



THE CHASSE

TOPSHAM | EXETER

SHARED EQUITY

HERITAGE
FUTURE COLLECTION



THE CHASSE

TOPSHAM | EXETER

19	Aston	1 Bed Ground Floor Apartment
20	Aston	1 Bed Ground Floor Apartment
29	Burghley	2 Bed Ground Floor Apartment
30	Burghley	2 Bed Ground Floor Apartment
31	Burghley	2 Bed First Floor Apartment
32	Burghley	2 Bed First Floor Apartment
33	Burghley	2 Bed Second Floor Apartment
34	Burghley	2 Bed Second Floor Apartment
35	Aston B	2 Bed Ground Floor Apartment
38	Hamilton	2 Bed Ground Floor Apartment



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**We don't do boring...we do stunning,
one and two bedroom apartments with
bags of kerb appeal.**

Crisp white render married with natural terracotta clay brick façades create striking exteriors and form the latest iteration of Heritage's 'Future Collection'.

Heritage Homes are proud to bring to market a selection of ten, affordable shared equity homes.

All homes are built to the acclaimed Heritage Premium Plus specification with luxury handleless kitchens and designer bathrooms as standard. Each home comes with allocated parking which is a real rarity in Topsham.

The level of workmanship and thoughtful approach to each and every home is the fundamental reason why The Chasse is the jewel in Topsham's crown.



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SHARED EQUITY HOMES

A wide-angle photograph of a harbor at sunset. The sky is filled with dramatic, dark clouds, with a bright orange and yellow glow from the setting sun breaking through near the horizon. The water in the harbor is calm, reflecting the colors of the sky. Numerous boats, including sailboats and motorboats, are moored in the harbor. The foreground shows the dark silhouettes of the harbor's edge and some vegetation.

WILD ABOUT TOPSHAM

Much of Topsham's appeal is its undoubted 'Exe Factor'; that is, its wonderful array of wildlife that sits right on its doorstep.

The Exe Estuary is a haven for a wide variety of birds such as Bar-tailed Godwits and Brent geese that roost in the picturesque reserves at Bowling Green, Exminster and Powderham marshes.

Be at one with nature - what better way to live?



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TRANQUIL, QUIANT AND COSMOPOLITAN

LET'S MOVE TO TOPSHAM

Eating out is a popular past time of the locals, which is to be expected, given the high quality restaurants to choose from. There's something for everyone, from the award-winning Essence of India to the more traditional Salutation Inn and the Galley Fish Restaurant – one of many fine seafood eateries.

Washing down the cuisine with a beverage or two is also a joy with the famed 'Topsham Ten' pubs ready to take your order, plus the Pebblebed Vineyard offers locally produced wine, tapas and occasional live music. Topsham is also renowned for its cream teas, purveyed in many a quaint West Country Café and farm shop.

Getting to and from Topsham couldn't be simpler with a regular rail service to Exeter, Exmouth and even London, a handy motorway network and Exeter International Airport enabling residents to easily travel overseas.

When it comes to property, Topsham is famous for its Dutch-style houses and Victorian terraces while more contemporary developments ensure a charming mix of the old and new. As you would expect, demand for property is high but once you're fully installed as a Topsham resident there'll be no turning back.

Consistently rated as one of the most desirable places to live in the UK, Topsham appeals to all types of home-hunter.

Situated on the banks of the Exe Estuary and surrounded by nature, it's easy to fall in love with the town on your very first visit, which is why so many sightseers return to lay down roots. Its excellent school and pre-school, play group, open air swimming pool and other outdoor pursuits appeal to families looking to settle down, while the more mature residents enjoy its range of clubs and societies, along with an assortment of amenities that mean they rarely need to travel out of town.

THE CHASSE | TOPSHAM

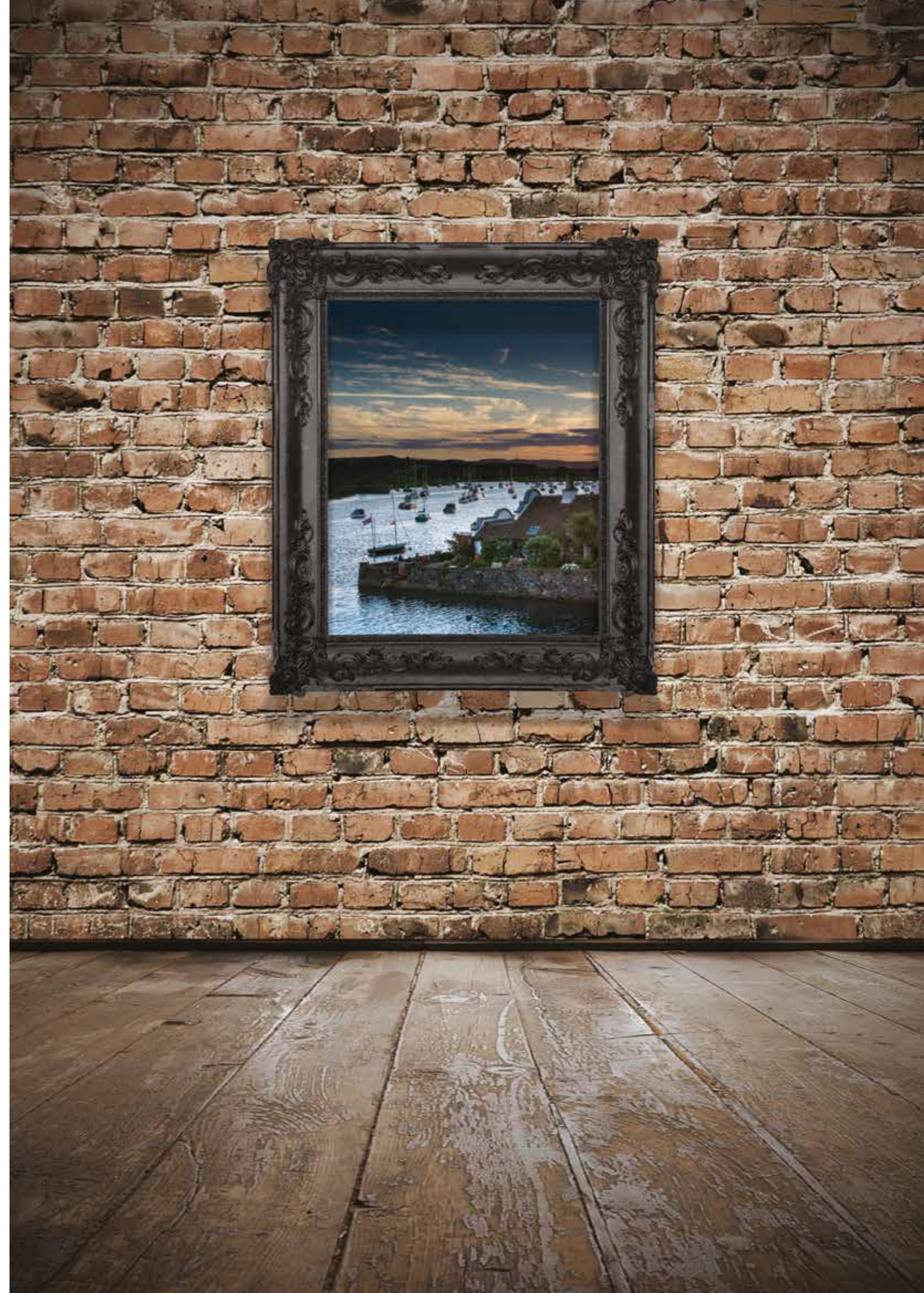


THERE'S NO PLACE LIKE TOPSHAM

An estuary town packed with history, culture and nature, Topsham is a treasure trove waiting to be discovered.

Just four miles from the centre of Exeter, this former medieval port retains its maritime feel yet also offers a very contemporary lifestyle for residents and visitors alike.

Galleries, tearooms, restaurants, markets, scenic walks, nature reserves, a fascinating museum and even an annual carnival, ensure that Topsham delivers on all fronts.





THE CHASSE
TOPSHAM | EXETER



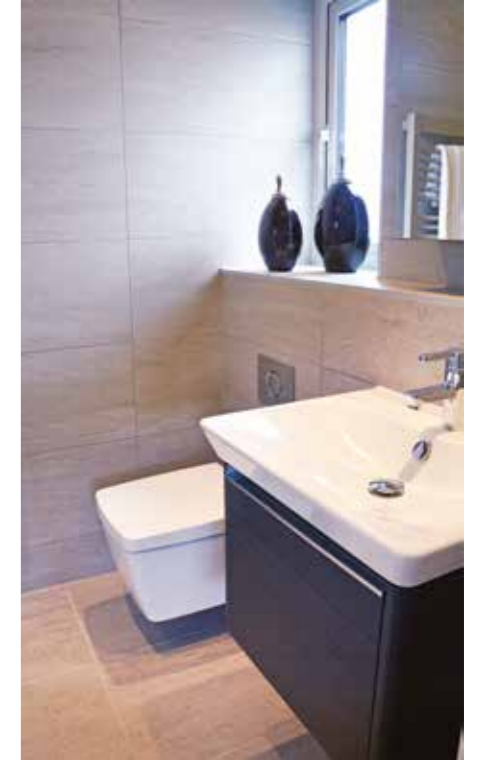
PREMIUM PLUS SPECIFICATION **THE FINER DETAILS**

Every detail is considered in our beautifully designed kitchens.

- Sleek contemporary German designer handleless kitchen with units and pan drawers with soft close runners.
- Laser edge colour matched laminate worktops & splashbacks. Optional cost upgrade to quartzforms stone worktops subject to stage of construction – Please ask sales consultant for a quote.
- Glass splashbacks to cooking areas
- Bespoke kitchen design features and choice of colours for worktops and kitchen units available from our selected range depending on stage of construction and point of plot reservation
- Integrated appliances include:
 - Electric double oven
 - Flush induction hob with touch controls
 - Concealed re-circulating cooker hood
 - Fridge/Freezer
 - Washer/dryer included for plots 29-34
- Flush ceiling spot lighting with low energy LED bulbs
- 600 x 600 large format porcelain floor tiles
- Stainless steel sink unit with contemporary mixer tap.

Bathrooms

- Beautiful contemporary Vitra bathroom suites with “wall mounted” WC & “wall mounted” designer basins with contemporary chrome bottle trap
- Optional cost upgrade available for matching vanity units under basins.
- Grohe contemporary brassware, shower valves & fittings
- Sleek high quality monoblock basin mixer tap
- Full size fitted quality bath with thermostatic mixer taps and shower over.
- Bathroom walls where fitted with appliances are part tiled with stunning large format tiles from our contemporary range of tiles.
- Fully tiled bathroom floors with matching contemporary tiles from our selected range.
- Electric shaver point to each bathroom
- Heated towel rail in main bathroom operated from the gas boiler (not electrical).
- Flush ceiling spot lighting with low energy LED bulbs



Interior

- Full gas central heating & thermostatic radiators
- Fully tiled kitchen floor with 600 x 600 large format porcelain tiles
- Optional cost upgrade for high quality “heavy domestic” fitted carpets available at advantageous rates (choice of single colour from standard range). Please ask a sales consultant to arrange a quote.
- Contemporary flush finish doors
- Modern high quality door furniture with contemporary handles on round rose.
- Sleek contemporary “pencil round” skirtings & architraves – egg shell finish
- Mains smoke detectors



Exterior

- Highly insulated contemporary front Entrance Door with high security locking mechanism and large contemporary stainless steel pull handle & ironmongery to Plots 19,20, 35 & 38
- High quality contemporary solid interior front entrance door to apartments 29-34
- Entrance porch where applicable fitted with contemporary light & PIR detector.
- Low maintenance high quality uPVC triple glazed windows & French doors
- Landscaped gardens (where applicable) with turf and/or shrubs to the front.
- Paving & Patios where shown finished with matching contemporary paving slabs.
- Driveways/parking finished with low maintenance block paviours



*Please note, photos are indicative of style only.

ASTON

PLOTS 19 | 20

This unique one bedroom apartment has its own private entrance which opens into a spacious hallway leading to a light and airy living room.

Patio doors open onto your rear terrace and walled garden, the perfect place to enjoy an alfresco lunch. A separate kitchen fitted with designer handleless units exudes class and with integrated appliances clean lines and contemporary styling are guaranteed. The master bedroom suite has a fitted double wardrobe and a spacious en-suite fitted with the latest large format tiling, wall hung WC, Vitra bathroom fittings and Grohe brassware.

But these homes aren't just style conscious they have an array of eco-credentials to boot. Triple glazed windows and extra thick insulation drive down energy bills and ensure low running costs for years to come. With an allocated parking space a real rarity in Topsham a home of this quality is hard to beat.

AT A GLANCE

- 1 Bedroom
- En-suite
- Landscaped Garden
- Allocated Parking
- 10 year LABC Warranty



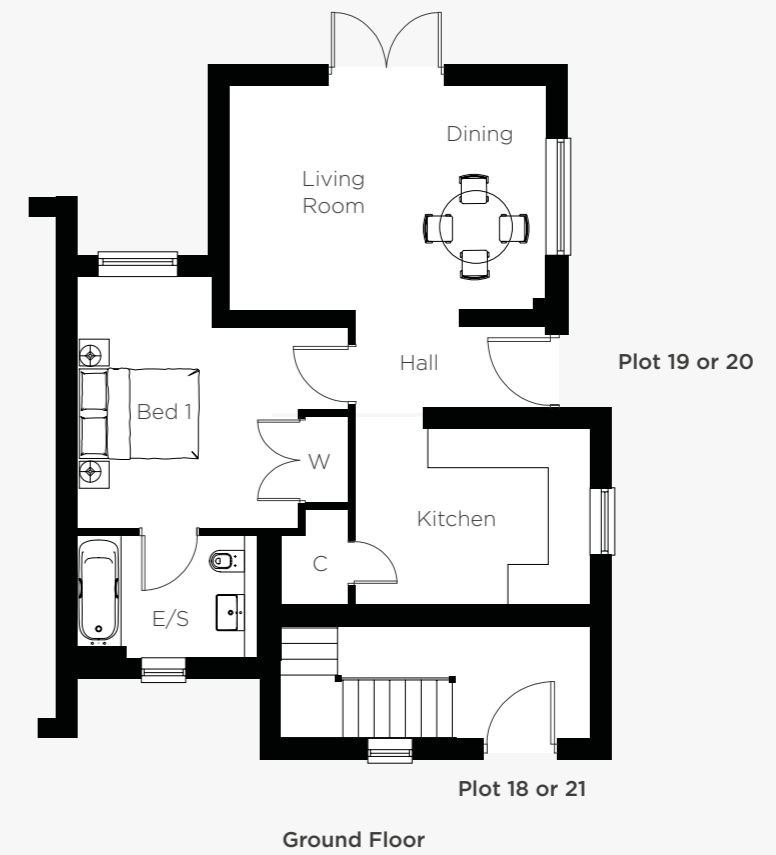
ASTON

PLOTS 19 20



GROUND FLOOR

Hall open to		
Living Room	4.85m x 3.44m	15'11" x 11'3"
Kitchen	2.74m x 2.69m	11'9" x 8'10"
W/I Cupboard	1.45m x 1.05m max	4'9" x 3'5" max
Bedroom	4.17m x 3.85m max	13'8" x 12'7" max
E/S Bathroom	2.77m x 1.87m	9'1" x 6'2"



BURGHLEY

PLOTS [29](#) [30](#) [31](#) [32](#) [33](#) [34](#)

Striking white render mixed with a natural clay brick façade creates bags of kerb appeal at this select, contemporary building of just six, two bed apartments.

A light and airy communal entrance hall gives access to each apartment with two apartments per floor.

Each individual apartment has been finished to a high specification including a well designed open plan living and dining space. Handleless designer kitchens exude a touch of class and integrated appliances create a contemporary sleek look. Ground floor apartments have patio doors onto a rear terrace whilst on the first and second floors Juliet balconies allow the outside in. Beautiful fitted bathrooms with wall hung W.C's give that boutique hotel look and large format tiling together with Grohe brassware all scream luxury.

Throw in allocated parking and a 10year LABC warranty and you have yourself a perfect home.

AT A GLANCE

- 2 Bedrooms
- Terrace or Juliet Balcony
- Allocated Parking
- 10 Year LABC Warranty



BURGHLEY

PLOTS 29 30 31 32 33 34

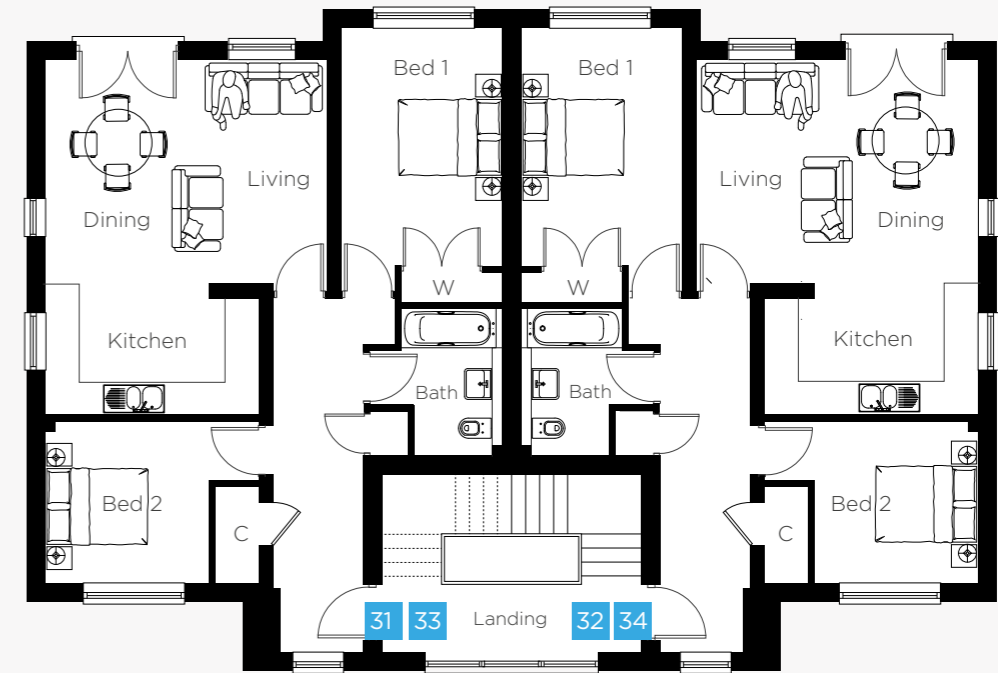


GROUND, FIRST & SECOND FLOOR

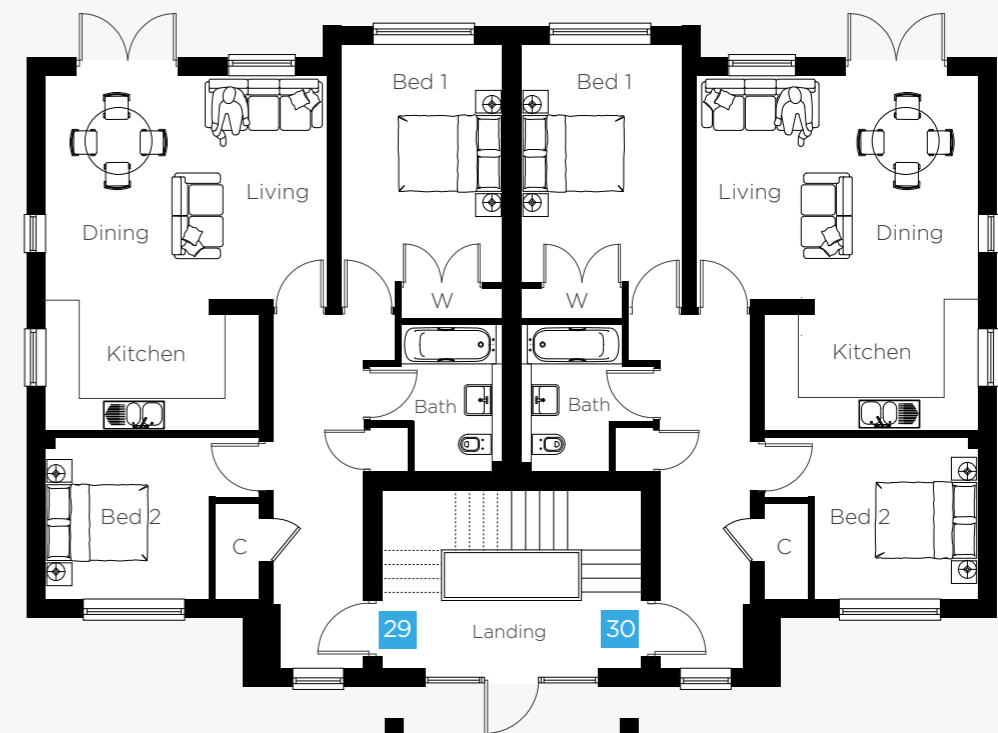
Communal Entrance Hall

Door to each Apartment

Private Hallway	6.34m x 1.61m	20'9" x 5'3"
Living/Dining Area	5.05m x 4.00m	16'7" x 13'1"
Kitchen	3.81m x 2.35m	12'6" x 7'9"
Bedroom 1	4.25m x 2.87m +w/R	13'11" x 9'5" +w/R
Bedroom 2	2.93m x 2.88m	9'7" x 9'6"
Bathroom	2.62m x 1.79m	8'7" x 5'11"



First & Second Floor



Ground Floor

ASTON B

PLOTS **35**

The stunning terracotta clay brick façade looks striking against the adjoining white render and guarantees maximum kerb appeal.

This home is perfect for grown up entertainment with a spacious, open plan living, kitchen area with patio doors opening onto the rear terrace and landscaped garden beyond which floods the space with light and helps to bring the outside in. The German designer kitchen screams luxury with integrated appliances and handleless units creating a sleek contemporary look.

Two double bedrooms and a four piece family bathroom with Vitra wall hung W.C's and handbasins, large format tiling and Grohe brassware create true luxuriousness.

Add in allocated parking and a 10 year LABC warranty and this is a two bedroom apartment hard to beat in Topsham.

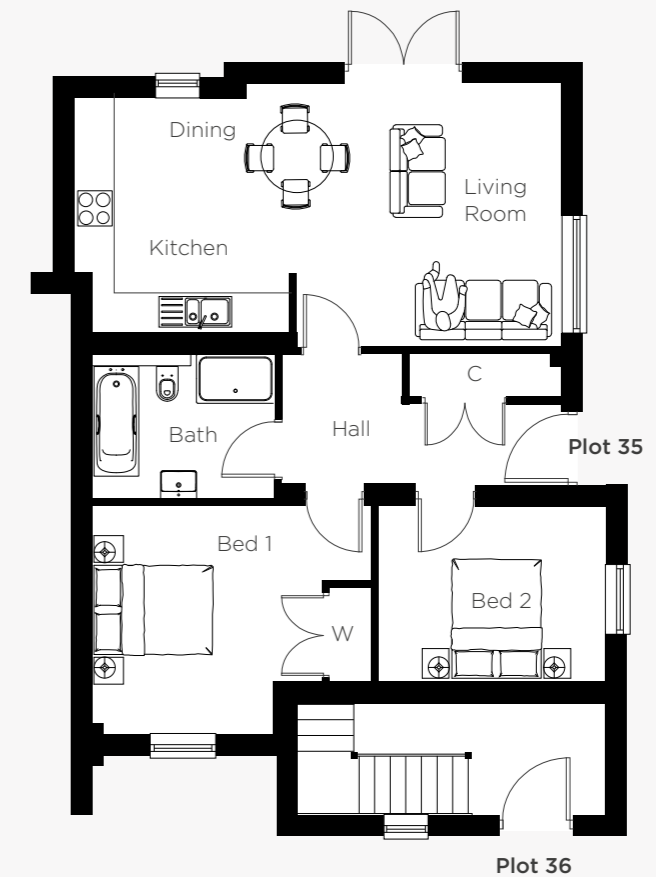
AT A GLANCE

- 2 Bedrooms
 - Allocated Parking
 - Landscaped Garden
 - 10 year LABC Warranty
-



ASTON B

PLOTS 35



GROUND FLOOR

Private Entrance Hall with large cupboard

Open plan living room/kitchen

Living Area 4.85m x 4.04m 15'11" x 13'3"

Kitchen Area 3.59m x 3.31 max 11'9" x 10'10" max

Bedroom 1 4.25m x 3.50m 13'11" x 11'6"

Bedroom 2 3.50m x 2.69m 11'6" x 8'10"

Bathroom 2.79m x 2.22m 9'2" x 7'3"

HAMILTON

PLOTS **38**

The Hamilton introduces a spacious two bedroom apartment to our collection.

Striking white render mixed with natural clay brick façade creates a bold and contemporary look. This stunning two bedroom ground floor apartment has its own private front door opening into a well designed and flowing space. Clean and luxurious finishes are in every room making this an exceptional apartment.

Handleless designer kitchens with integrated appliances, beautiful bathrooms with large format tiling from a choice of a selected range exude class.

But it's not just style over substance as this apartment is packed full of the latest eco-credentials making savings on your energy bills with triple glazing and extra thick insulation fitted as standard. Allocated parking and a landscaped rear garden complete the picture and make this home a must see.

AT A GLANCE

- 2 Bedrooms
- En-suite to Master Bedroom
- Allocated parking
- Landscaped Garden
- 10 year LABC Warranty



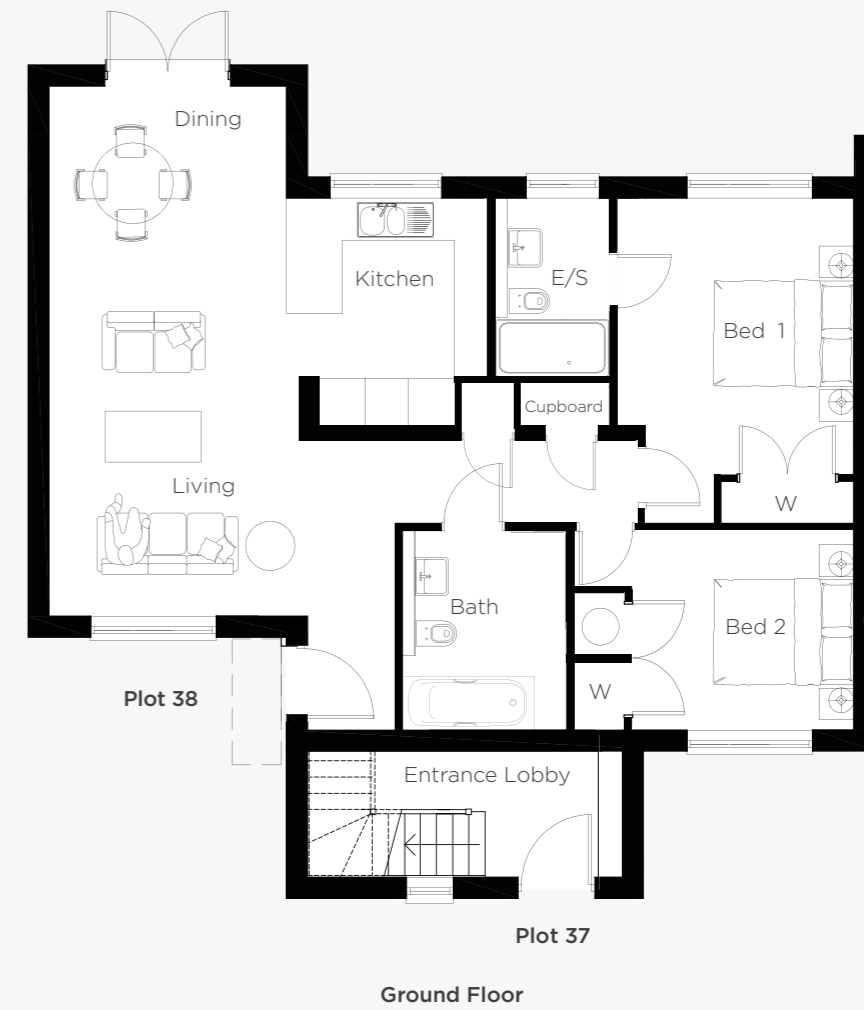
HAMILTON

PLOTS **38**



GROUND FLOOR (Plot 38)

Lobby		
Open Plan Living	7.55m x 3.62m extending to 5.13m	24'9" x 11'10" extending to 16'10"
Kitchen	3.29m x 2.86m	10'9" x 9'5"
Hallway leading to		
Bedroom 1	4.61m x 3.13m inc W/R	15'1" x 10'3" inc W/R
En-Suite	2.57m x 1.60m	8'5" x 5'5"
Bedroom 2	3.84m x 2.91m inc W/R	12'7" x 9'7" inc W/R
Bathroom	2.91m x 2.25m	9'7" x 7'5"



Ground Floor



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DIRECTIONS

From M5 southbound, exit the motorway at junction 30.

At the roundabout under the motorway take the third exit onto the A379 dual carriageway following signs for Exeter.

Proceed on the dual carriageway for approximately one mile through two sets of traffic lights then exit left following signs for the City Centre.

On joining the next dual carriageway stay in the left hand lane and continue to Countess Wear roundabout.

At Countess Wear roundabout take the first exit onto Topsham Road. Continue onto Exeter Road passing Retreat Drive on the right hand side and after approximately 150 metres The Chasse Sales & Marketing Suite will be located on your right.

Local Information

BRISTOL 76 miles
PLYMOUTH 46 miles
TAUNTON 32 miles

Trains

TO LONDON 2hr 15mins
PADDINGTON approx

EXETER CITY CENTRE 4 miles
TOPSHAM CENTRE 800 metres

Airports

EXETER 6 miles
BRISTOL 66 miles
BOURNEMOUTH 85 miles
HEATHROW 181 miles



DISCLAIMER

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the Selling Agents has any authority to make or give any representation to warranty, whether in relation to any property or these particulars, nor to enter into any contract relating to the property on behalf of Heritage Homes. Computer Generated Images (CGI's) are intended only for illustrative purposes and are subject to interpretation. Actual finishes, details and any landscaping will vary from plot to plot. Please refer to the working plans on site.

Floor plans and Site plans are for identification purposes only and are not to scale. They do not form part of any contract for the sale of any property. All dimensions shown are approximate structural dimensions and are scaled from plans prior to construction. No allowance has been made for the thickness of plasterboard or skirtings. Dimensions may vary during the course of construction and purchasers should verify dimensions on site. They should not be relied upon to determine space for furniture, appliances or for fitting carpets. Kitchen and bathroom layouts may be subject to reorientation and are given as a guide. Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact our Sales Office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. No responsibility can be accepted for any expenses incurred by any intending purchasers in inspecting properties that have been sold or withdrawn.



Every Heritage home is covered by an LABC 10-year warranty.