



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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Linden Homes, Vistry Bristol
The Jacobs Building, Berkeley Place, Clifton,
Bristol BS8 1EH T: 01722 638 969

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lindenhomes.co.uk



Linden
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The Fosseway
Bristol BS14 9LN | 01722 054 181
lindenhomes.co.uk

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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.



		2 bedroom The Fulmar	3 bedroom The Jackdaw	The Kingfisher	The Peregrine	4 bedroom The Wagtail	1 bedroom apartment The Wren	2 bedroom apartments The Swallow	The Robin
Kitchen									
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 ceramic hob (58cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■			■	■	■
Indesit ceramic hob (58 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood						■			
White pendant light holder	■	■	■	■		■	■	■	■
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)									
Ideal Standard contemporary white sanitaryware	■	■	■	■		■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■		■	■	■	■
Just Trays low profile shower tray with glass enclosure in ensuite	■	■	■	■		■	■	■	■
Handheld hair wash attachment in bathroom	■			■		■	■	■	■
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	■	■	■	■		■	■	■	■

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Doors and Windows									
Front door with multi-point security locking system and security chain	■	■	■	■		■	■	■	■
PVCu double glazing to windows	■	■	■	■		■	■	■	■
Double glazed PVCu French doors	■	■	■	■		■	■	■	■
Internal ladder door style pre-primed with Satin finish handles	■	■	■	■		■	■	■	■
Paving outside French door and path to garage personnel door (where applicable)	■	■	■	■		■	■	■	■
General									
White painted walls and smooth white ceilings	■	■	■	■		■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■		■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■		■	■	■	■
Valliant AroTherm heat pump with 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 only to the rear door	■	■	■			■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■		■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■		■	■	■	■
Power and lighting to garage (where in curtilage of the plot) EV chargers on applicable plots. (Ask your sales consultant for more info)	■	■	■	■		■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■		■	■	■	■
NHBC Buildmark cover	■	■	■	■		■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■		■	■	■	■

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