

West Longbridge - Core Range Sales **Specification & Finishes Version 33.4 (Site Specific)** Applies to plots 90 to 100, 102 to 114, 116 to 123, 137 to 139, 184 to 191, 197 to 206

H4B1334 - The Hexham - S/T H3B909 - The Houghton - S H4B1362 - The Barlow - D H2B752 - The Bridget - S H4B1371 - The Paris - D H3B922 - The Webster H4B1206 - The Becket

Updates in red

R9108-SMH-24-XX-SP-K-5400

opuates in red							_ 4.44.					
Spec version used: June 2024 Rev CO1	Rev C33.4 Updated: 08/09/25		S/T - Semi Detached or Mid/End Terraced.									
Kitchen												
A choice of Symphony base and wall units fitted with soft closers to drawers and doors.												
gocm tall wall units including boiler housing except when boiler is in utility (Refer to working drawings).		•	•	•	•	•	•	•	•	•	•	•
A choice of 40mm laminated worktops and matching upstands with stainless steel splashback behind hob.												•
Stainless steel built in tall double fan oven with gocm six burner gas hob and gocm chimney extractor hood. Refer to the	kitchen design.							•		•	•	•
Stainless steel built under single fan oven with 60cm four burner gas hob and 60cm chimney extractor hood. Refer to the	e kitchen design.											
Integrated fridge/freezer 50/50 split.							•				•	[-
Space for fridge/freezer.				-								
Plumbing for washing machine or washer dryer space. (Washing machine or washer dryer available as a sales extra).		-	-	-								
Plumbed freestanding washer dryer.												
Integrated dishwasher.	Ì			i		5 (/s		(i) (ii)				-
Removable kitchen unit & pre-plumbing for integrated dishwasher. (Dishwasher available as a sales extra).					-		4 5	ii 7				
Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap. (Deluxe offer changes to a bowl and a half sink).		•	•	-	-	•	-		•	•	•	-
Downlights to kitchen area and low voltage under wall unit lighting. (Deluxe package refer to separate schedule)	ĺ							•				-
4 way spotlight fitting to kitchen area.			•	-	-							
Utility / Utility Cupboard / Laundry (where applicable)												
Units to match main kitchen.												•
A choice of 60mm laminated worktops and matching upstands.							. • ,	•		• ,	•	-
Plumbing for washing machine or washer dryer space. (Washing machine or washer dryer available as a sales extra).					-	-	-	•	-	-	-	-
Tumble dryer space. (Space only - appliance to be self purchased & installed).												•
Franke Antea stainless steel single insets ink bowl and drainer with Franke Athena chrome mixer tap. (Refer to working drawing for placement).						2	i .	u (•		
2 burner electric hob.												



West Longbridge - Core Range Sales **Specification & Finishes Version 33.4 (Site Specific)** Applies to plots 90 to 100, 102 to 114, 116 to 123, 137 to 139, 184 to 191, 197 to 206

H2B752 - The Bridget - S H2B774 - The Wilfred - S H3B902 - The Rose - S/T H3B902 - The Houghton - S H3B922 - The Webster - S H3B922 - The Kea - D H3B1050 - The Edwena - D H4B1206 - The Becket - S H4B1362 - The Barlow - D	H4B1371 - The Paris - D
et - S ed - S hton - S hter - S cet - S ow - D	٩

Updates in red

R9108-SMH-24-XX-SP-K-5400 Day C22 4 Undated, 09/00/25

D - Detached.

Spec version used: June 2024 Rev C01	ev C33.4 Updated: 08/09/25		S/T - Semi Detached or Mid/End Terraced.									
Bathroom												
ldeal Standard i.Life acrylic water saving bath with Roper Rhodes bath panel and frameless hinged Merlyn shower screen and th connection hose from bath mixer taps to Ideal Rain S3 shower head. Full height tiling to perimeter of bath.	ermostatic shower with											
Ideal Standard i.Life acrylic water saving bath with Roper Rhodes bath panel and frameless hinged Merlyn shower screen and <u>ele</u> hose from bath mixer taps to Ideal Rain S ₃ shower head. Full height tiling to perimeter of bath.	ectric shower with connection			-								
Ideal Standard i.Life acrylic water saving bath with Roper Rhodes bath panel without shower and screen with Cerabase Single Loto perimeter of bath.	ever Bath Filler. Half height tiling	•				•	•		•	-	•	-
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Standard thermostat shower enclosure.	ic shower. Full height tiling to							A S			•	
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close seat & cover and 4/2.6 litre cistem.		•					-	-	-		•	•
Ideal Standard iLife A 50cm 1 tap-hole washbasin with full height pedestal, with Ideal Standard Cerabase single-lever basin mixe	er and click waste – chrome.	•			•	•	•	•	•	•	•	•
Half height wall tiling behind sanitaryware				•								
Tiled finish to window cills (if window shown on plot specific drawings).		•		•			-	-	•	•	•	•
Downlights.												
Low Energy batten light fitting.		•		•	•							
Master En-suite (where provided)												
JT Fusion tray and Merlyn hinged shower screen (and fixed side panel where applicable) with Ideal Ecotherm shower. Full heigh	tiling to shower enclosure.				•							
JT Fusion tray and Merlyn hinged shower screen (and fixed side panel where applicable) with <u>electric</u> shower. Full height tiling t	o shower enclosure.			•								
JT Fusion tray and Merlyn bi-folding shower screen with Ideal Ecotherm shower. Full height tiling to shower enclosure.		•				•	•					•
JT Fusion tray and Merlyn sliding shower screen with Ideal Ecotherm shower. Full height tiling to shower enclosure.							l L	•	•	•	•	

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ST. MODWEN HOMES	West Longbridge - Core Range Sales Specification & Finishes Version 33.4 (Site Specific) Applies to plots 90 to 100, 102 to 114, 116 to 123, 137 to 139, 184 to 191, 197 to 206	H2B752 - The Bridget - S	H2B774 - The Wilfred - S	H3B902 - The Rose - S/T	H3B909 - The Houghton - S	H3B922 - The Webster - S	H3B922 - The Kea - D	H3B1050 - The Edwena - D	H4B1206 - The Becket - S	H4B1334 - The Hexham - S/T	H4B1362 - The Barlow - D	H4B1371 - The Parls - D
Updates in red	R9108-SMH-24-XX-SP-K-5400					D-	Detoc	hed.				
Spec version used: June 2024 Rev C01	Rev C33.4 Updated: 08/09/25			S/T -	Semi [Petach	ed or	Mid/Er	d Terr	aced.		
Ideal Standard i. Life acrylic water saving bath with Roper Rhodes bath pa connection hose from bath mixer taps to Ideal Rain S3 shower head. Full	nel and frameless hinged Merlyn shower screen and thermostatic shower with height tiling to perimeter of bath.		•									
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close seat 8	cover and 4/2.6 litre cistern.	•	•	•	•		•	•		•	-	-
Standard i.Life A, close-coupled WC with RimLS+, slow-close seat & cover and 4/2.6 litre cistern. Standard iLife A 50cm 1 tap-hole washbasin with full height pedestal, with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.		•	•	•	•	•	•	•	•	•	•	٠
Half height wall tiling behind sanitaryware.		•	•			•	•					•
Half height wall tiling behind WC & tiled splashback above basin.												
Tiled finish to window cills (if window shown on plot specific drawings).			•	•	•	•	•	•			•	
Downlights.								■ ₃				
Low Energy batten light fitting.		•	•	•		•						,
Second En-suite (where provided)												
JT Fusion tray and Merlyn hinged shower screen (and fixed side panel wh	ere applicable) with Ideal Ecotherm shower. Full height tiling to shower enclosure.											
JT Fusion tray and Merlyn bi-folding shower screen with Ideal Ecotherm s Full height tiling to shower enclosure.	hower.											
Ideal Standard i.Life acrylic water saving bath with Roper Rhodes bath pa connection hose from bath mixer taps to Ideal Rain S3 shower head. Full	nel and frameless hinged Merlyn shower screen and thermostatic shower with height tiling to perimeter of bath.		•									
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close seat 8	cover and 4/2.6 litre cistem.											
Ideal Standard iLife A 50cm 1 tap-hole washbasin with full height pedesta	l, with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.		•									
Half height wall tiling behind sanitaryware.			•									
Tiled finish to window cills (if window shown on plot specific drawings).			•									
Downlights.												
Low Energy batten light fitting.			•									
akroom / WC												
Ideal Standard i.Life S, Compact close-coupled WC with slow-close seat 8	al Standard i.Life S, Compact close-coupled WC with slow-close seat & cover and 4/2.6 litre cistem.			•			-					

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ST.MODWEN HOMES	West Longbridge - Core Range Sales Specification & Finishes Version 33.4 (Site Specific) Applies to plots 90 to 100, 102 to 114, 116 to 123, 137 to 139, 184 to 191, 197 to 206	H2B752 - The Bridget - S	H2B774 - The Wilfred - S	H3B902 - The Rose - S/T	H3B909 - The Houghton - S	H3B922 - The Webster - S	H3B922 - The Kea - D	H3B1050 - The Edwena - D	H4B1206 - The Becket - S	H4B1334 - The Hexham - S/T	H4B1362 - The Barlow - D	H4B1371 - The Parls - D
Updates in red	R9108-SMH-24-XX-SP-K-5400				-	D-	Detoc	hed.				
Spec version used: June 2024 Rev C01	Rev C33.4 Updated: 08/09/25			S/T -	Semi [Detach	ed or	Mid/E	nd Terr	aced.		
Ideal Standard i.Life A 40cm handrinse basin with 1 tap-hole and ful chrome.	height pedestal with Ideal Standard Cerabase single-lever basin mixer and click waste –	•	•		•	•	•			-		•
Wall tiling splashback above basin.				-	-		-	-		-		-
Shower Room												
JT Fusion shower tray with Merlyn semi frameless bi-fold shower sci tiling to shower perimeter.	reen and Ideal Standard <u>electric</u> shower mixer with Ideal Rain S3 shower head. Full height											
Ideal Standard i. Life S, Compact close-coupled WC with slow-close	seat & cover and 4/2.6 litre cistem.											
•	height pedestal with Ideal Standard Cerabase single-lever basin mixer and click waste –											
chrome.										_		
Wall tiling splashback above basin.										•		
Downlights.									~ .			
Bedrooms	latifac		_	1 _			1	ì				
Wardrobe to Bed 1, fitted with sliding, mirrored doors and threshold	i strips.			-	-							
Open walk in wardrobe with clothes rails and shelving Wardrobe to Red 4. Sitted with lever handles and latch to match the	main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with									_		
threshold strips.	main doors. Theavy docy magnetic catches top and bottom. Doors to be need with					•	•			-	•	
Wardrobe to Bed 2, fitted with lever handles and latch to match the threshold strips.	main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with					-	•					
Wardrobe to Bed 3, fitted with lever handles and latch to match the threshold strips.	main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with			•		•	•					
Wardrobe to Bed 4, fitted with lever handles and latch to match the threshold strips.	e main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with											
Electrical												
ectrical sockets in white to NHBC / LABC requirements.					•	•	•					•
nge media plate pre-wired for BT & Terrestrial Digital TV and provision for Hyperoptic (where available).				-			-					-
Master bedroom pre-wired for Terrestrial Digital TV and provision for	ster bedroom pre-wired for Terrestrial Digital TV and provision for Hyperoptic (where available).		•	•	•	•	•	•	•	•	•	•
Lounge and master bedroom provided with ano. Deta double socke	t with USB charging ports.			•								

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Updates in red	R9108-SMH-24-XX-SP-K-5400					D-	Detoc	hed.				
Spec version used: June 2024 Rev C01	Rev C33.4 Updated: 08/09/25			S/T -	Semi [Detach	ed or	Mid/E	nd Ter	raced.		
amily Room pre-wired for Terrestrial Digital TV.											•	
								-	•			
Data (telephone) point in bedroom 2 (Refer to Working drawings for exact	t location).		•					•	•	•	•	•
Data (telephone) point in study (Refer to Working drawings for exact local	ition).											•
(telephone) point in study (Refer to Working drawings for exact location). Deta double sockets and a data (telephone) point to allow for home working (Refer to Working drawings for exact location).		•	•	•	•	•	•	•	•	•	•	•
Door bell			•				-					
Low energy lighting to Building Regulations standard.		•	•	•	•	•	•	•	•	•	•	•
Switched light and double socket to garage (where garage is integral or dinclude ducting for future fit of lighting and sockets. Refer to plot specific	irectly adjacent to the dwelling). All homes with detached garages within curtilage to drawings.									-	-	•
Heating												
Gas fired central heating with white radiators and thermostatic valves (as	specified on heating designs).							-				
Thermostat with digital display. (Refer to Working drawings for exact loc	ation). Single zone		-			•						
Thermostat with digital display. (Refer to Working drawings for exact loc	ation). Double zone								-	-		
Internal & External Windows & Doors												
UPVC high performance glazed windows/patio doors/bi-fold doors (where restrictors (where applicable).	e specified), with sealed double glazed units, chrome ironmongery and window	•	•	-	•	•	-	•	•	•	•	•
UPVC Utility doors to side/rear				•	•				•	•	•	
Insulated GRP (Glass Reinforced Plastic) Pas :24 front door (where application)	able), colours refer to finishes schedule.			-								
Garage up & over steel door with Plastisol finish (where applicable).		•	•		•	•			•	•	•	•
Suffolk grained, vertical grooved white water based gloss internal doors.		-	•	-			-	-				-
ated, drop down, loft hatch.		•	•	•	•	•	•				•	
Insulated, drop down, steel, fire rated loft hatch (to 2.5/3 storey homes).	Fire doors internal.											-
Satin stainless steel finished curved mitred lever door furniture througho	ut.	•				•	•			•	•	•
Decoration												

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ST.MODWEN HOMES	West Longbridge - Core Range Sales Specification & Finishes Version 33.4 (Site Specific) Applies to plots 90 to 100, 102 to 114, 116 to 123, 137 to 139, 184 to 191, 197 to 206	H2B752 - The Bridget - S	H2B774 - The Wilfred - S	H3B902 - The Rose - S/T	H3B909 - The Houghton - S	H3B922 - The Webster - S	H3B922 - The Kea - D	H3B1050 - The Edweng - D	H4B1206 - The Becket - S	H4B1334 - The Hexham - S/T	H4B1362 - The Barlow - D	H4B1371 - The Paris - D
Updates in red	R9108-SMH-24-XX-SP-K-5400						Detac			_		
Spec version used: June 2024 Rev C01	Rev C33.4 Updated: 08/09/25			S/T -	Semi I	Petach	ned or	Mid/E	nd Teri	raced.		
All walls to be finished in white mattemulsion.				•			•	•		-		
Ceiling finished in white matt emulsion.		•	•	•	•	•	•	•		-		•
White oil based gloss painted staircase with white gloss balustrades,		•	-	•	-	-						
	•							•		•	_	•
	oil based gloss painted staircase and balustrades with hardwood handrails and newel caps with osmose wax finish. oil based gloss painted 144mm x 18mm square edge MDF skirting, with feature square edged groove. oil based gloss painted 69mm x 22mm square edge MDF architrave, with feature square edged groove.		•	•	•	-	•	•	-	•	-	•
	rave, with feature square edged groove.	÷					•			•		-
White oil based gloss painted woodwork. Security	il based gloss painted 69mm x 22mm square edge MDF architrave, with feature square edged groove. il based gloss painted woodwork.		-	-	-			-				
Multi-point door locking to external / french / patio / bi-fold doors												-
Windows fitted with window locks with key, unless fire escape.									÷		÷	
Mains supply smoke detectors to Building Regulation requirements.				1							-	
Carbon monoxide alarm to Building Regulation requirements.											H	
Through door viewer and chain.												
PIR controlled external light to front door.												
Pre-wire for external lights to rear and side doors.												
External Features												
Front garden graded, turfed and planted as applicable.					•							
Rear garden graded and turfed.		•	•	•	•	•	•	•	•	•	•	•
Fencing - 1800mm timber fencing with gate to rear or side boundarie	s (type and position as indicated on site layouts).	•	•									
Paths - Buff paving flags as indicated on site layouts. (goomm wide path to front entrance, Goomm wide path to side passa	ing - 1800mm timber fencing with gate to rear or side boundaries (type and position as indicated on site layouts). ns - Buff paving flags as indicated on site layouts. mm wide path to front entrance, 600mm wide path to side passages and rear)		•	•	•	•		•	•	•	•	•
Patio - Buff paving flags outside patio door as indicated on site layou		•	•	•				•				•
Terrace Balconies - Buff paving flags to external walk-out balconies.										•		
Slim profile, grey GRP canopy with white soffit above entrance door.		•	-	-	•			-				•
Tarmac access drive/hardstanding or block paving with concrete edgi	ngs (as indicated on site layouts).	•	•	•	•	•	•	•	•	•	-	•

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Updates in red	R9108-SMH-24-XX-SP-K-5400		•	•		D-	Detoc	hed.				
Spec version used: June 2024 Rev CO1	Rev C33.4 Updated: 08/09/25			S/T -	Semi [Petach	ed or	Mid/Er	nd Ter	raced.		
White PVC-U fascia boards & soffits.												
External Tap.		•	-	•	•	-	•	•	•	•	-	•
Black gutters and downpipes.							•					
PV Panels.		•	-	-	•	-	•	•	•	-		•
EV charger.			-	-			•					
Black gutters and downpipes.		•	•	•	•	-			-		-	•

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Opdates in red	or Mic		tached
Ichan warrian wood, Iuma 2024 Daw CO4	Terro		
Kitchen			
A choice of Symphony base and wall units fitted with soft closers to drawers and doors.		-	33
90cm tall wall units including boiler housing except when boiler is in utility (Refer to working drawings). A choice of 40mm thick lipped laminate worktops and matching upstands with stainless steel splashback behind hob.			
Stainless steel built in tall double fan oven with goom six burner gas hob and goom chimney extractor hood. Refer to the kitchen design.		- 1	
	_	_	
Stainless steel built under single fan oven with 6ocm four burner gas hob and 6ocm chimney extractor hood. Refer to the kitchen design.		• }	•
Integrated fridge/freezer 50/50 split.			
Space for fridge/freezer. □ □ □	- -	•	•
Plumbing for washing machine or washer dryer space. (Washing machine or washer dryer available as a sales extra).			
Plumbed freestanding washer dryer.			
Integrated dishwasher.	i	ı	
Removable kitchen unit & pre-plumbing for integrated dishwasher. (Dishwasher available as a sales extra).		- [
Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap.		_	
(Deluxe offer changes to a bowl and a half sink).	_ 1 '	-	1
Downlights to kitchen area and low voltage under wall unit lighting. (Deluxe package refer to separate schedule)			
The special streams to receive a control of the special streams and the special streams are special streams are special streams and the special streams are special streams are special streams are special streams and the special streams are special st		-	
Utility / Utility Cupboard / Laundry (where applicable) Units to match main kitchen.		- 1	
A choice of 40mm thick lipped laminate worktops and matching upstands.			

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ST.MODWEN HOMES	West Longbridge - Pure Range Sales Specification & Finishes Version 12.4 (Site Specific) Applies to plots 124 to 128 & 192 to 196	H2B752 - The Bridget - S	H3B909 - The Houghton - S	H3B922 - The Webster - S	H4B1206 - The Becket - S	HፋB1371 - The Paris - D
		1000000				
11. 4.4	R9108-SMH-24-XX-SP-K-5401		D - D - Sei			-
Updates in red	N5265 51011 24 XX 51 11 5462	.		4id/E		
Spec version used: June 2024 Rev C01	Rev C12.4 Updated:08/09/25		_Te	rrace	<u>d.</u> _	
Plumbing for washing machine or washer dryer space. (Washing machine or washer dryer available as a sales extra).			П			
Tumble dryer space. (Space only - appliance to be self purchased & insta	lled)		_			
Franke Antea stainless steel single inset sink bowl and drainer with Fran						
(Refer to working drawing for placement).		Щ				
2 burner electric hob. Bathroom 1						
	panel without shower and screen with Cerabase Single Lever Bath Filler. Half height tiling to					
iLife Bath with bath panel and frameless hinged shower screen and elet	ric shower with Ideal Rain shower head and bath taps. Full height tiling to perimeter of bath.					
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Stan	dard thermostatic shower. Full height tiling to shower enclosure.					
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side shower enclosure.	panel where applicable) with Ideal Standard thermostatic shower. Full height tiling to					
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close seat	& cover and 4/2.6 litre cistem.					
Ideal Standard iLife A 50cm 1 tap-hole washbasin with semi pedestal, w	ith Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.		-	-		
Roper Rhodes compact single tap hole single drawer wall mounted vani	ty unit, with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.				-	
Half height wall tiling behind sanitaryware				-	-	•
Half height wall tiling behind WC & tiled splashback above basin.						

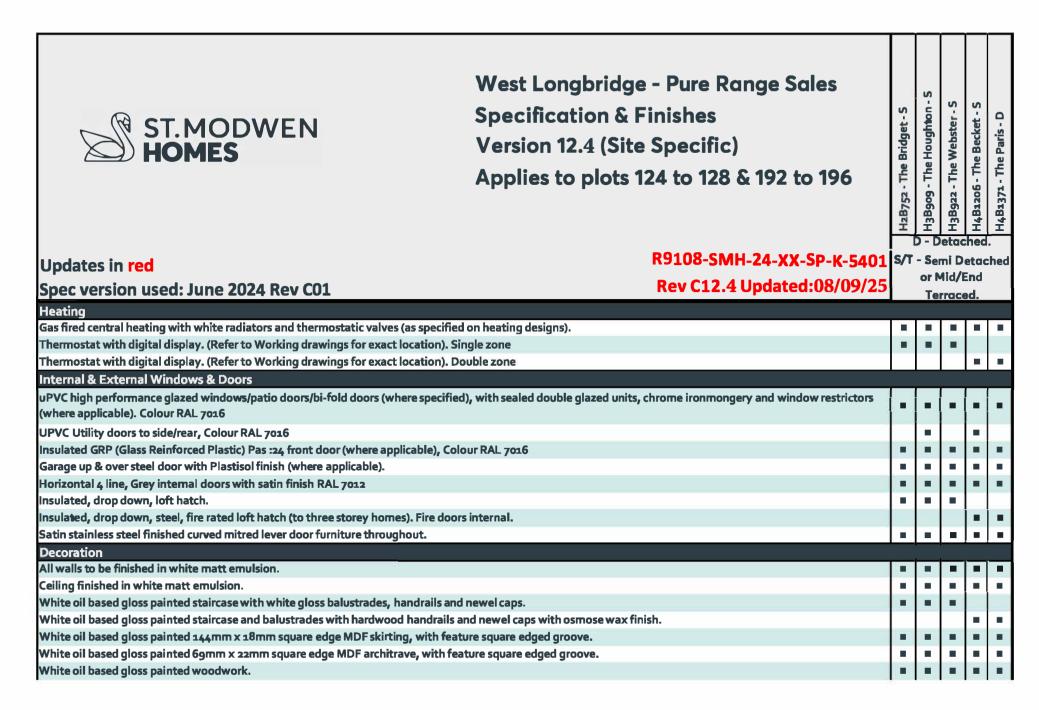
ST. MODWEN HOMES	West Longbridge - Pure Range Sales Specification & Finishes Version 12.4 (Site Specific) Applies to plots 124 to 128 & 192 to 196	H2B752 - The Bridget - S	H3Bgog - The Houghton - S	H3B922 - The Webster - S	H4B1206 - The Becket - S	H4B1371 - The Paris - D
Updates in red	R9108-SMH-24-XX-SP-K-5401	S/T	- Ser			ned
Spec version used: June 2024 Rev C01	Rev C12.4 Updated:08/09/25		or N	lid/E	nd	
	Nev 612:11 5 pudiculo 5/ 65/ 25	_	_Ter	race	200	_
Tiled finish to window cills (if window shown on plot specific drawings).		-	Н			
Downlights. Low Energy batten light fitting.		_				Ц
Bathroom 2 (where provided)				_		
iLife Bath without shower and screen with Cerabase Single Lever Bath Filler. Half I	neight tiling to perimeter of bath.					
iLife Bath with bath panel and frameless hinged shower screen and eletric shower	with Ideal Rain shower head and bath taps. Full height tiling to perimeter of bath.					
JT Fusion Shower tray and Merlyn sliding shower screen with Ideal Standard them	nostatic shower. Full height tiling to shower enclosure.					
JT Fusion Shower tray and Merlyn hinged shower screen (and fixed side panel whe shower enclosure.	re applicable) with Ideal Standard thermostatic shower. Full height tiling to					
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close seat & cover an	d 4/2.6 litre cistem.					
Ideal Standard iLife A 50cm 1 tap-hole washbasin with semi pedestal, with Ideal St	_					
Roper Rhodes compact single tap hole single drawer wall mounted vanity unit fear	turing Cerabase Single Lever chrome basin mixer with click waste.					
Half height wall tiling behind sanitaryware						•
Half height wall tiling behind WC & tiled splashback above basin.						
Tiled finish to window cills (if window shown on plot specific drawings).						
Downlights.						
Low Energy batten light fitting.						
Master En-suite (where provided)						

ST.MODWEN HOMES	West Longbridge - Pure Range Sales Specification & Finishes Version 12.4 (Site Specific) Applies to plots 124 to 128 & 192 to 196	H2B752 - The Bridget - S	- H3Bgog - The Houghton - S	ក្នុ ក្នុក ភ្នំ អនុមេស - The Webster - S	H4B1206 - The Becket - S	H4B1371 - The Paris - D
Updates in red	R9108-SMH-24-XX-SP-K-5401	S/T	- Sen			ned
Spec version used: June 2024 Rev C01	Rev C12.4 Updated:08/09/25			lid/E race		
JT Premier tray and Merlyn hinged shower screen (and fixed side panel where	applicable) with Ideal Ecotherm shower. Full height tiling to shower enclosure.		-			
JT Premier tray and Merlyn bi-folding shower screen with Ideal Ecotherm sho	wer. Full height tiling to shower enclosure.	•		•		
JT Premier tray and Merlyn sliding shower screen with Ideal Ecotherm shower	r. Full height tiling to shower enclosure.					

ST.MODWEN HOMES	West Longbridge - Pure Range Sales Specification & Finishes Version 12.4 (Site Specific) Applies to plots 124 to 128 & 192 to 196	H2B752 • The Bridget - S	H ₃ Bgog - The Houghton - S	H ₃ Bg ₂₂ - The Webster - S	H4B1206 - The Becket - S	-
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Spec version used: June 2024 Rev C01	Rev C12.4 Opuateu:06/09/25	_	_Te	Tace	d.	\blacksquare
Ideal Standard bath with bath panel and frameless hinged Merlyn shower s shower head. Full height tiling to perimeter of bath.	creen and Ecotherm shower with connection hose from bath mixer taps to Ideal Rain S3					
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close seat & c	over and 4/2.6 litre cistem.					
Ideal Standard iLife A 40cm 1 tap-hole washbasin with semi pedestal, with	Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.	•	•	•		•
Roper Rhodes compact single tap hole single drawer wall mounted vanity u	nit, with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.					
Ideal Standard i. Life A 40cm handrinse basin with 1 tap-hole and chrome trap with Ideal Standard Cerabase single-lever basin mixer and click waste — chrome		•				•
Half height wall tiling behind sanitaryware.						
Half height wall tiling behind sanitaryware. Half height wall tiling behind WC & tiled splashback above basin.			•			
Tiled finish to window cills (if window shown on plot specific drawings).			_			
Downlights. Low Energy batten light fitting.			Н			
Second En-suite (where provided)				İ		
	ere applicable) with Ideal Ecotherm shower. Full height tiling to shower enclosure.					
JT Premier tray and Merlyn bi-folding shower screen with Ideal Ecotherm shower. Full height tiling to shower enclosure.						
JT Premier tray and Merlyn sliding shower screen with Ideal Ecotherm shower. Full height tiling to shower enclosure.						
Ideal Standard i.Life acrylic water saving bath with Roper Rhodes bath pan- from bath mixer taps to Ideal Rain S3 shower head. Full height tiling to per	el and Merlyn shower screen and Ideal Standard <u>electric</u> shower with connection hose imeter of bath.					

ST.MODWEN HOMES	West Longbridge - Pure Range Sales Specification & Finishes Version 12.4 (Site Specific) Applies to plots 124 to 128 & 192 to 196	H2B752 - The Bridget - S	H ₃ Bgog - The Houghton - S	H ₃ Bg22 - The Webster - S	H4B1206 - The Becket - S	H&B1371 - The Paris - D
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pec version used: June 2024 Rev C01 Rev C12.4 Updated:08/09/25				race		
Ideal Standard i.Life A, close-coupled WC with RimLS+, slow-close seat & cover and 4/2.6 litre cistem.						
Ideal Standard iLife A 50cm 1 tap-hole washbasin with semi pedestal, with Ideal Standard Cerabase single-lever basin mixer and click waste – chrome.						
Half height wall tiling behind sanitaryware.						
Half height wall tiling behind WC & tiled splashback above basin.						
Tiled finish to window cills (if window shown on plot specific drawings).						
Downlights.						
Low Energy batten light fitting.						
Cloakroom / WC						
JT Fusion shower tray with Merlyn semi frameless bi-fold shower screen and Ideal Standard thermostatic shower mixer with Ideal Rain S ₃ shower head. Full height tilling to shower perimeter						
Ideal Standard i.Life S, Compact close-coupled WC with slow-close seat & cover and 4/2.6 litre cistem.		⊡				•
Ideal Standard i. Life A 40cm handrinse basin with 1 tap-hole and full height pedestal with Ideal Standard Cerabase single-lever basin mixer and click waste — chrome			•			-
Ideal Standard iLife A handrinse basin with chrome trap featuring cerabase single lever chrome basin mixer with click waste.						
Wall tiling splashback above basin.						
Bedrooms						
Wardrobe to Bed 1, fitted with sliding, mirrored doors and threshold strips.			•			-
Open walk in wardrobe with clothes rails and shelving						

ST.MODWEN HOMES	West Longbridge - Pure Range Sales Specification & Finishes Version 12.4 (Site Specific) Applies to plots 124 to 128 & 192 to 196	H2B752 - The Bridget - S	H3Bgog - The Houghton - S	H3Bg22 - The Webster - S	H4B1206 - The Becket - S	HፋB1371 - The Paris - D
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Spec version used: June 2024 Rev C01 Rev C12.4 Updated:08/09/25				lid/E		
	1, fitted with lever handles and latch to match the main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with threshold		_Ter	race	<u>d.</u>	\dashv
strips.	indoors. Heavy doty magnetic catches top and bottom. Doors to be nitted with threshold					
'	n doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with threshold					
strips.						
_ ·	ndoors. Heavy duty magnetic catches top and bottom. Doors to be fitted with threshold					
Wardrobe to Bed 3, fitted with lever handles and latch to match the main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with threshold strips. Wardrobe to Bed 4, fitted with lever handles and latch to match the main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with threshold						
Wardrobe to Bed 4, fitted with lever handles and latch to match the main doors. Heavy duty magnetic catches top and bottom. Doors to be fitted with threshold strips.						
•						
Electrical		_		_	_	
Electrical sockets in white to NHBC / LABC requirements.	on for the acceptic (where available)			H		
Lounge media plate pre-wired for BT & Terrestrial Digital TV and provision for Hyperoptic (where available).		H				
Master bedroom pre-wired for Terrestrial Digital TV and provision for Hyperoptic (where available).		H		-		H
Lounge and master bedroom provided with 1no. Deta double socket with USB charging ports.		=	_		-	-
Family Room pre-wired for Terrestrial Digital TV.		п		п		п
Data (telephone) point in bedroom 1 (Refer to Working drawings for exact location).		=	-	-	ы	7
Data (telephone) point in bedroom 2 (Refer to Working drawings for exact location).						a
Data (telephone) point in study (Refer to Working drawings for exact location).		7				-
ano. Deta double sockets and a data (telephone) point to allow for home working (Refer to Working drawings for exact location). Door bell				ä	ā	ä
Low energy lighting to Building Regulations standard.						
	lirectly adjacent to the dwelling). All homes with detached garages within curtilage to c drawings.					-



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ST. MODWEN HOMES	West Longbridge - Pure Range Sales Specification & Finishes Version 12.4 (Site Specific) Applies to plots 124 to 128 & 192 to 196	H2B752 - The Bridget - S	H3Bgog - The Houghton - S	H3Bg22 - The Webster - S	H4B1206 - The Becket - S	H4B1371 - The Paris - D
Updates in red	R9108-SMH-24-XX-SP-K-5401					hed
•				1id/E		
Spec version used: June 2024 Rev C01	Rev C12.4 Updated:08/09/25	Terraced.			d.	
Security	<u> </u>					
Multi-point door locking to external / french / patio / bi-fold doors.			_		Ξ,	
Windows fitted with window locks with key, unless fire escape.						
Mains supply smoke detectors to Building Regulation requirements.			•	•	•	
Carbon monoxide alarm to Building Regulation requirements.						
Through door viewer and chain.		-	•	-	-	-
PIR controlled external light to front door.						
Pre-wire for external lights to rear and side doors.						
External Features						
Front garden graded, turfed and planted as applicable.						
Rear garden graded and turfed.		_	•	_	_	_
Fencing - 1800mm timber fencing with gate to rear or side boundaries (type and position as indicated on site layouts).						
Paths - Buff paving flags as indicated on site layouts.				-		
(900mm wide path to front entrance, 600mm wide path to side passages and r	ear)	_		_		
Patio - Buff paving flags outside patio door as indicated on site layout.						
Terrace Balconies - Buff paving flags to external walk-out balconies.						
Slim profile, grey GRP canopy above entrance door.						
Tarmac access drive/hardstanding or block paving with concrete edgings (as indicated on site layouts).						
External Tap.						
Deep Flow Black gutters and downpipes on rise & fall brackets.						
PV Panels.						
EV charger.	į.	-	•	-	-	-



West Longbridge - Pure Range Sales
Specification & Finishes
Version 12.4 (Site Specific)
Applies to plots 124 to 128 & 192 to 196

H2B752 - The Bridget - S

H3B909 - The Houghbon - S

H3B922 - The Webster - S

H4B1206 - The Becket - S

H4B1371 - The Paris - D

Updates in red

Spec version used: June 2024 Rev C01

Polypipe RD511 galvanised rise and fall brackets, black gutters and downpipes.

R9108-SMH-24-XX-SP-K-5401 S/T - Semi Detached

Rev C12.4 Updated:08/09/25