



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

GUIDE PRICE
£350,000
TENURE Share of Freehold



A Beautifully Presented Two Bedroom Ground Floor Apartment Situated In A Private Gated Complex With Lovely Communal Gardens And Allocated Parking

Apartment Is To The Rear Of The Development Overlooking The Gardens • Spacious Lounge/Dining Room • High Quality Kitchen With Granite Work Tops & Range Of Integrated Appliances • Two Double Bedrooms - Main Bedroom With Stylish En-Suite Shower Room/WC • Gas Central Heating • Double Glazed Windows • Allocated Parking Space Beautifully Kept Communal Gardens • Patio Sun Terrace • No Onward Chain

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

Built by Heritage Homes this spacious ground floor apartment is built to a high specification and offered for sale with no onward chain. The accommodation briefly comprises a luxury fitted kitchen with granite work top surfaces and range of built-in appliances, Porcelanosa bathroom suite and en-suite shower room/WC with Spanish tiles and two large double bedrooms. Other benefits include underfloor heating, double glazing, gas central heating and patio sun terrace. Outside there is a beautifully tended communal garden to the rear of the development with communal storage shed.

THE ACCOMMODATION COMPRISES: Communal entrance via front door with door video intercom giving access to the communal hallway. Own private front door leading to:

RECEPTION HALL: 5.18m x 4.27m (17'0" x 14'0") overall maximum measurement. Tamar security alarm; wall mounted video entry system; wall mounted thermostat control to heating; telephone point; fast fibre optic internet and offering space for a desk, double glazed doors opening to:

LOUNGE/DINING ROOM: 20' 4" x 12' 6" (6.2m x 3.81m) plus door way recess. A most spacious dual aspect room with uPVC double glazed window to side aspect; uPVC double glazed double doors opening onto a PATIO SUN TERRACE AREA; television/satellite/telephone and FM radio point; underfloor heating; wall mounted thermostat control; large opening leading through to the:

KITCHEN: 12' 6" x 7' 3" (3.81m x 2.21m) A well appointed and high specification fitted kitchen comprising of a range of granite work top surfaces with granite splashbacks; range of base cupboards, drawer units and wall units; single bowl sink unit set into work surface with mixer tap; inset five ring gas hob with matching granite splashback and stainless steel chimney style extractor hood over; integrated dishwasher, fridge/freezer and washing machine; built-in eye-level oven with microwave/oven above; ceiling spotlighting; wall mounted Worcester Bosch gas boiler serving domestic hot water and central heating (installed in 2016) housed in matching unit; airing cupboard with fitted rail and slatted shelf for airing; tiled flooring with underfloor heating; uPVC double glazed window to side aspect.

BEDROOM ONE: 16' 7" (5.05m) x narrowing to 11' 6" (3.51m) x 12' 6" (3.81m) A most spacious main bedroom with uPVC double glazed window overlooking the communal gardens to the rear; telephone point; television point; underfloor heating; wall mounted thermostat control; built-in double wardrobes; door to:

EN-SUITE SHOWER ROOM/WC: High specification suite comprising double sized shower cubicle with fitted shower unit; wall mounted wash hand basin with mixer tap; WC; tiled walls and colour coordinated tiled flooring with underfloor heating; inset ceiling spotlighting; extractor fan; heated towel rail.

BEDROOM TWO: 12' 5" x 10' 2" (3.78m x 3.1m) uPVC double glazed window to rear aspect overlooking the communal garden; built-in double wardrobe; telephone point; television point; underfloor heating; wall mounted thermostat control.

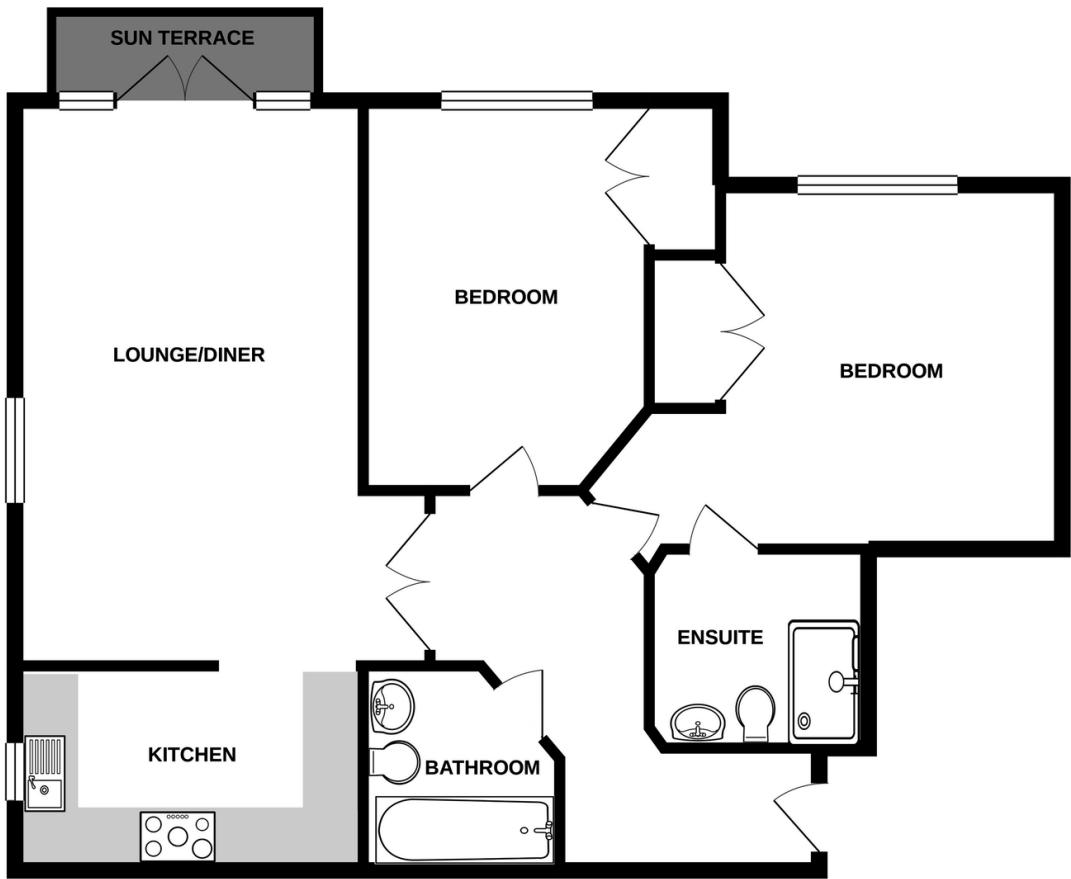
BATHROOM/WC: High specification suite comprising double-ended bath set in tiled surround; WC; wall mounted wash hand basin with mixer tap; heated towel rail; fully tiled walls and matching tiled flooring with underfloor heating; shaver socket; recess ceiling spotlighting; extractor fan.

OUTSIDE: The property benefits from a secure gated entrance which in-turn leads to a parking area where the apartment has its own parking space along with a visitors parking area. To the rear of the development there are beautifully maintained lawned communal gardens with colourful flower and shrub beds. There is a large storage shed which is divided into 10 areas where each resident has a useful individual lockable storage space.

TENURE AND OUTGOINGS: We understand the property is held on a 199 year lease from 2007. The property also has the benefit of a one-tenth share of the freehold with associated management company called Heritage Grange Property Management Company Limited. The annual maintenance charge is £2,450 which we understand includes the buildings insurance. Council Tax Band C.

FLOOR PLAN:

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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