



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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	
WWW.EPC4U.COM		

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

5 Pegasus Court, 88 Salterton Road,
Exmouth, EX8 2NN

GUIDE PRICE
£85,000
TENURE Leasehold



A Well Presented Ground Floor Retirement Flat Located To The Rear Of The Development With Outlook Over The Communal Gardens, With Secure Gated Vehicle Entrance, Offered For Sale With No Ongoing Chain

Reception Hall * Lounge With Juliette Style Balcony * Well Equipped Kitchen * Spacious Bedroom Suite With Built-In Wardrobes * Four Piece Bathroom Suite * Upvc Double Glazed Windows * Superb Communal Facilities And House Manager * Viewing Recommended

5 Pegasus Court, 88 Salterton Road, Exmouth, EX8 2NN

Pegasus Court is a development for the over 60's constructed by Pegasus Retirement Homes Ltd. The facilities of Pegasus Court include a House Manager, 24 hour emergency call system, residents lounge with access to wonderful communal gardens and patio sun terrace, communal laundry. There is a secure gated vehicle access with parking spaces subject to availability.

THE ACCOMMODATION COMPRISES: Communal front door with door security system giving access to spacious communal areas. This apartment is found on the ground floor to the rear of the development overlooking the gardens and ideally located within the development close to the communal lounge, house manager's office and laundry room. Private front door to:

RECEPTION HALL: Electric wall heater, door entry intercom with emergency careline cord, cupboard housing water cylinder.

LOUNGE: 4.6m x 3.46m (15'1" x 11'4") A most attractive room with double glazed tilt and turn window to Juliette style balcony overlooking the communal gardens, TV point, telephone point, electric wall heater, fire surround housing electric living flame fire, glazed panelled door to:

KITCHEN: 2.32m x 1.95m (7'7" x 6'5") A well equipped kitchen with double glazed window. Comprising of patterned worktops with tiled surrounds, cupboards and drawer units beneath worktops with inset single drainer sink unit and inset four ring electric hob with filter extractor hood over, wall mounted cupboards, built-in oven and microwave oven, integrated fridge and freezer, ceiling spotlighting.

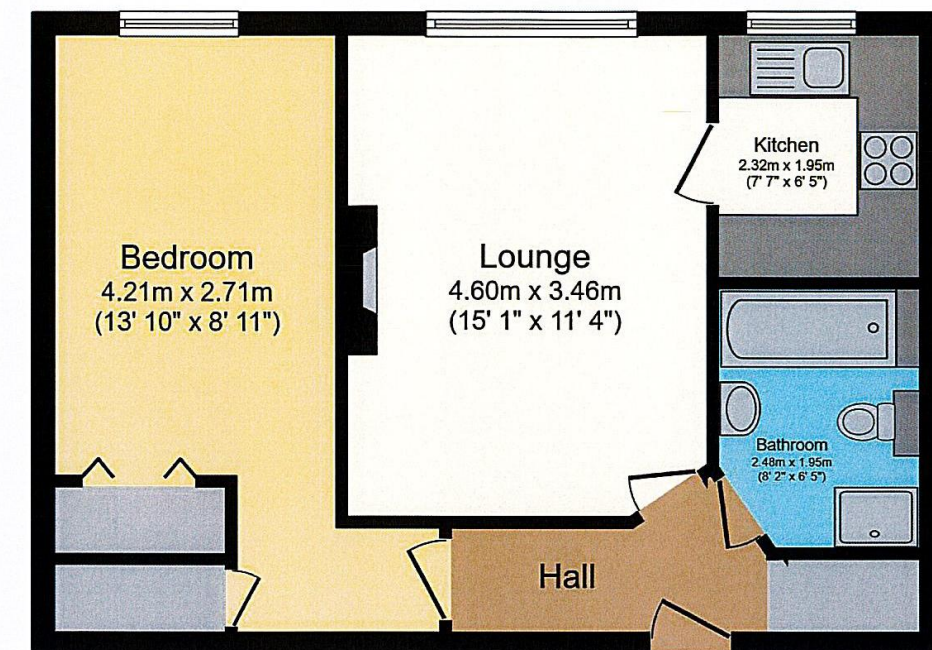
BEDROOM: 4.21m x 2.71m (13'10" x 8'11") A spacious bedroom with double glazed window overlooking the communal gardens, electric wall heater, built-in double wardrobe plus further walk-in wardrobe with light, shelving unit and also housing electric meter and consumer unit.

BATH/SHOWER ROOM/WC: 2.48m x 1.95m (8'2" x 6'5") A four piece suite fitted with bath with shower attachment, shower cubicle with shower unit, vanity style wash hand basin with fitted mirror over with display lighting and matching cupboards, WC with concealed cistern and push button flush, electric heated towel, electric wall heater, emergency careline cord, ceiling extractor fan.

OUTSIDE: Pegasus Court enjoys delightful communal gardens with various seating areas, and communal sun terrace located directly outside the communal lounge. A gated entrance gives access to the parking area.

TENURE: The property is held on a 125 year lease from 2008. **SERVICE CHARGE:** We understand the service charge is £3,812.48 per annum. **GROUND RENT OF:** £783.88 per annum.

FLOOR PLAN:



Total floor area 47.4 m² (511 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Powered by www.focalagent.com