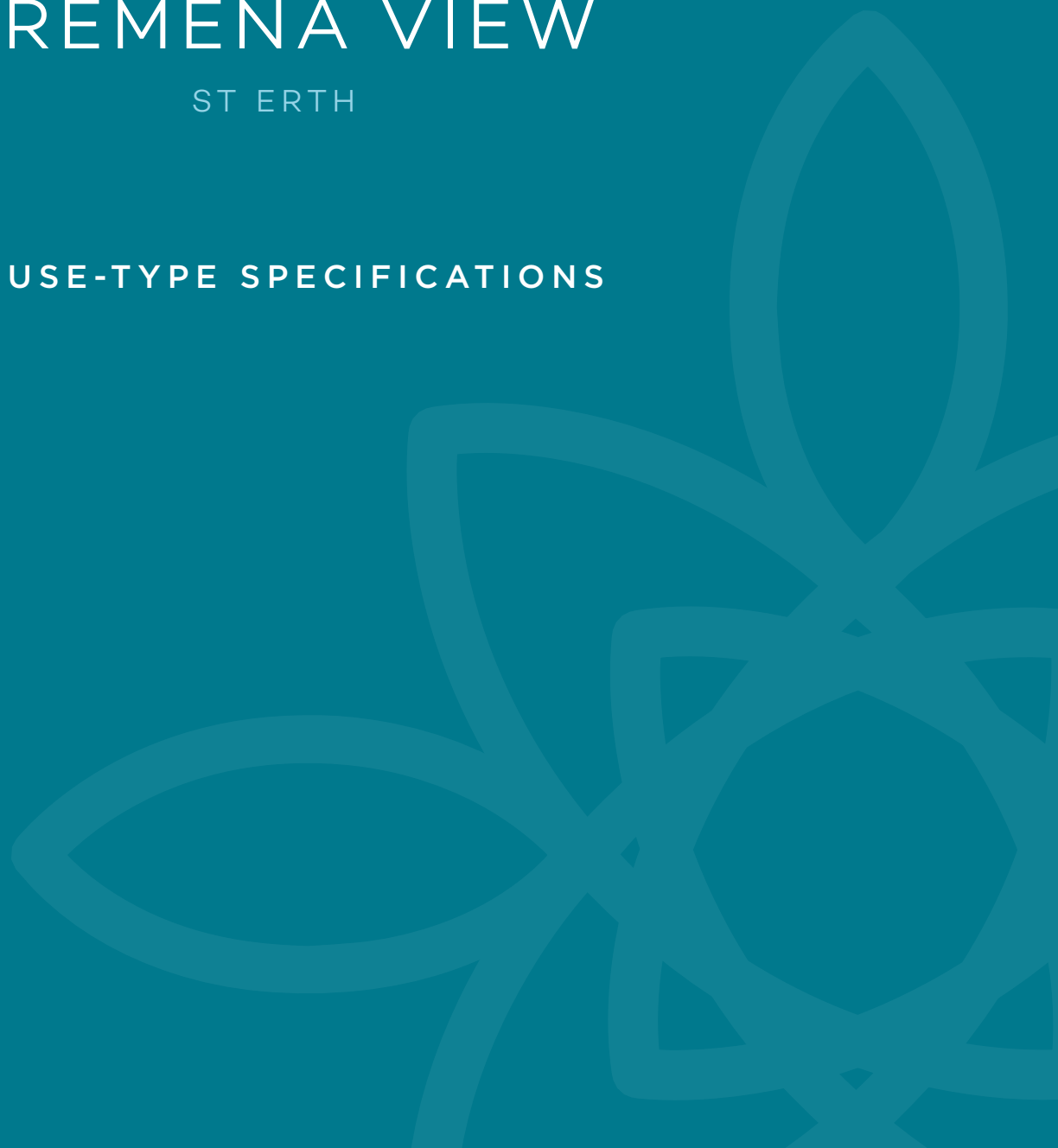


TREMENA VIEW

ST ERTH

HOUSE-TYPE SPECIFICATIONS



Tremena View

Named after the Cornish word for crossing, Tremena View is a delightful development of 38 high specification Gilbert & Goode homes nestled in the historic village of St Erth in beautiful West Cornwall.

The Florence



The Specification

INTERNAL FEATURES

- Fibre broadband connection
- Air-source heating system
- uPVC double glazed windows and doors
- White satinwood 5-panel doors with contemporary chrome door furniture
- White emulsion walls and smooth white emulsion ceilings
- White satinwood woodwork
- Choice of quality vinyl flooring in entrance hallway, kitchen/dining and cloakroom*

KITCHEN

- Choice of fully fitted quality kitchen with laminate worktops and upstands*
- Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
- Integrated Hotpoint single oven
- 4-zoned Hotpoint induction hob with cooker hood
- Integrated Hotpoint 50/50 fridge freezer
- Plumbing and electrics for a dishwasher
- Choice of coloured glass splashback*

BATHROOM

- White sanitaryware with contemporary chrome fittings
- Thermostatic shower with glass screen over bath
- Full height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*
- Tiled sink splashback with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail
- Choice of quality vinyl flooring*

ENSUITE

- White sanitaryware with contemporary chrome fittings
- Chrome thermostatic shower in low-level shower enclosure
- Full height tiling to shower with a choice of tiles from the Porcelanosa range*
- Tiled sink splashback with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail
- Choice of quality vinyl flooring*

LIGHTING AND ELECTRICAL

- LED downlights in kitchen, bathroom, ensuite and cloakroom
- Pendant lighting in hallway, living room, dining room and bedrooms
- Multigrid appliance switch in the kitchen
- Multimedia socket in the living room
- Double plug sockets with additional USB plug sockets in kitchen, bedrooms and living room
- TV points in living room, dining room and bedrooms
- White shaver socket in bathroom

EXTERNAL FEATURES

- Slabs to patios and walkways
- Rear garden boundary treatments
- Front and rear external lighting
- External power point
- External water tap
- Landscaped front gardens
- Turf to rear garden
- Dedicated parking
- Garage with light and power (excludes Plot 1)

PEACE OF MIND

- 10-Year LABC Warranty
- Mains operated smoke and heat alarms
- Highly efficient timber frame

UPGRADES*

- Premium kitchen package with a choice of:
 - Premium door package
 - Under wall unit lighting
- Quartz worktop with matching splashback and under mounted sink
- Freestanding Hotpoint washing machine
- Freestanding Hotpoint washer/dryer
- Integrated Hotpoint dishwasher
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Kardean flooring option in the living room (instead of carpet)
- Kardean flooring in the entrance hall, kitchen/dining, utility and cloakroom
- Kardean flooring in the bathroom
- Kardean flooring in the ensuite
- Modern oak-style interior doors

*Finishes and upgrades are subject to availability and the stage of build. Please ask your Sales Executive for full details. Customers should ensure that they are aware of the finishes provided to their selected plot before committing to their purchase.

The Davy



The Specification

INTERNAL FEATURES

- Fibre broadband connection
- Air-source heating system
- uPVC double glazed windows and doors
- White satinwood 5-panel doors with contemporary chrome door furniture
- White emulsion walls and smooth white emulsion ceilings
- White satinwood woodwork
- Choice of quality vinyl flooring in entrance hallway, kitchen/dining and cloakroom*

KITCHEN

- Choice of fully fitted quality kitchen with laminate worktops and upstands*
- Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
- Integrated Hotpoint single oven
- 4-zoned Hotpoint induction hob with cooker hood
- Integrated Hotpoint 50/50 fridge freezer
- Plumbing and electrics for a slimline dishwasher
- Choice of coloured glass splashback*

BATHROOM

- White sanitaryware with contemporary chrome fittings
- Thermostatic shower with glass screen over bath
- Full height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*

- Tiled sink splashback with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail
- Choice of quality vinyl flooring*

LIGHTING AND ELECTRICAL

- LED downlights in kitchen, bathroom and cloakroom
- Pendant lighting in hallway, living room, dining room and bedrooms
- Multigrid appliance switch in the kitchen
- Multimedia socket in the living room
- Double plug sockets with additional USB plug sockets in kitchen, bedrooms and living room
- TV points in living room, dining room and bedrooms
- White shaver socket in bathroom

EXTERNAL FEATURES

- Slabs to patios and walkways
- Rear garden boundary treatments
- Front and rear external lighting
- External power point
- External water tap
- Landscaped front gardens
- Turf to rear garden
- Dedicated parking

PEACE OF MIND

- 10-Year LABC Warranty
- Mains operated smoke and heat alarms
- Highly efficient timber frame

UPGRADES*

- Premium kitchen package with a choice of:
 - Premium door package
 - Under wall unit lighting
- Quartz worktop with matching splashback and under mounted sink
- Freestanding Hotpoint washing machine
- Freestanding Hotpoint washer/dryer
- Integrated slimline Hotpoint dishwasher
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Kardean flooring option in the living room (instead of carpet)
- Kardean flooring in the entrance hall, kitchen/dining, and cloakroom
- Kardean flooring in the bathroom
- Modern oak-style interior doors

*Finishes and upgrades are subject to availability and the stage of build. Please ask your Sales Executive for full details. Customers should ensure that they are aware of the finishes provided to their selected plot before committing to their purchase.

The Healey



The Specification

INTERNAL FEATURES

- Fibre broadband connection
- Air-source heating system
- uPVC double glazed windows and doors
- White satinwood 5-panel doors with contemporary chrome door furniture
- White emulsion walls and smooth white emulsion ceilings
- White satinwood woodwork
- Choice of quality vinyl flooring in entrance hallway, kitchen/dining and cloakroom*

KITCHEN

- Choice of fully fitted quality kitchen with laminate worktops and upstands*
- Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
- Integrated Hotpoint single oven
- 4-zoned Hotpoint induction hob with cooker hood
- Integrated Hotpoint 50/50 fridge freezer
- Plumbing and electrics for a dishwasher
- Choice of coloured glass splashback*

BATHROOM

- White sanitaryware with contemporary chrome fittings
- Thermostatic shower with glass screen over bath
- Full height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*

- Tiled sink splashback with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail
- Choice of quality vinyl flooring*

LIGHTING AND ELECTRICAL

- LED downlights in kitchen, bathroom and cloakroom
- Pendant lighting in hallway, living room, dining room and bedrooms
- Multigrad appliance switch in the kitchen
- Multimedia socket in the living room
- Double plug sockets with additional USB plug sockets in kitchen, bedrooms and living room
- TV points in living room, dining room and bedrooms
- White shaver socket in bathroom

EXTERNAL FEATURES

- Slabs to patios and walkways
- Rear garden boundary treatments
- Front and rear external lighting
- External power point
- External water tap
- Landscaped front gardens
- Turf to rear garden
- Dedicated parking

PEACE OF MIND

- 10-Year LABC Warranty
- Mains operated smoke and heat alarms
- Highly efficient timber frame

UPGRADES*

- Premium kitchen package with a choice of:
 - Premium door package
 - Under wall unit lighting
- Quartz worktop with matching upstand and under mounted sink
- Freestanding Hotpoint washing machine
- Freestanding Hotpoint washer/dryer
- Integrated Hotpoint dishwasher
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Karndeian flooring option in the living room (instead of carpet)
- Karndeian flooring in the entrance hall, kitchen/dining and cloakroom
- Karndeian flooring in the bathroom
- Modern oak-style interior doors

*Finishes and upgrades are subject to availability and the stage of build. Please ask your Sales Executive for full details. Customers should ensure that they are aware of the finishes provided to their selected plot before committing to their purchase.

The Bray



The Specification

INTERNAL FEATURES

- Fibre broadband connection
- Air-source heating system
- uPVC double glazed windows and doors
- White satinwood 5-panel doors with contemporary chrome door furniture
- White emulsion walls and smooth white emulsion ceilings
- White satinwood woodwork
- Choice of quality vinyl flooring in entrance hallway, kitchen/dining and cloakroom*

KITCHEN

- Choice of fully fitted quality kitchen with laminate worktops and upstands*
- Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
- Integrated Hotpoint single oven
- 4-zoned Hotpoint induction hob with cooker hood
- Integrated Hotpoint 50/50 fridge freezer
- Plumbing and electrics for a dishwasher
- Choice of coloured glass splashback*

BATHROOM

- White sanitaryware with contemporary chrome fittings
- Thermostatic shower with glass screen over bath
- Full height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*
- Tiled sink splashback with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail
- Choice of quality vinyl flooring*

ENSUITE

- White sanitaryware with contemporary chrome fittings
- Chrome thermostatic shower in low-level shower enclosure
- Full height tiling to shower with a choice of tiles from the Porcelanosa range*
- Tiled sink splashback with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail
- Choice of quality vinyl flooring*

LIGHTING AND ELECTRICAL

- LED downlights in kitchen, bathroom, ensuite and cloakroom
- Pendant lighting in hallway, living room, dining room and bedrooms
- Multigrad appliance switch in the kitchen
- Multimedia socket in the living room
- Double plug sockets with additional USB plug sockets in kitchen, bedrooms and living room
- TV points in living room, dining room and bedrooms
- White shaver socket in bathroom

EXTERNAL FEATURES

- Slabs to patios and walkways
- Rear garden boundary treatments
- Front and rear external lighting
- External power point
- External water tap
- Landscaped front gardens
- Turf to rear garden
- Dedicated parking
- Garage with light and power

PEACE OF MIND

- 10-Year LABC Warranty
- Mains operated smoke and heat alarms
- Highly efficient timber frame

UPGRADES*

- Premium kitchen package with a choice of:
 - Premium door package
 - Under wall unit lighting
- Quartz worktop with matching splashback and under mounted stainless steel sink
- Freestanding Hotpoint washing machine
- Freestanding Hotpoint washer/dryer
- Integrated Hotpoint dishwasher
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Karndeian flooring option in the living room (instead of carpet)
- Karndeian flooring in the entrance hall, kitchen/dining and cloakroom
- Karndeian flooring in the bathroom
- Karndeian flooring in the ensuite
- Modern oak-style interior doors

*Finishes and upgrades are subject to availability and the stage of build. Please ask your Sales Executive for full details. Customers should ensure that they are aware of the finishes provided to their selected plot before committing to their purchase.

The Rundle



The Specification

INTERNAL FEATURES

- Fibre broadband connection
- Air-source heating system
- uPVC double glazed windows and doors
- White satinwood 5-panel doors with contemporary chrome door furniture
- White emulsion walls and smooth white emulsion ceilings
- White satinwood woodwork
- Choice of quality vinyl flooring in entrance hallway, kitchen/dining and cloakroom*

KITCHEN

- Choice of fully fitted quality kitchen with laminate worktops and upstands*
- Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
- Integrated Hotpoint single oven
- 4-zoned Hotpoint induction hob with cooker hood
- Integrated Hotpoint 50/50 fridge freezer
- Plumbing and electrics for a dishwasher
- Choice of coloured glass splashback*

BATHROOM

- White sanitaryware with contemporary chrome fittings
- Thermostatic shower with glass screen over bath
- Full height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*
- Tiled sink splashback with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail
- Choice of quality vinyl flooring*

ENSUITE

- White sanitaryware with contemporary chrome fittings
- Chrome thermostatic shower in low-level shower enclosure
- Full height tiling to shower with a choice of tiles from the Porcelanosa range*
- Tiled sink splashback with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail
- Choice of quality vinyl flooring*

LIGHTING AND ELECTRICAL

- LED downlights in kitchen, bathroom, ensuite and cloakroom
- Pendant lighting in hallway, living room, dining room, study and bedrooms
- Multigrad appliance switch in the kitchen
- Multimedia socket in the living room
- Double plug sockets with additional USB plug sockets in kitchen, bedrooms and living room
- TV points in living room, dining room and bedrooms
- White shaver socket in bathroom

EXTERNAL FEATURES

- Slabs to patios and walkways
- Rear garden boundary treatments
- Front and rear external lighting
- External power point
- External water tap
- Landscaped front gardens
- Turf to rear garden
- Dedicated parking
- Garage with light and power

PEACE OF MIND

- 10-Year LABC Warranty
- Mains operated smoke and heat alarms
- Highly efficient timber frame

UPGRADES*

- Premium kitchen package with a choice of:
 - Premium door package
 - Under wall unit lighting
- Quartz worktop with matching splashback and under mounted sink
- Freestanding Hotpoint washing machine
- Freestanding Hotpoint washer/dryer
- Integrated Hotpoint dishwasher
- Choice of quality carpets in bedrooms, dressing area, landing, stairs, study and living room
- Karndeian flooring option in the living room (instead of carpet)
- Karndeian flooring in the entrance hall and kitchen/dining room
- Karndeian flooring in the bathroom
- Modern oak-style interior doors

*Finishes and upgrades are subject to availability and the stage of build. Please ask your Sales Executive for full details. Customers should ensure that they are aware of the finishes provided to their selected plot before committing to their purchase.

The Branwell



The Specification

INTERNAL FEATURES

- Fibre broadband connection
- Air-source heating system
- uPVC double glazed windows and doors
- Modern oak-style interior doors
- White emulsion walls and smooth white emulsion ceilings
- White satinwood woodwork
- Choice of Karndeian flooring to entrance hall, cloakroom, kitchen/dining room and utility*

KITCHEN AND UTILITY

- Choice of premium fully fitted quality kitchen with laminate worktops, upstands and under wall unit lighting*
- Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
- 5-zoned Bosch induction hob with cooker hood
- Integrated Bosch eye-level double oven
- Integrated 50/50 Bosch fridge freezer
- Integrated Bosch dishwasher
- Choice of coloured glass splashback*
- Freestanding Bosch washing machine in the utility

BATHROOM

- White sanitaryware with contemporary chrome fittings
- Thermostatic shower with glass screen over bath
- Full height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*
- Tiled sink splashback with a choice of tiles from the Porcelanosa range*

- Chrome heated towel rail
- Choice of Karndeian flooring*

EN-SUITE

- White sanitaryware with contemporary chrome fittings
- Chrome thermostatic shower in low-level shower enclosure
- Full height tiling to shower with a choice of tiles from the Porcelanosa range*
- Tiled sink splashback with a choice of tiles from the Porcelanosa range*
- Chrome heated towel rail
- Choice of Karndeian flooring*

LIGHTING AND ELECTRICAL

- LED downlights in kitchen/dining room, utility, bathroom, ensuite and cloakroom
- Pendant lighting in hallway, study bedrooms and living room
- Multigrad appliance switch in the kitchen
- Multimedia socket in the living room
- Double plug sockets with additional USB plug sockets in kitchen, bedrooms and living room
- TV points in living room, bedrooms and dining room
- White shaver socket in bathroom and ensuite

EXTERNAL FEATURES

- Slabs to patios and walkways
- Rear garden boundary treatments
- Front and rear external lighting
- External power point
- External water tap

- Landscaped front gardens
- Turf to rear garden
- Garage with power and lighting
- Dedicated parking

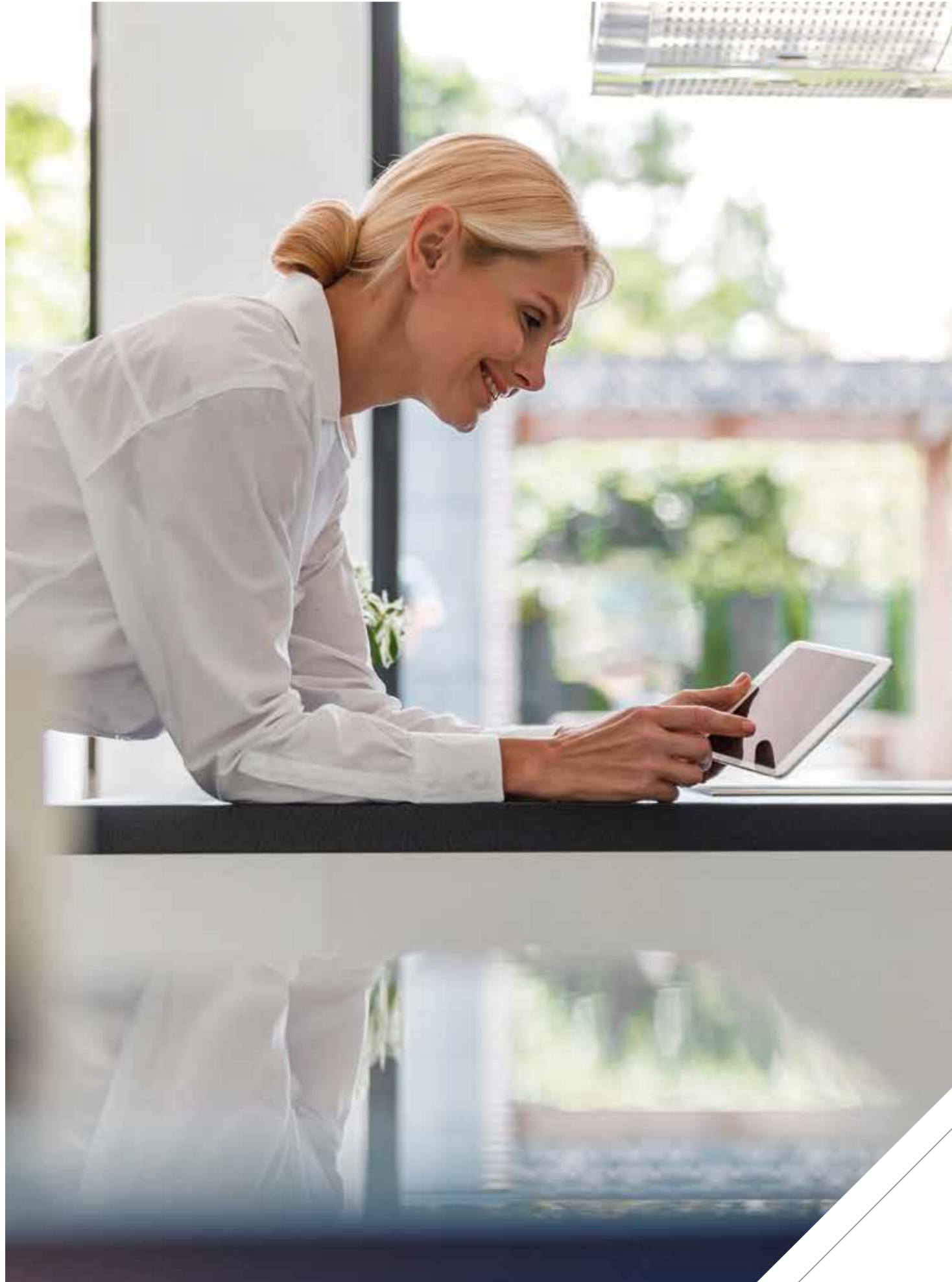
PEACE OF MIND

- 10-Year LABC Warranty
- Mains operated smoke and heat alarms
- Highly efficient timber frame

UPGRADES*

- Quartz worktop with matching splashback and under mounted sink
- Freestanding Bosch condenser tumble dryer
- Choice of quality carpets in bedrooms, landing, stairs, study and living room
- Karndeian flooring to living room (instead of carpet)
- Karndeian flooring to study (instead of carpet)

*Finishes and upgrades are subject to availability and the stage of build. Please ask your Sales Executive for full details. Customers should ensure that they are aware of the finishes provided to their selected plot before committing to their purchase.



Warranties and Accreditations

NEW BUILDMARK WARRANTY

The LABC warranty is your assurance that your new home has been built to the highest technical standards. It is the leading new build warranty in the UK covering 1.5 million homes, providing protection from the moment contracts are exchanged through to 10 years after the build has been completed.

In addition, in the first two years after your purchase, Gilbert & Goode will carefully review any concerns you may have with your new home so that you have complete peace of mind.

CONSUMER CODE FOR HOME BUILDERS

Gilbert & Goode is also a supporter of the Consumer Code for Home Builders that provides protection for buyers and ensures they are treated fairly and are kept fully informed about their purchase before and after they sign the contract.

ACCREDITATIONS

With a reputation for creating inspiring homes across Devon and Cornwall, Gilbert & Goode is an award-winning developer that has been praised for its green credentials, high standards of construction, and contribution to the built environment.

Amongst its many awards is the 2023 Gold Award in Customer Satisfaction from independent survey company In-house Research. The award is based on customer feedback and recognises housebuilders who achieved a recommendation score of 90% or more.





Gilbert & Goode

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