

RICHARD BOUD

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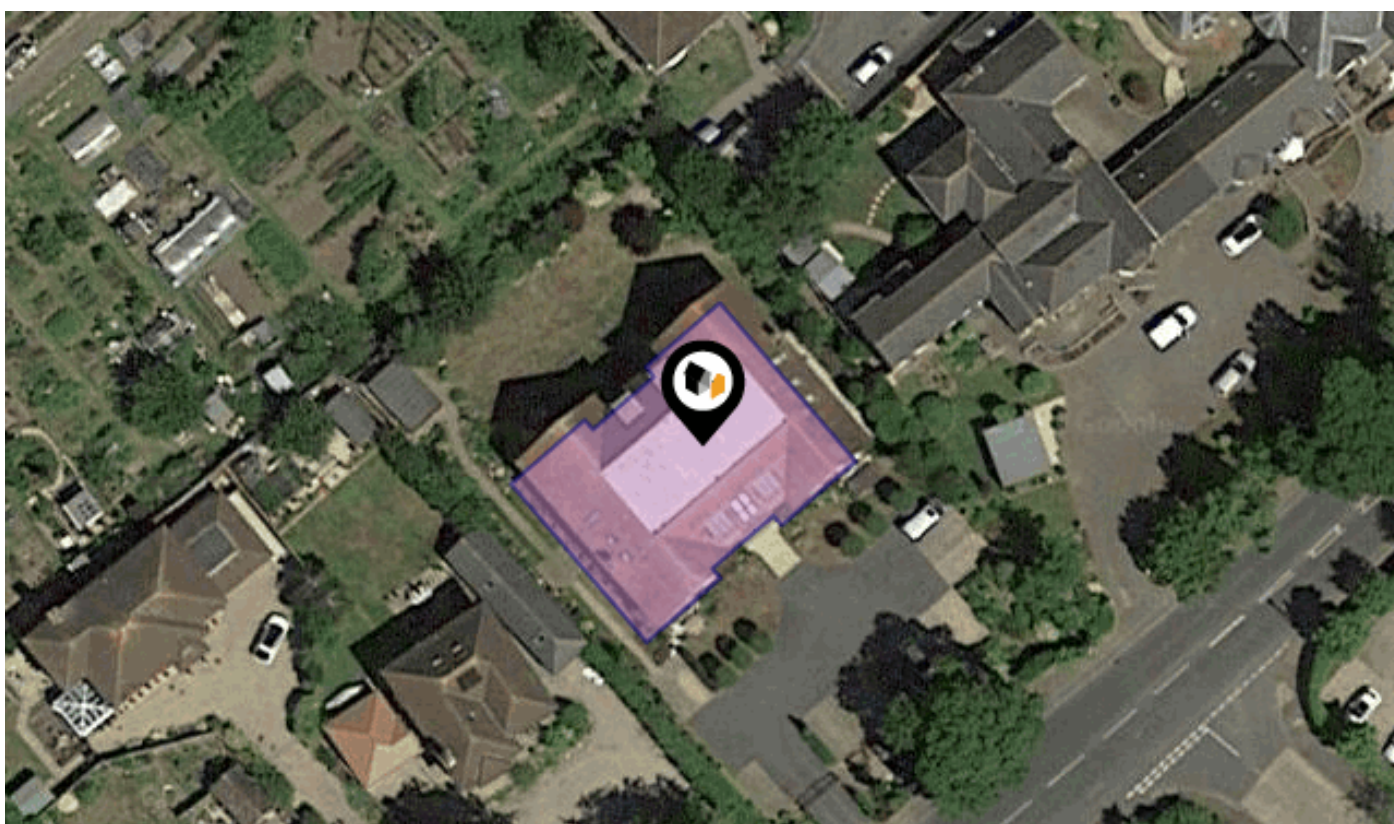
BESPOKE ESTATE AGENT



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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area



**FLAT 4, HERITAGE GRANGE, 77 SALTERTON ROAD,
EXMOUTH, EX8 2EN**

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Know any property instantly

An impressive ground-floor apartment, set in the prestigious gated development known as Heritage Grange, boasts a spacious layout with two double bedrooms and was formerly the show home. It is conveniently situated in the favoured "Avenues" area of Exmouth for easy access to the town centre and seafront (0.8 miles). Local shops and the post office are also within walking distance at Littleham Cross (0.3 miles), and the bus stops are close at hand.

This apartment is presented to a high standard and is bathed in natural light. The many benefits and features include underfloor heating via a Worcester Bosch gas-fired boiler and double glazing, a roomy reception hall, and a dual-aspect lounge/dining room with double doors leading to a delightful private patio terrace that enjoys a southerly aspect. There is also a modern, well-fitted kitchen with granite worktops and integrated Neff appliances, including a five-ring gas hob, extractor cooker hood, combination double oven/microwave, fridge freezer, dishwasher and washer/dryer. Additionally, there are 2 double bedrooms, both with built-in wardrobes and a quality en-suite shower room/WC in the main bedroom, as well as an additional quality bathroom/WC, both with white Porcelanosa sanitaryware.

The Heritage Grange development is surrounded by secure gated access and landscaped communal grounds, which are kept in prime condition. In addition to the private southerly-facing patio sun terrace, the apartment also enjoys an allocated parking space, two visitor parking spaces, and access to a large storage shed. This shed is divided into individual storage areas for bikes and outdoor gear if needed.

If you are searching for a beautiful apartment in one of Exmouth's finest developments, conveniently located and easily accessible, look no further.

SUMMARY OF ACCOMMODATION:

Ground Floor:

Communal Hallway

Private Reception Hall

Lounge/Dining Room: 6.2m (20'4") x 3.8m (12'6")

Kitchen: 3.8m (12'5") x 2.2m (7'3")

Bedroom 1: 4.3m (14'1") x 3.1m (10'2") overall

Ensuite: 2.7m (8'10") x 1.4m (4'7")

Bedroom 2: 4.3m (14'1") x 2.8m (9'2")

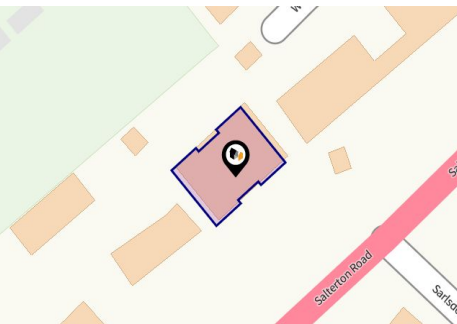
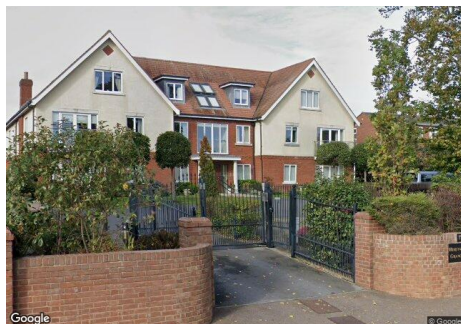
Bathroom: 2.2m (7'3") x 2.2m (7'3")

Outside: Southerly facing private patio terrace. Automated gated private driveway with an allocated parking space and two visitors' parking. Storage facilities.

AGENTS NOTES:

Tenure: Share of Freehold (1/10th share). Lease 199 years from 01/01/2007. Vacant possession on completion with no onward chain.

Management Charges: £2,200 per annum to include ground rent, building insurance, gardener, etc. (Paid in two instalments, January & July).



Property

Type:	Flat / Maisonette	Last Sold Date:	11/01/2008
Bedrooms:	2	Last Sold Price:	£279,950
Floor Area:	914 ft ² / 85 m ²	Last Sold £/ft²:	£306
Plot Area:	0.1 acres	Tenure:	Leasehold
Council Tax :	Band C	Start Date:	10/01/2008
Annual Estimate:	£2,087	End Date:	01/01/2206
Title Number:	DN566177	Lease Term:	199 years from 1 January 2007
UPRN:	10000250576	Term Remaining:	181 years

Local Area

Local Authority:	Devon
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

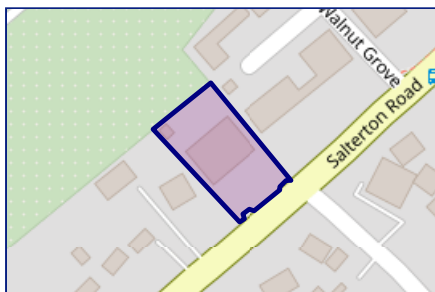
6 mb/s	66 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)

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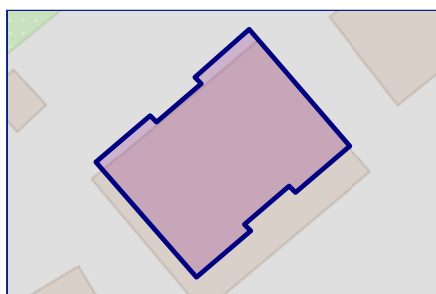
Satellite/Fibre TV Availability:

Freehold Title Plan



DN110924

Leasehold Title Plan



DN566177

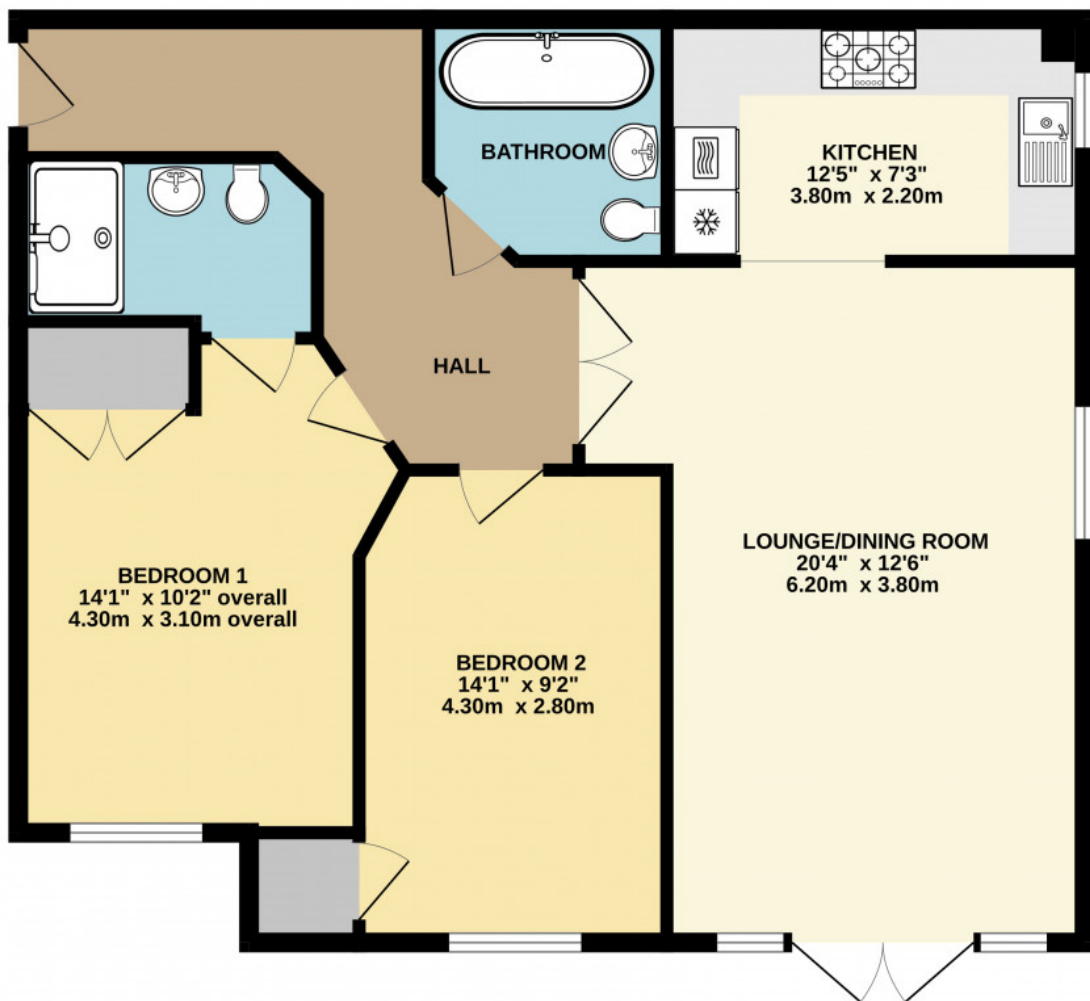
Start Date: 10/01/2008
End Date: 01/01/2206
Lease Term: 199 years from 1 January 2007
Term Remaining: 181 years





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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Flat 4, Heritage Grange, 77 Salterton Road, EXMOUTH, EX8 2EN

Energy rating

B

Valid until 30.06.2034

Certificate number
 2412-3039-9206-4134-5204

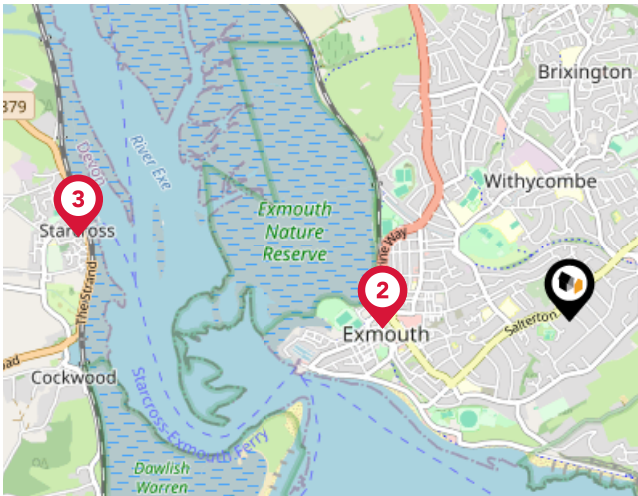
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Ground-floor flat
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and at least two room thermostats
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	85 m ²

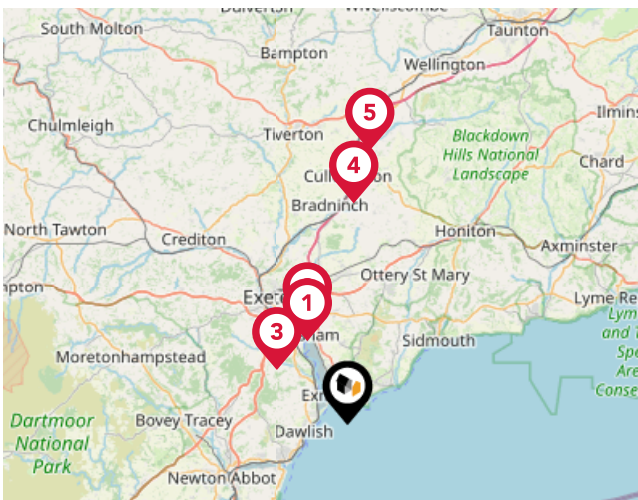
Area

Transport (National)



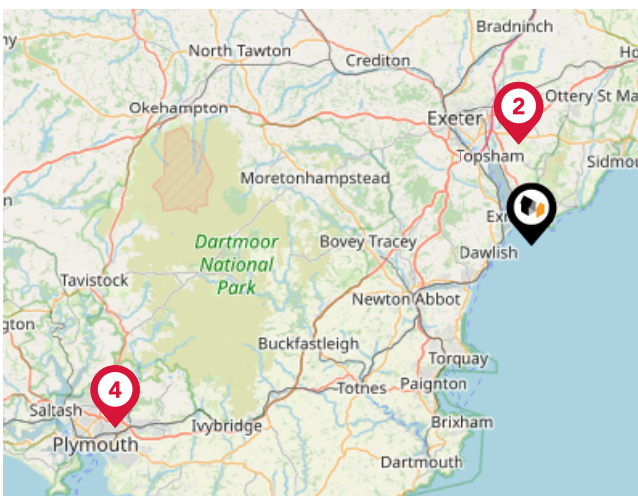
National Rail Stations

Pin	Name	Distance
1	Exmouth Rail Station	0.88 miles
2	Exmouth Rail Station	0.88 miles
3	Starcross Rail Station	2.35 miles



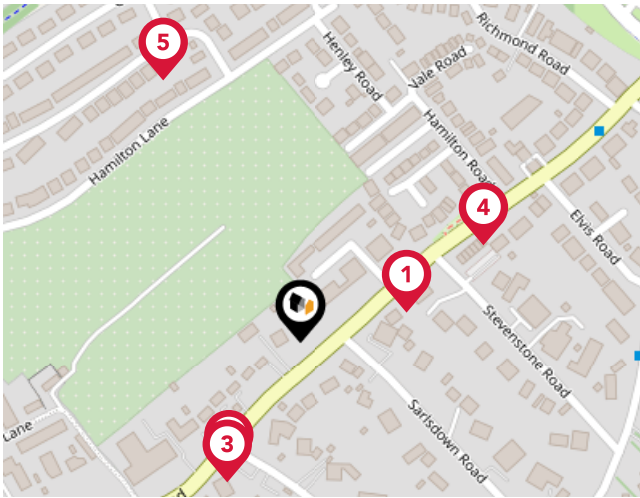
Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J30	6.94 miles
2	M5 J29	7.98 miles
3	M5 J31	6.66 miles
4	M5 J28	16.53 miles
5	M5 J27	20.56 miles



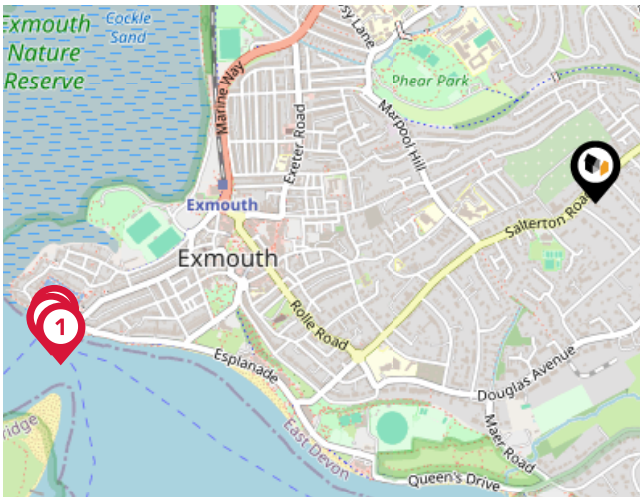
Airports/Helipads

Pin	Name	Distance
1	Exeter International Airport	7.6 miles
2	Exeter International Airport	7.6 miles
3	Plymouth City Airport	34.34 miles
4	Plymouth City Airport	34.34 miles



Bus Stops/Stations

Pin	Name	Distance
1	Stevenstone Road	0.06 miles
2	Elwyn Road	0.09 miles
3	Elwyn Road	0.09 miles
4	Hamilton Road	0.12 miles
5	Chichester Close	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Exmouth Ferry Landing	1.31 miles
2	Exmouth Ferry Landing	1.32 miles
3	Exmouth Ferry Landing	1.33 miles

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BESPOKE ESTATE AGENT

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I have been an estate agent all my working life, including managerial positions with independent and corporate companies, which led to my running my own business as the next logical step. Having managed offices in Exmouth, Budleigh Salterton, Sidmouth, Seaton and Honiton, I have a thorough knowledge of all areas of East Devon while selling a wide variety of properties, from bijou apartments to prestige country and waterside homes. And with more than three decades of experience, selling hundreds of properties of all types throughout East Devon, rest assured that I have learnt to deal with every aspect of estate agency first-hand – including all the ups and downs – meaning I can ensure that your experience will be as straightforward and stress-free as possible. As proof that I offer the highest level of integrity, I have been a Fellow of the National Association of Estate Agents for many years. I am also a member of The Property Ombudsman, so you know you will be in safe, professional hands from start to finish.

Testimonial 1



Richard dealt with both the sale of my property and the purchase of another. He was absolutely first-class and professional. I would not hesitate to use his services again if ever I needed to. Thank you, Richard, for making the whole process as smooth as possible.

Brenda Marks

Testimonial 2



From day one, I was struck by Richard's promised loyalty and professionalism. I was not disappointed. Knowing he was always available for any query was a good feeling. I would not hesitate to recommend.

Sue Southard

Testimonial 3



An excellent bespoke service, nothing was too much trouble, and Richard's expertise was invaluable. The quality of all aspects was extremely high, from the photos, video, booking of appointments to viewings and negotiations. Richard's professionalism and years of experience shone through and provided a genuine and trustworthy service. We highly recommend Richard Boud Estate Agent.

Malcolm Newton

Testimonial 4



The best! Richard sold my house very quickly and for an excellent price. He then held together a complex and shifting chain to completion. Throughout the whole process, he was always available, always responsive, always professional and positive. Having witnessed the work of several local estate agents involved in my chain, I can honestly say the quality service he offers is in a different league.

Toby Robertson



/richardboudestateagent

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