

Mill Brook Green

Axminster

We give you so much more

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

Kitchen		1 bedroom The Weycroft	2 bedroom The Harcourt The Ashbee	3 bedroom The Emmett The Eveleigh The Mountford	The Beckett	4 bedroom The Buckland The Mynster The Roman The Mylne The Pembroke
Moores fitted kitchen with laminate worktop	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap						■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility					■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■	■	■	
Indesit hob (60 cm) with built-in double under oven, with stainless steel splashback and integrated silver hood						■
Indesit hob (60 cm) with built-in double under oven, with stainless steel splashback and 60cm stainless steel chimney hood (where detached)						■
Track light fitting	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■
Integrated (Indesit) 70 / 30 fridge freezer (where detached)						■
Space for integrated dishwasher with plumbing and electrics		■	■	■	■	■
Space for washing machine with plumbing and electrics in utility					■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■	■		■

Bathrooms and en suite(s)		1 bedroom The Weycroft	2 bedroom The Harcourt The Ashbee	3 bedroom The Emmett The Eveleigh The Mountford	The Beckett	4 bedroom The Buckland The Mynster The Roman The Mylne The Pembroke
Ideal Standard contemporary white Tempo Arc sanitary ware suite	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom		■		■	■	■
Ideal Standard 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, half-height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■
White batten light holder	■	■	■	■	■	■
Radiator in bathroom / en suite	■	■	■	■	■	■

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



Doors and Windows		1 bedroom The Weycroft	2 bedroom The Harcourt The Ashbee	3 bedroom The Emmett The Eveleigh The Mountford	The Beckett	4 bedroom The Buckland The Mynster The Roman The Mylne The Pembroke
Front door with multi-point security locking system and security chain	■	■	■	■	■	■
Front door number - chrome plated door numeral	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■
Double glazed PVCu French doors		■		■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)		■		■	■	■

General		1 bedroom The Weycroft	2 bedroom The Harcourt The Ashbee	3 bedroom The Emmett The Eveleigh The Mountford	The Beckett	4 bedroom The Buckland The Mynster The Roman The Mylne The Pembroke
White painted walls and smooth white ceilings	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■	■
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 only to the rear door		■	■	■	■	■
Mains Operated Doorbell (Push), Satin Chrome finish		■	■	■	■	■
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)		■	■	■	■	■
Outside tap		■		■	■	■
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