



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Flat 9 Heritage Grange, 77 Salterton Road, Exmouth, EX8 2EN

GUIDE PRICE

£475,000

TENURE Share of Freehold



An Exceptional Penthouse Style Apartment Located In A Highly Desirable Modern Development

Stunning Sitting Room With Vaulted Ceiling * High Quality Fitted Kitchen/Snug * Full Height Gabled Covered Balcony * Stairs And Lift To All Floors * Two Large Double Bedrooms * Quality En-Suite Shower Room/WC * Superb Four Piece Bathroom Suite Underfloor Heating * Double Glazed Windows * Viewing Strongly Recommended

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Heritage Grange is located less than one and a half miles from the sea front and beach and within five minutes of local facilities at Littleham Cross which include a post office and range of shopping facilities including hairdressers, and general store. The property is also close to Tesco supermarket and the local bus services to both Exmouth and Exeter.

THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE: Door intercom system; access to all areas; stairs and lift to all floors. Private front door to:

SPACIOUS RECEPTION HALL: A fine and spacious entrance to the Apartment with wood flooring with underfloor heating; door entry phone; electric consumer unit; good size cupboard housing Vaillant gas boiler for hot water and central heating and water cylinders; double doors to:

LOUNGE/DINING ROOM: 6.73m x 6.32m (22'1" x 20'9") A truly stunning room with vaulted style ceilings; double glazed Velux windows with fitted blinds; double glazed double doors with picture window to side giving access to A SPACIOUS GABLED COVERED SUN BALCONY with glass Balustrade with lovely outlook over the communal gardens and allotments providing an excellent open outlook. Wood flooring and underfloor heating; television point.

KITCHEN/SNUG: 5.56m x 4.75m (18'3" x 15'7") A high quality and stylish kitchen which can also be accessed from the reception hall, with a range of granite working surfaces with matching tiled splashbacks; matching tiled splashbacks around the integrated one and a half bowl sink unit with integrate drainer. There is a wide range of cupboards, drawer units, integrated Neff dishwasher and washing machine beneath work tops; wall mounted cupboards; Neff four ring gas hob; granite splashback and stainless steel chimney style extractor hood over with light; built in double oven with cupboards above and below; integrated fridge and freezer; tiled flooring and underfloor heating; recessed ceiling spotlighting; double glazed window overlooking the communal gardens to the rear of the development.

BEDROOM ONE: 4.85m x 4.78m (15'11" x 15'8") Extremely spacious main bedroom suite with built in double wardrobe with clothes rail and shelf; wood flooring and underfloor heating; double glazed window to front access.

EN-SUITE SHOWER ROOM/WC: Fitted with shower cubicle with sliding splash screen door; wall mounted wash hand basin with mirror fronted medicine cabinet over; further upright mirror front cabinet; WC with dual push button flush; shaver socket; chrome heated towel rail; fully tiled walls; recess ceiling spotlighting; ceiling extractor fan; colour co-ordinated tiled flooring; double glazed Velux window with frosted glass.

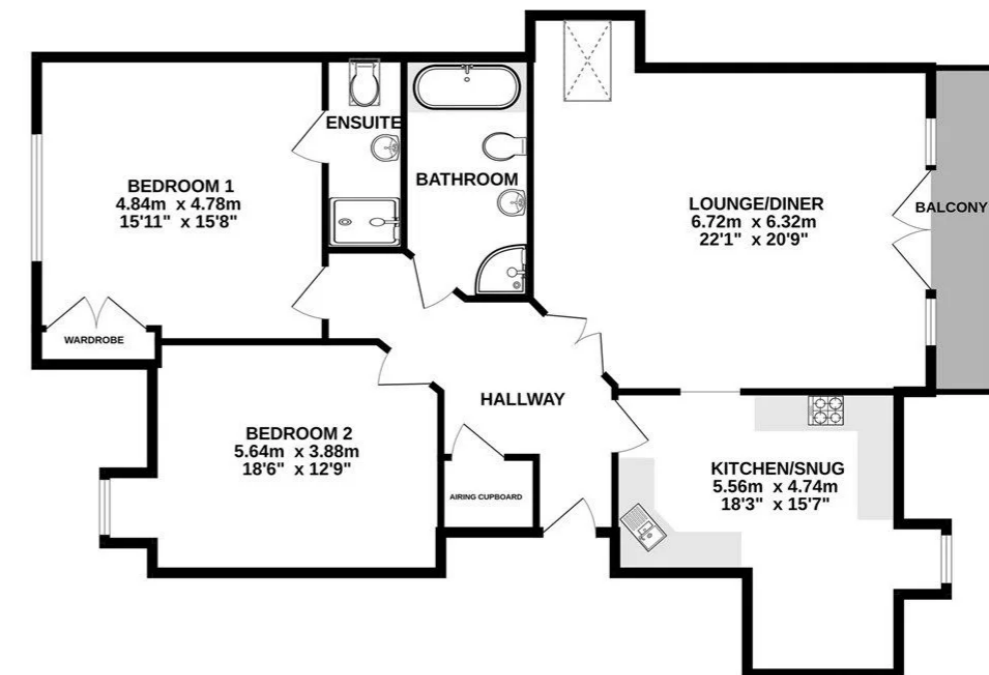
BEDROOM TWO: 5.56m x 4.75m (18'3" x 15'7") A superb sized room with wood flooring and underfloor heating.

BATH/SHOWER ROOM/WC: A well appointed four piece suite comprising bath; corner shower cubicle with curved shower splash screen doors; wall mounted wash hand basin with fitted mirror fronted medicine cabinet over; wall mounted mirror fronted cabinet; WC with concealed cistern and dual push button flush; recessed ceiling spotlighting; ceiling extractor fan; chrome heated towel rail; fully tiled walls & tiled flooring; double glazed Velux window with frosted glass.

OUTSIDE: Heritage Grange is a high quality property being a gated development, approached via a tarmac drive giving access to an allocated parking space and visitors parking. The well kept communal gardens to both the front and rear of the development together with a substantial garden store which the apartment has 1/10th of the use of.

TENURE AND OUTGOINGS: The property owns 1/10th share of the Freehold with a Lease of 199 years from 2007. Service charge is approximately £2450.00 per annum.

FLOOR PLAN:



TOTAL FLOOR AREA: 130.2square metres / 1400 square feet
Measurements are approximate. Not to scale. Illustrative purposes only
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