

MONMOUTH PARK



An exclusive development of 47 traditionally designed and built new homes

SPECIFICATION



blakesley
estates

DEVELOPMENT SPECIFICATION

- Monmouth Park comprises 47 traditionally built new homes
- The exclusive development includes 2, 3, 4 and 5 bedroom houses
- A short distance from Cobb Harbour, beaches and town centre
- Stunning views of the surrounding countryside
- Landscaped communal areas

HOUSES

- 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 casement windows	•	•	•	•
External doorsets with multipoint locking system	•	•	•	•
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	•	•	•	•
Flooring to kitchen	•	•	•	•

Monmouth Park is a development by:



DEVELOPMENT SPECIFICATION

KITCHEN	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
Fully fitted kitchen with solid worktop and upstands	•	•	•	•
Glass splash back behind hob 60cm	•	•		
Glass splash back behind hob 90cm			•	•
1.5 bowl stainless steel sink	•	•	•	•
Ceramic hob 60cm	•	•		
Ceramic 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 fridge			•	•
Integrated 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	•	•	•	•



Backed by
HM Government

Blakesley Estates subscribes to the Consumer Code of Conduct. Please refer to the Sales Agent for details.

Specification may be amended at any time without notice. Please check specific plot details with the Sales Agent prior to reserving your home, particularly on items which are more important to you.

Alternative options available upon request.

If you are a first time buyer, please ask for more details on the Help to Buy: Equity Loans.

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