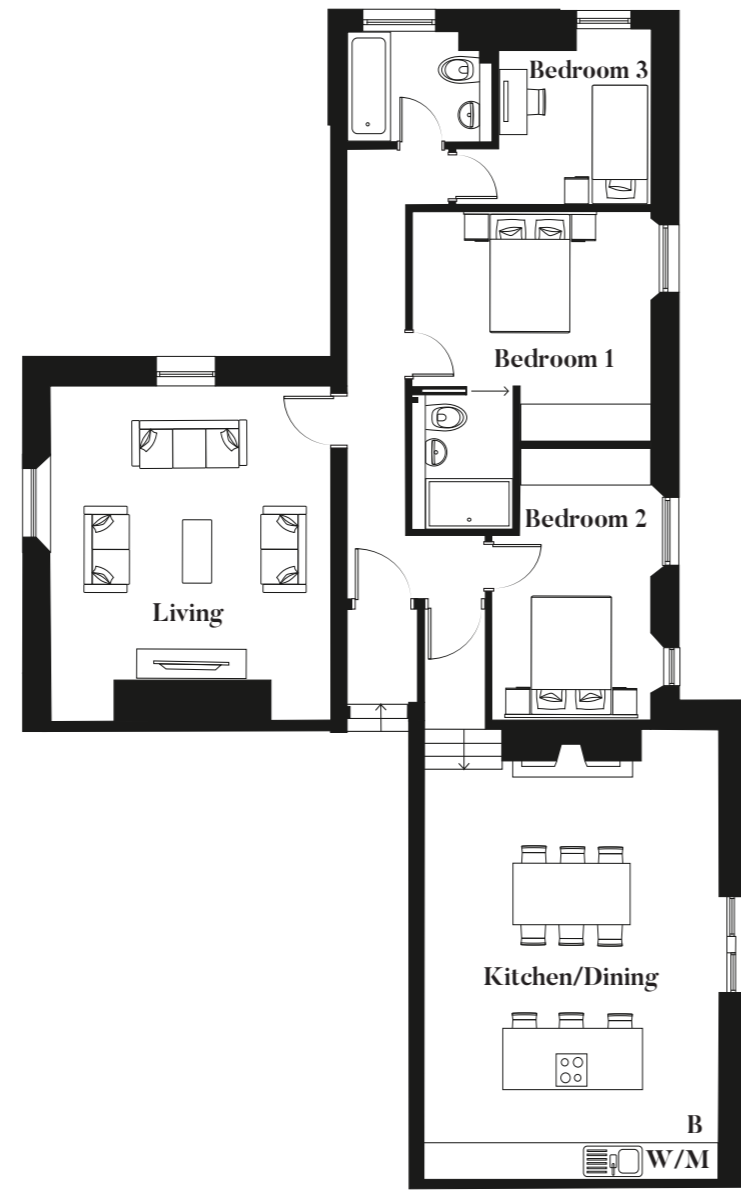
B - Boiler, W/M - Space for Washing Machine/Dryer, RL - Roof light

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated images for illustrative purposes only. [06/23]

Plots 32 and 33



Plot 32



Plot 33

Plot 32

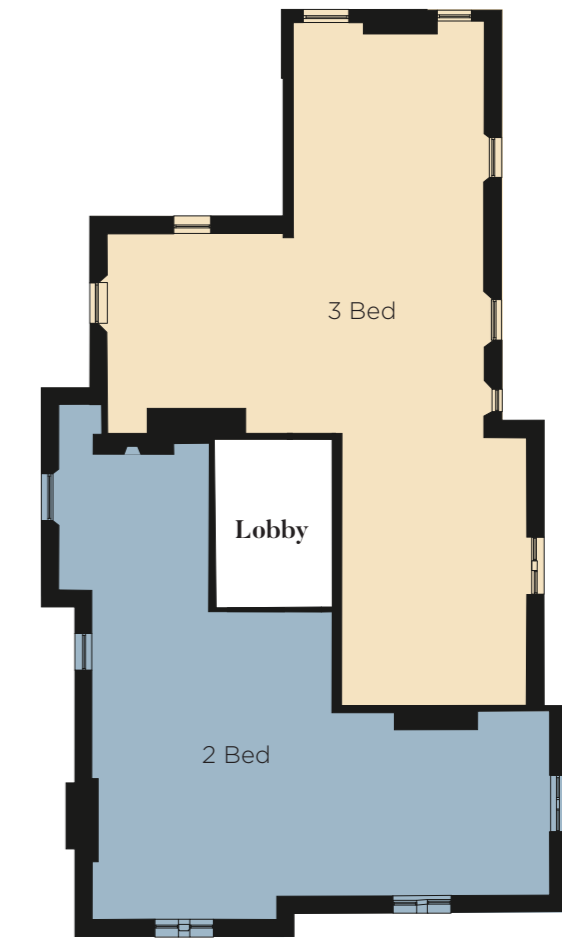
Dimensions

Kitchen/Dining/Living	7.1m x 4.5m	23' 5" x 14' 8"
Bedroom 1	5.6m x 4.8m	18' 4" x 15' 11"
Bedroom 2	4.1m x 3.7m	13' 4" x 12' 1"

Plot 33

Dimensions

Kitchen/Dining/Living	7.2m x 5.0m	23' 7" x 16' 3"
Living	4.7m x 5.4m	15' 6" x 17' 9"
Bedroom 1	4.0m x 3.7m	13' 2" x 12' 3"
Bedroom 2	4.4m x 2.7m	14' 4" x 8' 9"
Bedroom 3	2.8m x 2.6m	9' 3" x 8' 5"



First Floor

PLOT 32 & 33

Floor Plan Key

B - Boiler, W/M - Space for Washing Machine/Dryer

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Specification

Kitchen

- Contemporary fitted shaker style kitchen with Caesarstone worktop
Choice of colour concepts dependant on build stage.
- Caesarstone splash-back behind hob
- Under wall unit LED lighting
- Undermounted satin stainless steel sink and mixer tap
- Range of integrated appliances to include:
 - 70/30 Fridge freezer
 - Built-in multifunction single oven
 - Built-in microwave
 - Induction hob
 - Extractor fan
 - Dishwasher

To selected properties*:

- Built-in multifunction double oven
- Full size fridge and under-counter freezer
- Built-in wine cooler
- Space and plumbing for washing machine/dryer where indicated on plans

Bathroom / en-suite / cloakroom

- Contemporary white sanitary ware
- Back to wall WC with soft close toilet seat, concealed cistern and dual flush plate
- Wall mounted wash basin
- Polished chrome brassware by Vado to include:
 - Wall-mounted taps
 - Hand shower set over bath
 - Wall-mounted slim-line shower head and hand shower to en-suite
- Low profile shower tray to en-suite
- Clear glazed bath screen
- Sliding clear glazed door to en-suite shower

- Porcelain floor tiling
- Full height porcelain tiling to bath and shower
- Mirror above sink

Electrical fittings and communications

- Mixture of low energy recessed LED downlights, pendants and wall lights
- TV aerial and data points to living room and bedrooms
- Openreach Fibre (fibre-optic broadband) to the Premise (FTTP)
- USB double sockets to selected areas
- CAT6 network to each room
- Brushed stainless steel sockets and switches above worktop to kitchen
- White sockets and switches
- Brushed stainless steel door bell
- White shaver sockets in bathroom and en-suite

Heating, ventilation and hot water

- Highly efficient gas combi-boiler
- Wall-mounted panel radiators
- Chrome heated towel rail to bathroom and en-suite
- Smart gas and electricity meter

Interior finishes

- Walls and ceiling painted in off-white matt emulsion
- Painted white satin one step profile architrave and skirting
- Solid white satin painted shaker style internal doors
- Contemporary satin stainless ironmongery

External finishes

- Oversized front door with spyhole
- Refurbished double glazed timber windows
- Communal bin store
- Communal bike store

Communal areas

- Ceramic tiled flooring to ground floor communal area
- Carpet to communal staircases, first, second and third floor communal areas

Security

- Smoke detectors and Carbon Monoxide alarms
- Multi-point locking system to front door
- Video door entry system to communal doors
- Individual mail boxes located next to communal entrance doors

Peace of mind

- 10 year ICW warranty
- Appointed local management company to maintain all communal areas, instruct maintenance contracts on communal facilities and manage lighting and landscaping



*To selected properties - See Sales Advisor for details.
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