

## Furniture Specification

Below is a list of furniture to be supplied for leased properties, this specification may be varied by agreement.

1. **Curtains:** A pair of heavy curtains (incl. Curtain track), plus new curtains (and curtain wire) at every window. Blinds and nets as combination, acceptable by agreement.
2. **Floor Coverings:** Bathrooms, WCs, kitchen to have fitted vinyl floor coverings. All other rooms to have fitted carpet. Suitable for its use. Please note if your leases for more than three years, the carpet should be of a quality to accept a standard underlay!
3. **First Double Bedrooms:**
  - 1 x double bed
  - 1 x double wardrobe
  - 2 x chest of drawers or equivalent
4. **Other Double Bedrooms:**
  - 2 x single beds
  - 2 x single wardrobes
  - 2 x chest of drawers or equivalent
5. **All single bedrooms:**
  - 1 single bed
  - 1 x single wardrobe
  - 1 x chest of drawers or equivalent
6. **Reception Rooms:** In these areas the following; soft seating (i.e. sofa and armchairs) to seat the number of bed spaces in the accommodation. Coffee table, dining table and chairs (enough for numbers), side board/cabinet.
7. **Kitchens:**
  - Cooker (electric preferred) or gas hob/electric oven.
  - Fridge
  - Plumbing for washing machine.
  - Work surface and storage to suit number of bedspaces.
  - Fire Blanket
8. **Bathrooms:**
  - Towel rails or equivalent
  - Storage cabinet at high level for toiletries/medicine.

### Notes:

- Chest of drawers to be minimum of 4 drawers.
- Lampshades to be fitted to every light as necessary.
- Gardens to have a washing line or "tidy spin".
- All mattresses MUST be new.
  
- **All furniture must comply with the Furniture and Furnishings (Fire Safety) Regulations 1993. I.e. all foams, filling composites must comply with the relevant ignitability test.**