

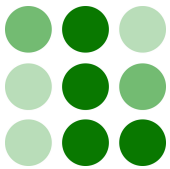


28 Pegasus Court, South Street, Yeovil,
BA20 1ND

£110,000
LEASEHOLD

Situated on the second floor of this prestigious retirement complex for the over 60s, this one bedroom flat enjoys an out look over the town. It offers well presented accommodation and spacious, square rooms. In brief the property comprises of entrance hall, living room, kitchen, double bedroom and shower room. The complex also benefits from a communal lounge, guest suite, lift, laundry room and lovely communal gardens. Offered for sale with NO ONWARD CHAIN!

 **LACEYS**
YEOVIL LTD



28 Pegasus Court, South Street, Yeovil, BA20 1ND



- One bedroom retirement apartment
- Situated on the second floor
- Well presented accommodation
- Square rooms and good storage
- Complex for the over 60's only
- Benefits from having a lift, laundry room and communal lounge
- NO ONWARD CHAIN

www.rightmove.co.uk
www.primelocation.com
www.zoopla.co.uk

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

ACCOMMODATION

The **ACCOMMODATION** comprises:

Entrance door leading to:

Hall

With coved ceiling. Electric wall radiator. Cupboard housing the hot water tank. Cupboard housing the electric consumer unit and meter. Telephone entry system. Ceiling light point. Coving to ceiling. Doors to living room, bedroom & bathroom.

Lounge / Diner 3.66m (12'0") x 4.17m (13'8")

Double glazed sash window to the front. TV and telephone points. Night storage heaters. Ceiling light points and wall lights. TV and telephone points. Coving to ceiling. Pull cord connected to CareLine.

Kitchen 2.33m (7'7") x 1.69m (5'6")

A fitted kitchen with a range of wall, base and drawer units and work surface over. A stainless steel sink drainer unit with mixer tap and a complimentary tiling splash prone areas. A four ring electric hob with extractor hood over. Zanussi electric eye level oven. Freestanding Beko fridge/freezer. Ceiling light point.

Bedroom 3.80m (12'5") x 3.42m (11'2") maximum measurements

With a double glazed sash window. Night storage heater. Coved ceiling. Ceiling light point. TV and telephone points. Built in double wardrobe. Pull cord connected to CareLine

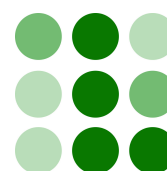
Bathroom 2.17m (7'1") x 1.95m (6'4")

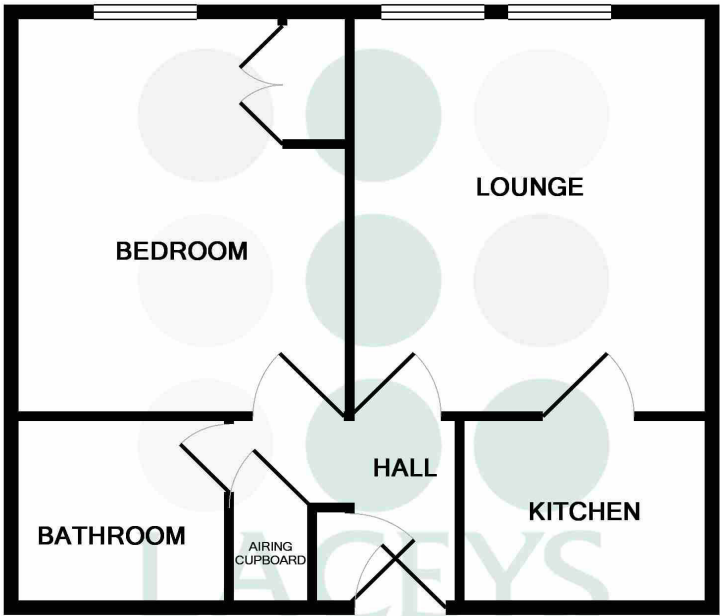
Fitted with a white suite consisting of a shower cubicle with mixer shower. Vanity unit with wash hand basin and double cupboard under, shelves and cupboards over. WC. Heated towel rail. Electric heater. Coved ceiling. Ceiling light point. Extractor fan. Tiled walls. Pull cord connected to CareLine.

Pegasus Court has a fantastic communal lounge for use of the residents, as well as a laundry room with washing machines and tumble dryers. The complex also has a guest suite for use of family & friends of the residents for a small fee. There is a gated parking area for use of the residents and has a House Manager.

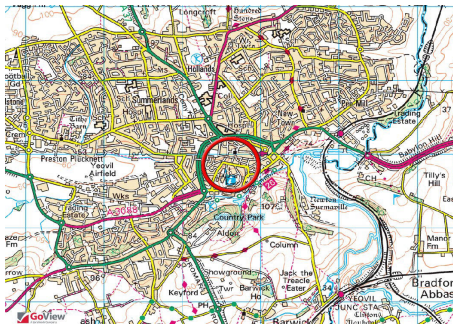
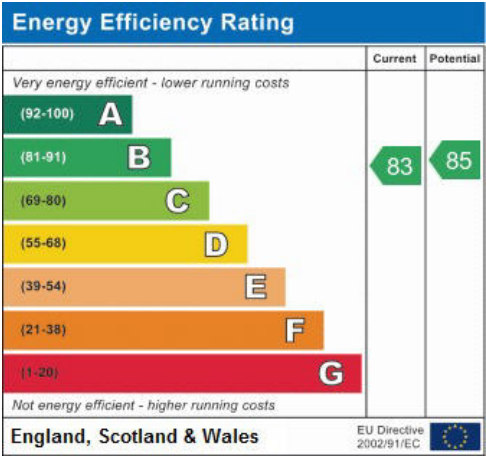
Agents Note

We have been informed that there is a service charge on the property £1389.72 every 6 months and a ground rent of £174.50 per 6 months. There was a 125 year lease granted in 2003. We are advised by the vendor that a fee of 1% of the flat's value is payable to the freeholder upon sale or sub-letting of the property. We recommend that you verify this with your solicitor at an early stage, as we have not seen documentary evidence of this ourselves.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

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