

01395 222350

**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £279,950**

**5 Heritage Grange, 77 Salterton Road, Exmouth, EX8 2EN**



- Purpose Built First Floor Apartment • Under Floor Heating & Double Glazing • Dual Aspect Living / Dining Room With Balcony • Modern Fitted Kitchen With Appliances • 2 Double Bedrooms
- Master En - Suite Shower Room & Bathroom • Allocated Parking Space, Communal Gardens
- NO ONWARD CHAIN





## Accommodation

### Ground Floor

Communal entrance door, with video entry system, giving access to a communal hallway with stairs and lift to:

### First Floor

Private entrance door to:

#### Entrance Hall

Wall mounted electric trip switch fuse box. Smoke alarm. Wall mounted entry phone. Wall mounted thermostat for under floor heating. Smoke alarm. Doors leading to both bedrooms, bathroom and double doors leading to:

#### Living / Dining Room 20'5" (6.22m) x 14'11" (4.55m)

Dual aspect having window to side and uPVC double glazed French doors leading to the Southerly facing balcony. Wall mounted thermostat for underfloor heating. Open arch leading to kitchen and French doors leading to:

#### Balcony

Laid to timber decking and glazed balustrades, being an ideal space for outdoor dining and sitting during the fine weather.

#### Kitchen 12'5" (3.78m) x 7'3" (2.21m)

Window to side. Good range of cupboard and drawer storage units with Granite work surfaces and matching up stands. Stainless steel single sink with mixer tap and work surface drainer. Built - in 5 ring gas hob with filter hood above and eye level double electric oven and grill opposite. Integrated slimline dishwasher, fridge, freezer and washer dryer. Cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Tiled flooring with under floor heating. Smoke alarm. Inset ceiling lights.

#### Bedroom 1 14'1" (4.29m) Into Recess x 10'3" (3.12m)

Window to front. Built in double wardrobe. Wall mounted thermostat for under floor heating. Door leading to:

#### En - Suite

Modern fitted white suite of double shower cubicle with thermostatically controlled shower unit, concealed cistern WC and wall mounted wash hand basin. Fully tiled walls. Heated towel rail. Extractor fan. Inset ceiling lights.



### **Bedroom 2 14'0" (4.27m) x 9'2" (2.79m)**

Window to front. Useful built - in storage cupboard. Wall mounted thermostat for under floor heating.

### **Bathroom**

Modern fitted white suite of panelled bath, concealed cistern WC and wall mounted wash hand basin. Fully tiled walls. Heated towel rail. Shaver socket. Extractor fan. Inset ceiling lights.

### **Externally**

Heritage Grange stands in mature communal grounds with secure gated access. The main area of garden is located to the rear of the property and is predominantly laid to lawn with mature shrub borders. Each flat has an area of storage within a communal storage shed.

### **Parking**

Apartment 5 has an allocated parking space. There are also 2 additional parking spaces for visitors to Heritage Grange.

### **Tenure**

The property is LEASEHOLD and has a one tenth share of the freehold. The management company is Hillsdon Management. The current service charge is £2,100 yearly which includes the Ground Rent, Service Charge, Buildings Insurance, window cleaning and gardening.

### **Services**

All mains services are connected. 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

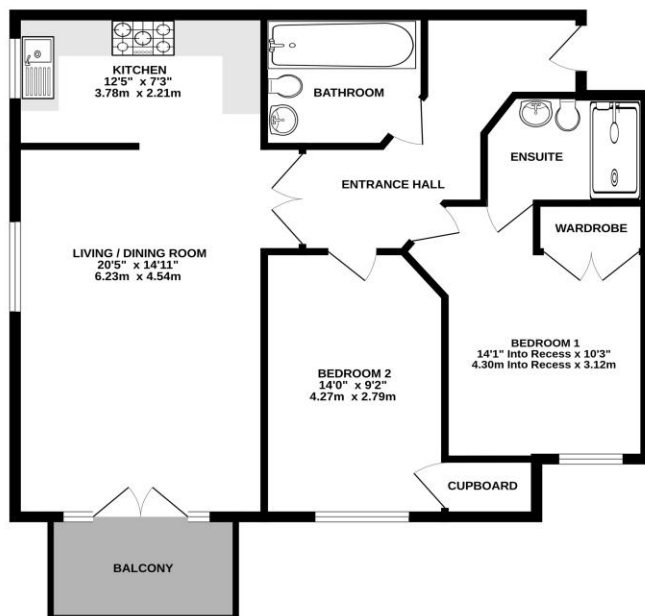


01395 222350

**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

FIRST FLOOR



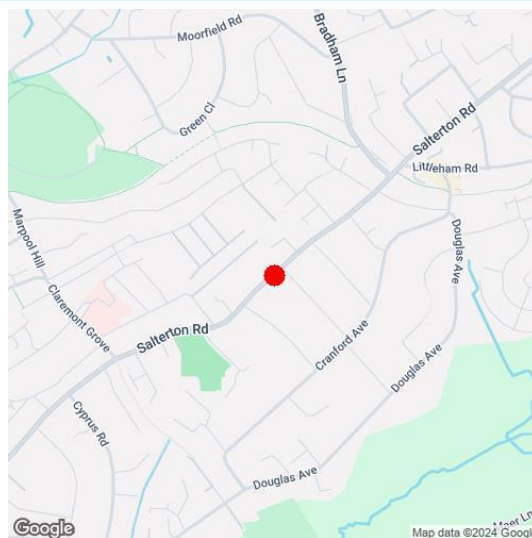
SALTERTON ROAD, EXMOUTH

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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan ©2024

**Directions**

From our prominent town centre office proceed up Rolle Road and turn left at the roundabout onto Salterton Road. Continue straight ahead at the traffic lights and Heritage Grange is located further up the Salterton Road on the left 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 EU Directive 2002/91/EC		



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email: 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.

**LINKS**  
ESTATE AGENTS

rightmove

Zoopla

OnTheMarket

PrimeLocation.com