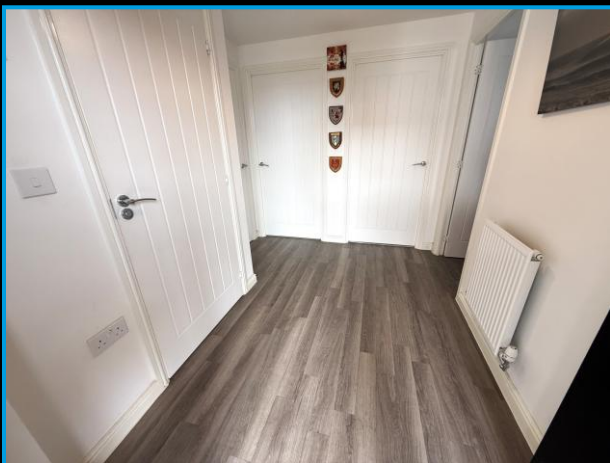


**Guide Price £299,950**  
**18 Park Drive, Exmouth, EX8 2FQ**



- Self Contained Ground Floor Flat • Built By Messrs Taylor Wimpey Homes In 2024
- Gas Central Heating & Double Glazing • 24' Triple Aspect Living / Dining / Kitchen
- 2 Double Bedrooms • Bathroom With Shower Over Bath • Allocated Parking Immediately To Front
- Own Patio Area & Communal Gardens





## Description

`The Bovington` was built by Messrs Taylor Wimpey homes in 2024 and is a self contained, 2 double bedroom ground floor apartment. Situated within the popular Plumb Park development, this property is situated in very good condition and an appointment to view is advised.

## Accommodation

### Ground Floor

Own composite front entrance door, beneath storm canopy with outside lighting, leading to:

### Entrance Hall

Radiator. Smoke alarm. Wooden flooring. Doors leading to both bedrooms, living / dining / kitchen, bathroom and:

### Storage Cupboard

Large walk - in storage space with power and light connected which also has the electric trip switch fuse box.

### Open Plan Living / Dining / Kitchen 24'1" (7.34m) Max x 15'2" (4.62m) Max

Triple aspect having uPVC double glazed windows to front, rear and side. Good range of fitted cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Integrated dishwasher, washing machine, fridge and freezer. Wall mounted, concealed, gas fired Combi boiler that supplies the central heating and domestic hot water. Wooden flooring.

### Bedroom 1 13'10" (4.22m) x 9'3" (2.82m)

uPVC double glazed window to rear. Fitted double wardrobe with mirror fronted sliding doors. Radiator.

### Bedroom 2 13'10" (4.22m) x 9'2" (2.79m)

uPVC double glazed French doors leading to own patio area. Radiator.

### Bathroom

Modern fitted white suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height. Low level WC. Pedestal wash hand basin. Heated towel rail. Inset ceiling lights. Extractor fan. Wooden flooring.



### Externally

The property has communal grounds which surround the building but this apartment also has its own patio area, accessed via bedroom 2, being an ideal place for outdoor dining and sitting during the fine weather.

### Parking

Immediately to the front of the building is the allocated off a parking space. There is further visitors parking.

### Tenure

The property is LEASEHOLD. We understand a 125 year lease was granted in 2024. Combined Service Charges, Buildings Insurance and Ground Rent of £1,037 per annum.

### Services

All mains services are connected. The property is on a water meter. Council Tax Band C

### Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

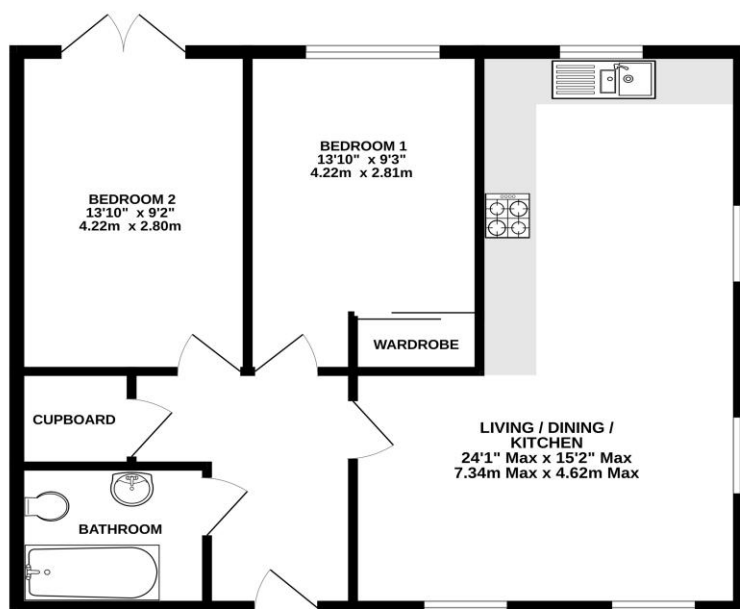
Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

### Agents Note

These are draft particulars and are awaiting vendors verification



## GROUND FLOOR



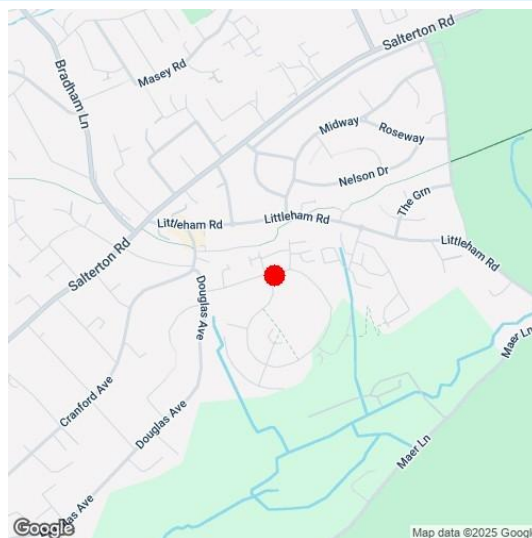
PARK DRIVE, PLUMB PARK

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagage (2/2025)

### Directions

From our prominent Town Centre office, proceed up Rolle Street and straight ahead at the roundabout into Douglas Avenue. Continue along this road, passing the Devon Court Hotel and after approx 1 mile, turn right into Buckingham Close and into "Plumb Park". Continue straight ahead, into Park Drive, and follow the road around, where the property will be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	83	83
EU Directive 2002/91/EC		



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
 TEL: 01395 222350 Email: [exmouth@linksestateagents.co.uk](mailto:exmouth@linksestateagents.co.uk) WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.