



MONMOUTH PARK

LYME REGIS

QUINTESSENTIAL DESIGN FOR CONTEMPORARY LIVING

An exclusive development of 47 traditionally built new homes

MONMOUTH PARK

Monmouth Park is a stunning collection of traditionally designed
2, 3, 4 and 5 bedroom homes.

All homes are designed and built to a superior standard, with spacious living and
stunning surroundings.

Situated on the English Channel coast at the Dorset-Devon border, Lyme Regis is a
beautiful seaside town dubbed the 'Pearl of Dorset'. A jewel in UK's World
Heritage Site of the Jurassic Coast, Lyme Regis is abundant with fossil-rich cliffs and
beguiling surroundings, making it the perfect location for your new home.



EXPLORE THE HISTORIC JURASSIC COAST...





Lyme Regis Beach



Charmouth Beach

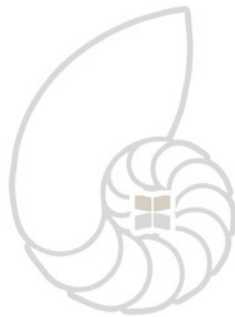
PICTURE PERFECT LIVING

TWO BEDROOM HOUSES

THE HOYTON Unit 18

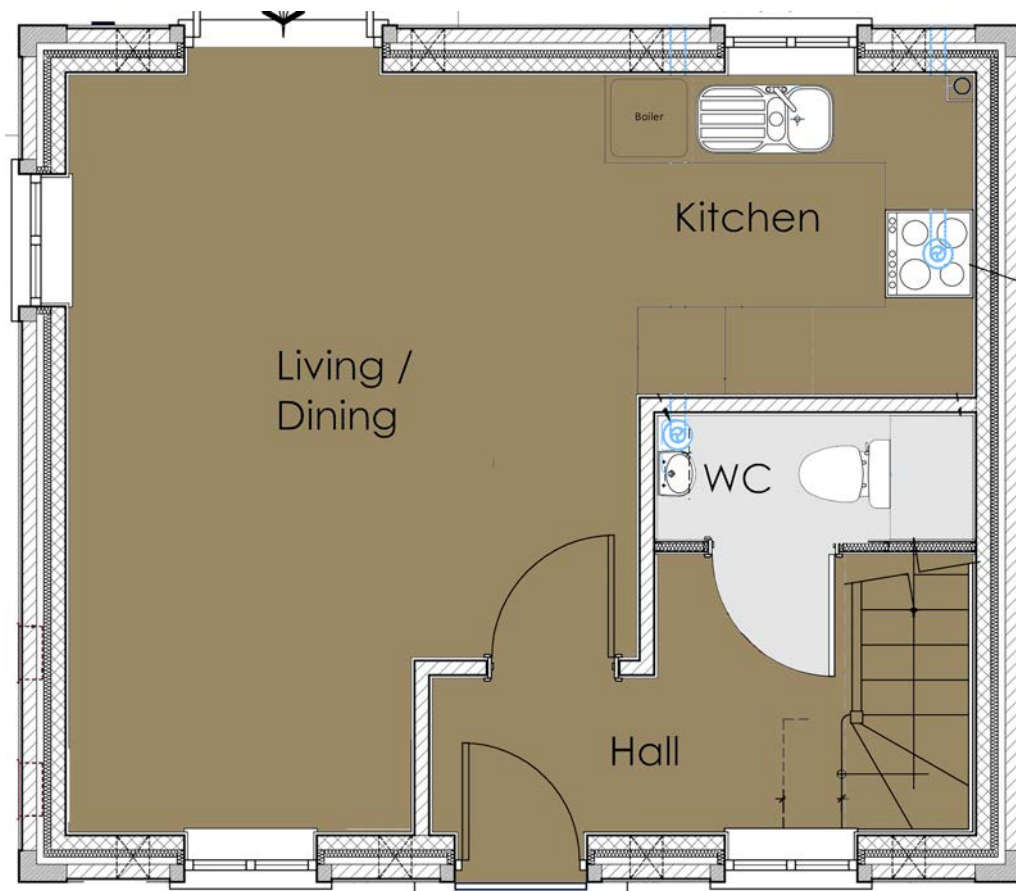


Artist's impression



A two bedroom detached home offering an open-plan living / kitchen / dining area. Separate downstairs WC. French doors leading to patio area and level lawn garden. On the first floor, both bedrooms benefit from fitted wardrobes. The fully tiled bathroom is a white suite, with vanity unit. The property further benefits from two allocated parking spaces to the rear of the property.

FLOOR PLANS



Example floor plans of a two bedroom home



THREE BEDROOM HOUSES

THE HARCOMBE Unit 30



Artist's impression

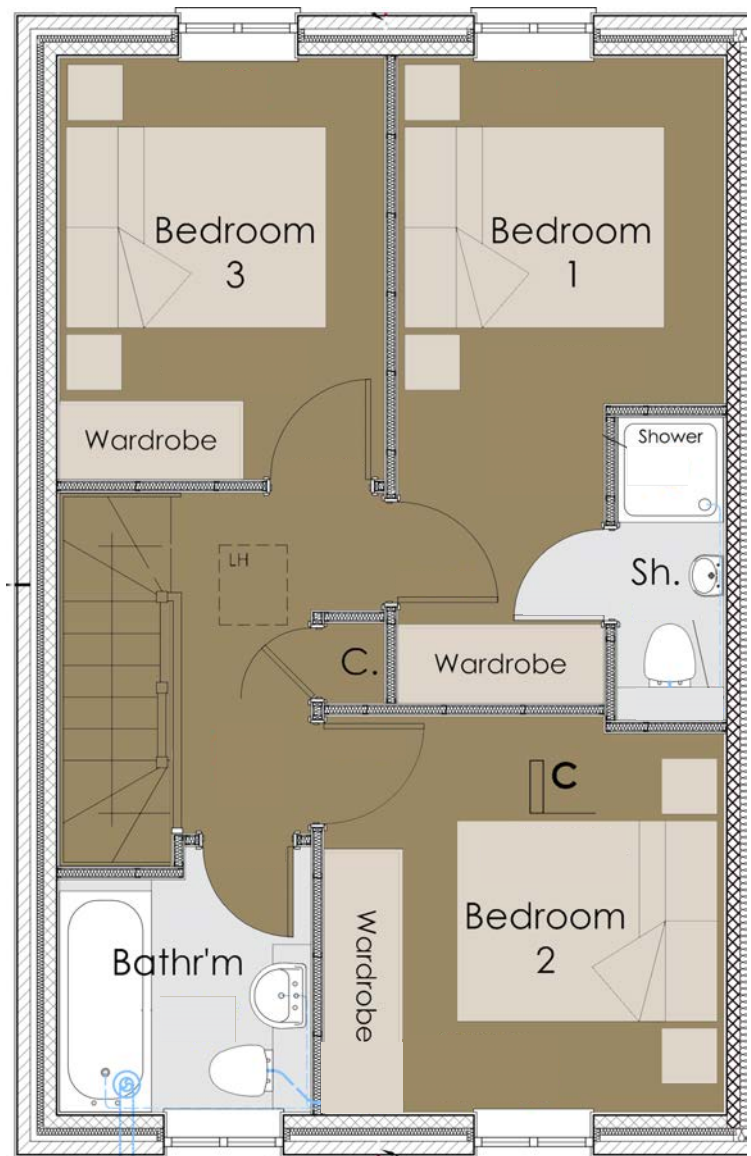
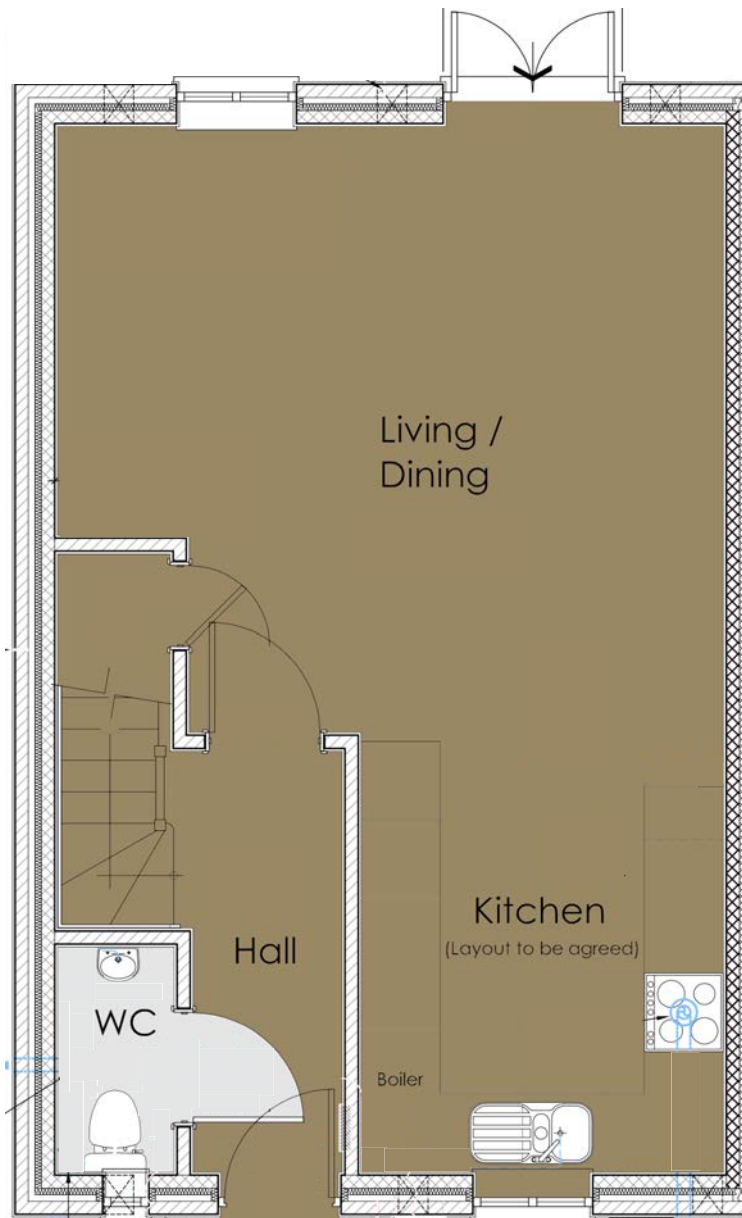


A three bedroom terrace home offering an open-plan living / kitchen / dining area. Separate downstairs WC. French doors leading to patio area and level lawn garden.

On the first floor, three double bedrooms all benefit from fitted wardrobes. The bathroom comprises of a white suite with vanity unit and is fully tiled.

The property further benefits from two allocated parking spaces to the rear of the property.

FLOOR PLANS



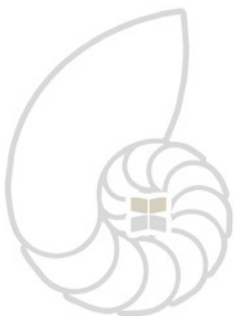
Example floor plans of a three bedroom home

FOUR BEDROOM HOUSES

THE MORCOMBELAKE Unit E1



Artist's impression



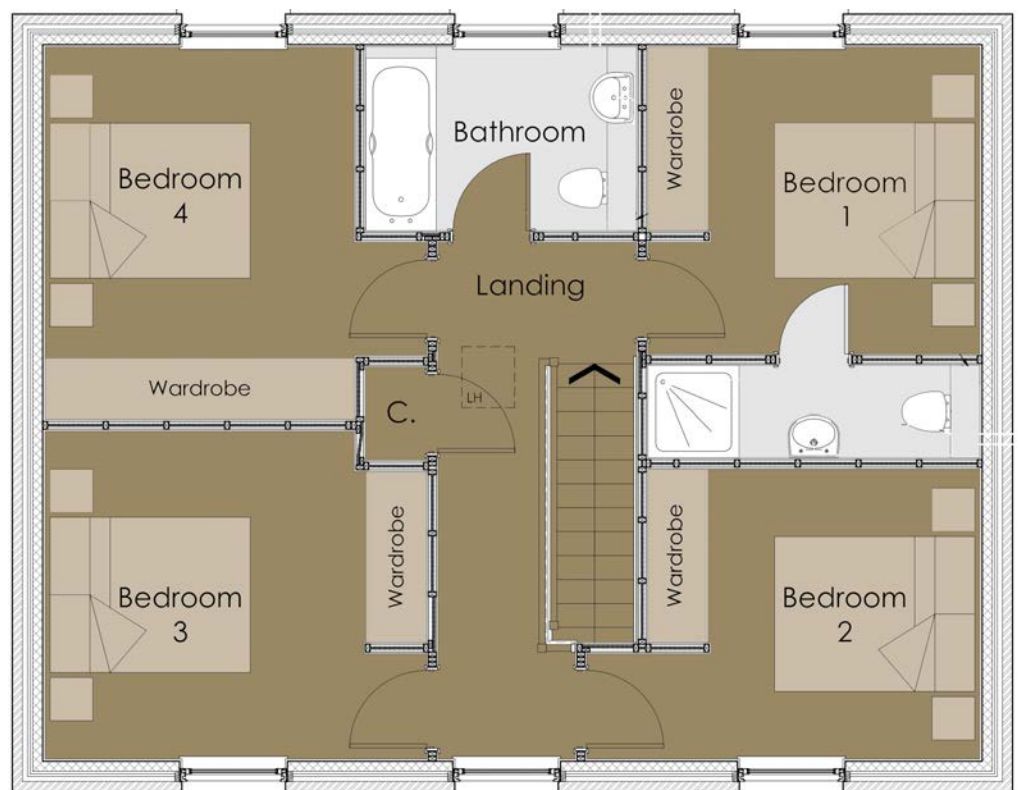
A four bedroom detached home offering spacious living room along with open-plan kitchen / dining area and a separate downstairs WC.

French doors lead to garden which consists of patio area and level lawn.

On the first floor, all four double bedrooms benefit from fitted wardrobes. The family bathroom is a fully tiled modern white suite.

The property further benefits from two allocated parking spaces.

FLOOR PLANS



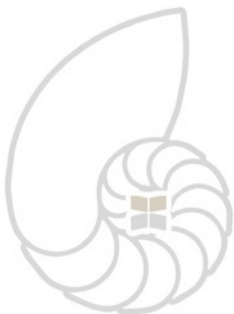
Example floor plans of a four bedroom home

FIVE BEDROOM HOUSES

THE POUNDBURY Unit E1



Artist's impression



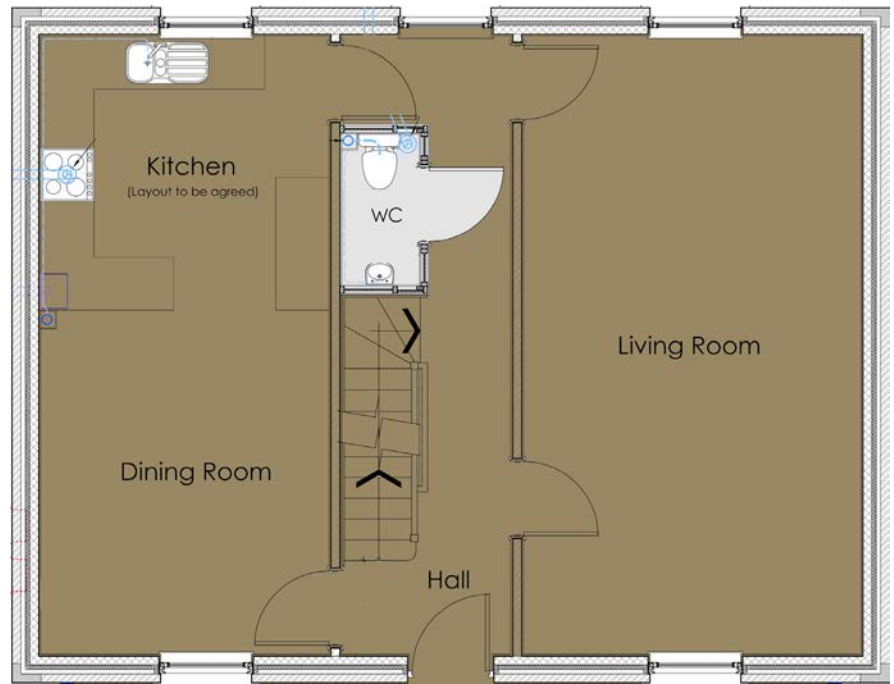
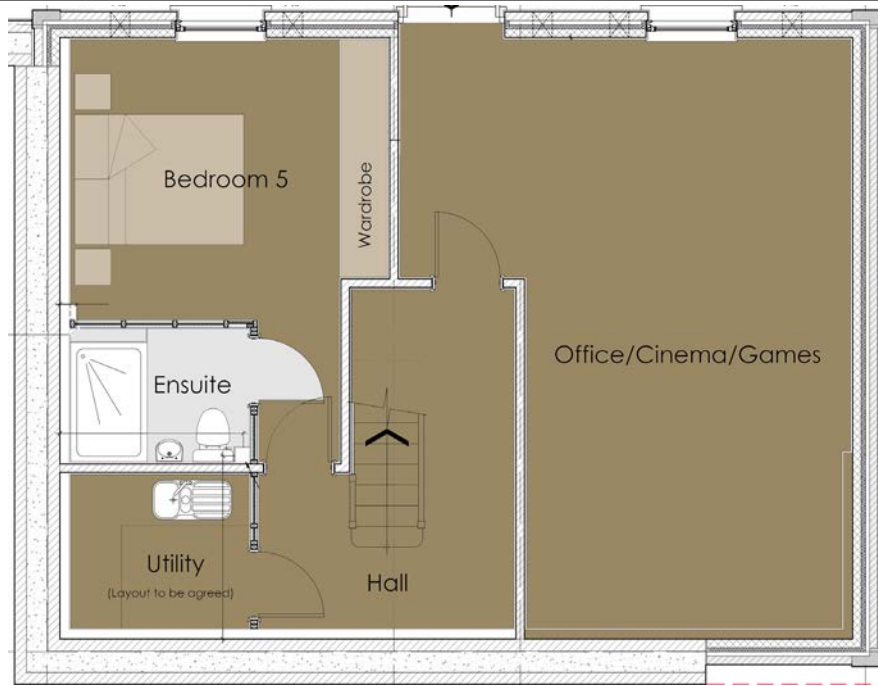
A five bedroom detached home split across three levels. The lower ground floor is comprised of a double bedroom with en-suite, utility room and generously sized games or cinema room.

The entrance level of the property, the ground floor, is an open-plan kitchen / dining room as well as a spacious living room and separate WC.

The first floor, complete with four double bedrooms, all benefit from fitted wardrobes. The fully-tiled family bathroom is a white suite with vanity units.

The property further benefits from two allocated parking spaces. The garden has a level lawn area with a patio.

FLOOR PLANS



Example floor plans of a five bedroom home

LOCALITY



Monmouth Park is only a stones throw from the beach, harbour, shops, bars and restaurants. A short drive or fifteen minute walk will find you in the picturesque and historic town centre.

Access to the upper part of Monmouth Park will be off Colway Lane. Access to the lower part of the development will be via Queens Walk and Applebee Way.

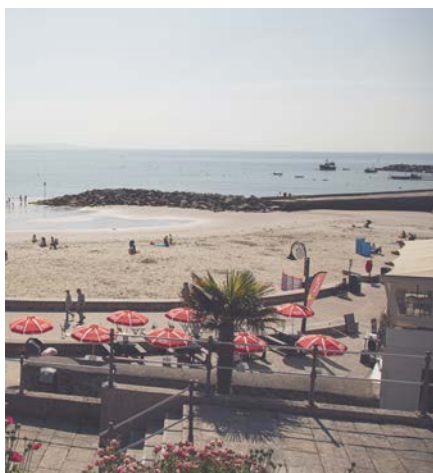


SPECIFICATION

- Bespoke fitted kitchen with integrated appliances, solid worktops and modern splash backs
- Contemporary white bathroom suite with chrome taps, heated towel rail and choice of large format porcelain tiles
- Choice of premium carpets
- 2 parking spaces per property
- Rear gardens with level lawn and patio area

GENERAL	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
uPVC double glazed sash windows			•	•
uPVC double glazed casement windows	•	•		
External doorsets with multi-point locking system	•	•	•	•
Underfloor heating on ground floor level	•	•	•	•
Gas fired central heating	•	•	•	•
Turfed rear garden with patio area and external tap	•	•	•	•
Rear garden boundary fences	•	•	•	•

INTERNAL FINISHES	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
Oak veneer doors with chrome door furniture	•	•	•	•
Timeless white emulsion to walls & smooth white ceilings	•	•	•	•
White woodwork	•	•	•	•
Engineered oak timber flooring to kitchen	•	•	•	•

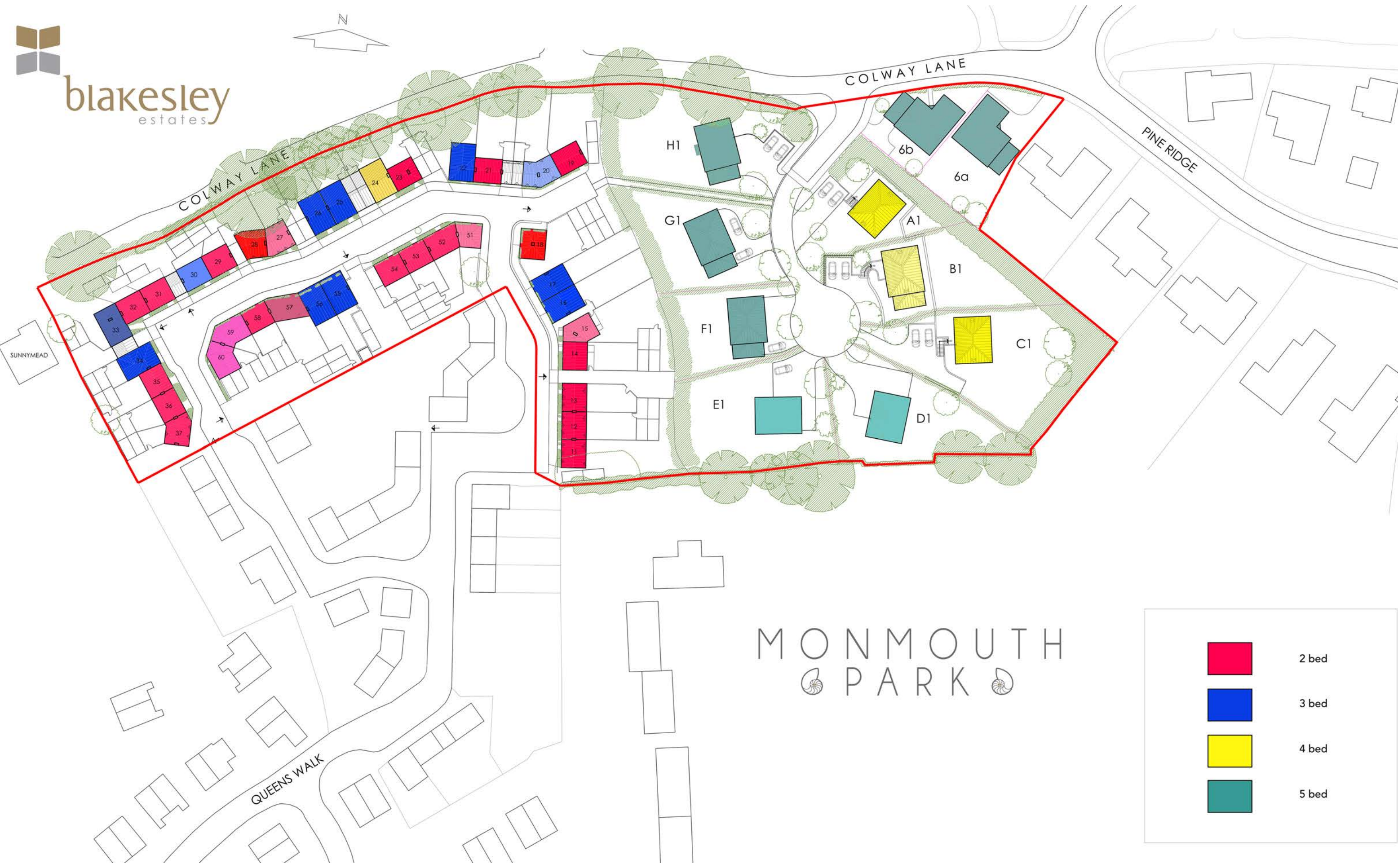


KITCHEN	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
Fully fitted kitchen with silestone worktop and upstands	•	•	•	•
Glass or tiled splash back behind hob 60cm	•	•		
Glass or tiled splash back behind hob 90cm			•	•
1.5 bowl stainless steel sink	•	•	•	•
Induction hob 60cm	•	•		
Induction hob 80cm			•	•
Stainless-steel single oven	•			
Stainless-steel double oven		•		
Stainless-steel single ovens x2			•	•
Stainless-steel extractor hood 60cm	•	•		
Stainless-steel extractor hood 90cm			•	•
Integrated fridge/freezer	•	•	•	•
Integrated dishwasher	•	•	•	•
Integrated washing machine	•	•	•	•





BATHROOM & EN SUITE	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
White sanitary ware with contemporary chrome fittings	•	•	•	•
Fixed head & hand shower with glass screen over bath	•	•	•	•
Fixed head shower in en suites		•	•	•
Chrome heated towel rail in bathroom and en suite	•	•	•	•

LIGHTING & ELECTRICALS	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
BT Fibre network to the premises	•	•	•	•
Terrestrial TV aerial	•	•	•	•
TV points in living room and master bedroom	•	•	•	•
Telephone point in hall and living room	•	•	•	•
USB port in lounge and master bedroom	•	•	•	•
LED downlights in kitchen, bathroom and en suite	•	•	•	•
Shaver socket to bathroom and en suite	•	•	•	•
External lights to front door area and patio area	•	•	•	•

SITE LAYOUT



MONMOUTH
PARK

	2 bed
	3 bed
	4 bed
	5 bed



MD

For more information, please contact the Martin Diplock office:

01297 445500
post@martindiplock.co.uk

36 Broad Street
Lyme Regis
Dorset
DT7 3QF



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e: enquiries@blakesley-est.com

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