



# Specification

**Morva Reach**

Longrock, Cornwall TR20 8LD | **01736 510038**

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**Linden**  
HOMES

# Morva Reach

## Longrock

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.



### Kitchen

- 2 bedroom**  
The Harcourt  
The Hardwick  
The Ashbee
- 3 bedroom**  
The Emmett  
The Eveleigh  
The Mountford  
The Becket
- 4 bedroom**  
The Aldridge  
The Mlyne  
The Leverton  
The Goodridge

Symphony Konzept range kitchen with laminate worktop	<input checked="" type="checkbox"/>										
Stainless steel sink and drainer (single bowl) with chrome mixer tap	<input checked="" type="checkbox"/>										
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	<input checked="" type="checkbox"/>										
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood								<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
White pendant light holder	<input checked="" type="checkbox"/>										
Fridge / freezer space	<input checked="" type="checkbox"/>										
Space for integrated dishwasher with plumbing and electrics	<input checked="" type="checkbox"/>										
Space for washing machine with plumbing and electrics in kitchen	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
Space for washing machine with plumbing and electrics in utility						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

### Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	<input checked="" type="checkbox"/>										
Ideal Standard close coupled WC to cloakroom	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>							
Ideal Standard low profile shower tray with glass enclosure in en suite		<input checked="" type="checkbox"/>									
Handheld hair wash attachment in bathroom		<input checked="" type="checkbox"/>									
Shower over the bath	<input checked="" type="checkbox"/>										
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	<input checked="" type="checkbox"/>										
White batten light holder	<input checked="" type="checkbox"/>										

### Doors and Windows

Front door with multi-point security locking system and security chain	<input checked="" type="checkbox"/>										
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PVCu double glazing to windows	<input checked="" type="checkbox"/>										
Double glazed PVCu French doors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>							
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	<input checked="" type="checkbox"/>										
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	<input checked="" type="checkbox"/>										

### General

White painted walls and smooth white ceilings	<input checked="" type="checkbox"/>										
TV point to lounge and family room (where applicable)	<input checked="" type="checkbox"/>										
Master telephone socket to lounge and study where applicable	<input checked="" type="checkbox"/>										
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	<input checked="" type="checkbox"/>										
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	<input checked="" type="checkbox"/>										
Contemporary lantern to the front and rear door	<input checked="" type="checkbox"/>										
Mains wired smoke detectors with battery back-up	<input checked="" type="checkbox"/>										
PV panels	<input checked="" type="checkbox"/>										
EV charging points	<input checked="" type="checkbox"/>										
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	<input checked="" type="checkbox"/>										
Power and lighting to garage (where in curtilage of the plot)	<input checked="" type="checkbox"/>										
Enclosed fenced rear garden, and garden gate (where applicable)	<input checked="" type="checkbox"/>										
NHBC Buildmark cover	<input checked="" type="checkbox"/>										
First two years' customer service support from Linden Homes	<input checked="" type="checkbox"/>										

Fitted as standard - included in the property  
\* Subject to stage of construction

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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