

Taylor  
Wimpey

*Find your way around*

# PLUMB PARK

EXMOUTH | DEVON



# PLUMB PARK. A VERY SPECIAL PLACE TO BE

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*Here you'll find a charming collection of two, three, and four-bedroom homes in the coastal town of Exmouth. Each property has been designed to be in keeping with the traditional features of Devon, creating character-filled homes ready for you and your family to enjoy for years to come.*

*Take a deep breath and enjoy a calmer way of life at Plumb Park.*

## MAKE YOURSELF AT HOME

*From the first time you open the front door, you know this is somewhere you can call home.*

*Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.*

*We've even decorated in neutral colours so you can stamp your personality on it from Day 1.*

*So, come on in... and make yourself at home.*



*Images include optional upgrades at additional cost.*

# LIVE AND LOVE COASTAL LIFE

*If you love unwinding by the sea, the peace and quiet of the English countryside, but still need to stay well connected in a location convenient for everyday life, then Plumb Park is perfect for you. Nestled between Dartmoor National Park and the Jurassic Coast, Plumb Park offers residents the best of coast and countryside living.*

*With the centre of Exmouth on your doorstep, there is an extensive selection of cafes, restaurants and shops available, as well as a nature reserve only a short drive away.*



*Enjoy a stroll down longest seafront in Devon and explore the two miles of golden sand and fascinating rock pools.*



*Experience dining with a difference at the floating Rive Exe cafe, anchored in the middle of the River Exe Estuary.*



*Exmouth town centre has a great mix of high street names and independent retailers, catering for all shopping tastes.*

# THE PERFECT PLACE TO BE

*With the A376 just under two miles away, leading to the M5, travel to Exeter, Bristol and beyond is within easy reach, so you can enjoy living by the sea whilst staying well-connected to surrounding areas. Catching a train is just as easy, with Exmouth train station less than 2 miles away, you can enjoy links to Exeter and Plymouth. If you're looking for travel further afield, Exeter airport is also less than half an hour away.*



*Lympstone Manor Hotel, offers fine dining by Michael Caines, overlooking the Exe estuary  
Image: Mark Ashbee Photography*



*A La Ronde an 18th-century, 16 sided house, on the outskirts of Exmouth*



*Princesshay Shopping Centre in Exeter is home to over 70 of the best high street names and great variety of restaurants and bars*



## WHY BUY NEW?



*No buying chain means less stress and hassle*



*Save money on your household bills from Day 1*



*Start with a blank canvas and create your home your way*



*Become part of a new and growing community*



*Enjoy real peace of mind, with our two-year warranty*



*Live in a high specification home built to suit modern lifestyles*



## WE'RE WITH YOU EVERY STEP OF THE WAY

*Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.*

HERE TO HELP YOU BUY



Backed by HM Government

*Help to Buy means you can make the move to your first home - or move to a new one - with a deposit of just 5%.*

HERE TO HELP YOU SELL



### PART EXCHANGE

*Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.*

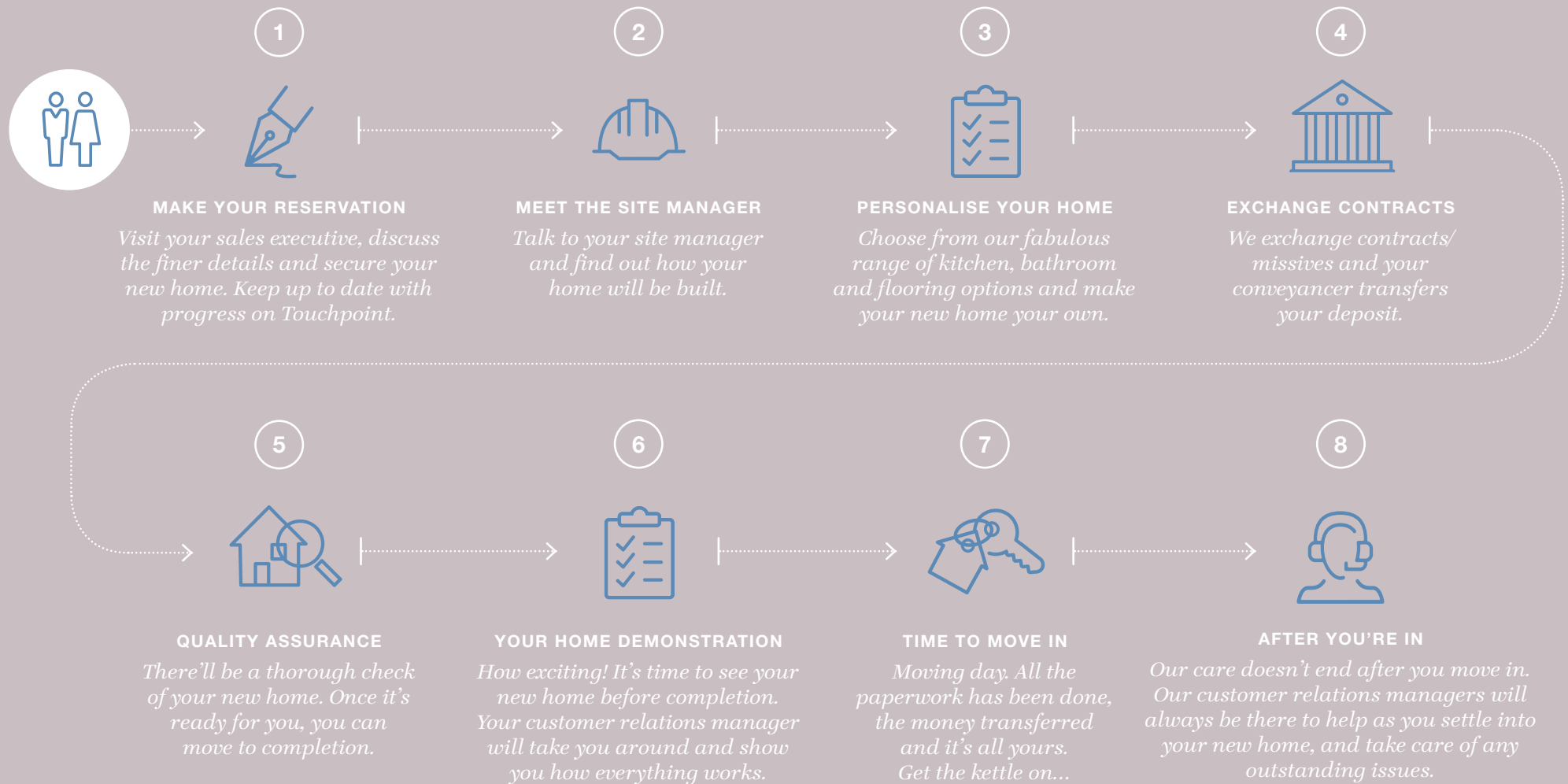


### EASYMOVER

*or easymover could help remove some of the stress if you need to sell your existing house.*

*To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.*

# FROM LOOKING ROUND TO MOVING IN...





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# THE SEATON

*3 bedroom home*

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Images include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.



# THE SEATON

The Seaton is a 3 bedroom home providing all you need for modern living. On the ground floor you will find the kitchen/breakfast area, guest cloakroom, and living room/dining area, with French doors leading to the rear garden. The first floor landing leads to the en suite master bedroom, a further double bedroom and a single bedroom. The family bathroom completes this lovely home.

## Ground Floor



<b>Living room</b>	4.74m x 3.71m	15' 7" x 12' 2"
<b>Kitchen</b>	3.10m x 3.44m	12' 2" x 11' 3"

## First Floor



<b>Bedroom 1 (max.)</b>	3.66m x 3.43m	12' 2" x 11' 3"
<b>Bedroom 2</b>	2.64m x 3.31m	8' 8" x 10' 10"
<b>Bedroom 3 (max.)</b>	2.03m x 3.71m	6' 8" x 12' 2"



\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. TWE 48417 / June 2018

Want to view one of our gorgeous new showhomes?  
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

**Taylor  
Wimpey**

## PLUMB PARK

Land off Buckingham Close,  
Exmouth,  
Devon,  
EX8 2JB

## CONTACT US ON

01395 204 800

## SATNAV

EX8 2JB

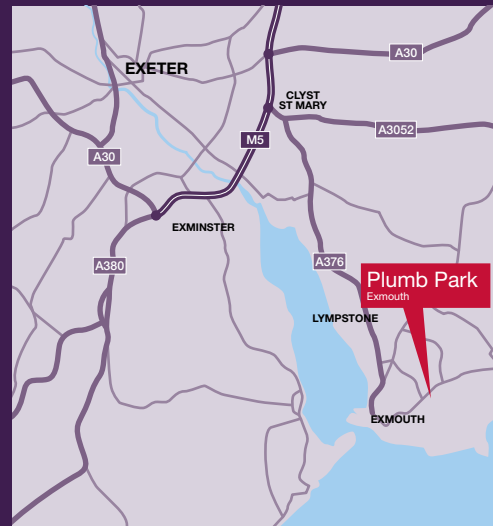
### FROM THE EXMOUTH

- Head south-east on Rolle St towards Market St
- At the roundabout, go straight ahead onto Rolle Road.
- Turn left onto Douglas Avenue.
- Turn right on Buckingham Close and Plumb Park will be on your right.

### FROM JUNCTION 30 OF THE M5

- Leave the M5 at junction 30, at the roundabout take the EXIT labelled A376 Exmouth/Sidmouth/Westpoint.
- At the roundabout, take the 1st exit onto Sidmouth Road.
- At the roundabout, take the 2nd exit onto Sidmouth Road/A376.
- At the roundabout, take the 3rd exit onto Exmouth Road/A376.

- At the roundabout, take the 1st exit and stay on Exmouth Road/A376.
- Turn left onto Featherbed Lane.
- Turn right onto Hulham Road.
- At the roundabout, take the 1st exit onto Pound Lane.
- At the roundabout take the 1st exit onto Withycombe Village Road.
- At the roundabout, take the 2nd exit onto Bradham Lane.
- Turn left onto Salterton Road/B3178.
- Turn right onto Littleham Road.
- Turn right onto Cranford Avenue.
- Turn left onto Douglas Avenue.
- Turn left onto Buckingham Close and Plumb Park will be on your right.



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