



Specification

The Cornish Quarter

Higher Tenant Road, Wadebridge PL27 6HL | 01208 530158

lindenhomes.co.uk

Linden
HOMES

The Cornish Quarter

Wadebridge

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.



4 bedroom

The Devon

The Mlyne

The Pembroke

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 hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood		■	■
Indesit hob (60 cm) with double oven, 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 Tempo sanitary ware	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■
Handheld hair wash attachment in bathroom	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■
White batten light holder	■	■	■
Water waste heat recovery system	■	■	■

■ Fitted as standard - included in the property

* Subject to stage of construction

^ Available to selected plots. please speak to a sales consultant

4 bedroom

The Devon

The Mlyne

The Pembroke

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 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

PV solar panels^	■	■	■
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	■	■	■
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 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)	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■
NHBC Buildmark cover	■	■	■
First two years' customer service support from Linden Homes	■	■	■



The Cornish Quarter

Wadebridge

Specification



built
by

Linden
HOMES

The Cornish Quarter

Wadebridge

Use this guide to see what features are included in your new home.



Kitchen

3 bedroom

Homes 161 - 172

Homes 142, 143, 151-153, 187 & 188

4 bedroom

Homes 144, 145, 184, 185, 195 & 196

Symphony Konzept range kitchen with laminate worktop	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback	■	■	■
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	■	■	■

■
■
■
■
■
■
■

Bathrooms and en suite(s)

Ideal Standard contemporary white Tempo sanitary ware	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■
Handheld hair wash attachment in bathroom	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■
White batten light holder	■	■	■
Water waste heat recovery system	■	■	■

■
■
■
■
■
■
■

Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■
PVCu double glazing to windows	■	■	■

■
■

3 bedroom

Homes 161 - 172

Homes 142, 143, 151-153, 187 & 188

4 bedroom

Homes 144, 145, 184, 185, 195 & 196

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

PV solar panels	■	■	■
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	■	■	■
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 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)	■	■	■
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