

Guide Price £140,000

14 Pegasus Court, Salterton Road, Exmouth, EX8 2NN



- One Bedroom Ground Floor Retirement Apartment
- Generous Lounge/Dining Room With Patio Door Access
- Modern Fitted Kitchen With Integrated Appliances
- Double Bedroom With Built-in Wardrobe
- Bathroom With Bath And Separate Shower Cubicle
- Electric Heating And Double Glazing
- 24 Hour Emergency Call System
- Excellent Communal Facilities. Residents Parking Subject To Availability



Accommodation

Communal Entrance

Communal entrance door with remote security entry system leading to communal entrance hall. Stairs and lift to all floors and access to the main residents lounge and laundry facilities. Private entrance door to:

Hallway

Remote entry system. Electric panel heater. Emergency pull cord. Walk-in airing cupboard housing the water heating system and further internal storage cupboard. Doors to:

Lounge/Dining Room 18'7" (5.66m) x 10'6" (3.2m)

Double glazed door with side windows opening onto a small patio area giving direct access to the communal parking area. TV point. Telephone point. Electric heater. Fireplace surround with electric fire. Glazed door to:

Kitchen 7'7" (2.31m) x 6'5" (1.96m)

Double glazed window to the side. Fitted range of base cupboard and drawer units. Wall mounted units. Work top surface with inset single drainer sink unit. Integrated electric oven, microwave/combination oven, fridge/freezer and inset electric hob with cooker hood over.

Bedroom 11'11" (3.63m) x 9'8" (2.95m) Plus Recess

A double bedroom. Double Glazed window to the side. Electric heater. TV point. Telephone point. Built-in wardrobe.

Bathroom/Shower Room/WC

Suite comprising a panelled bath. Separate glazed shower cubicle. WC with concealed cistern. Wash hand basin with cupboard below. Wall mounted mirror with cupboards and shaver point. Heated towel rail. Electric heater. Extractor fan.

Communal Facilities

24 hour emergency call system. Estate Manager. Residents lounge with kitchen area. Communal laundry. Guest suite. Covered buggy area. Delightful mature communal gardens. Residents parking subject to availability.

Tenure

The property is LEASEHOLD. We understand the property is held on a lease of 125 years from 2009. Service charge is currently £3812 (£1906 paid half yearly). Residents must be over 60 and in the event of a couple, one must be over 60 and the other over 55.





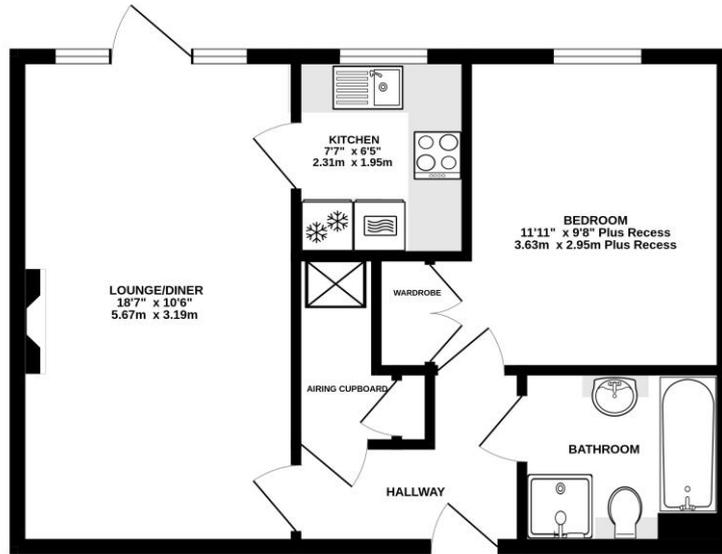
Services

All mains services except gas are connected. Council Tax Band C.

Agents Note

Please note these are draft particulars and are awaiting the vendors verification.

GROUND FLOOR



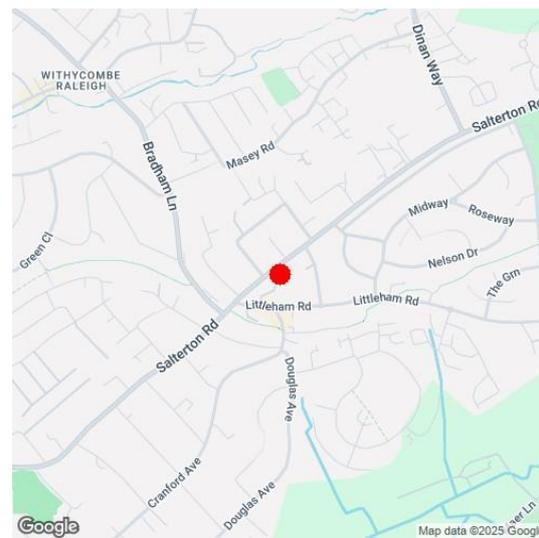
PEGASUS COURT

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 a guideline only by prospective purchasers. 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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Directions

From our prominent town centre office proceed up Rolle Road to the roundabout and turn left onto the Salterton Road. Continue passing through two sets of traffic lights and Pegasus Court can be found a short distance up on the right hand side.

Energy Efficiency Rating	
Current	Potential
<p>Most energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-58) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
80	81
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
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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.