

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.

4 Pegasus Court, 88 Salterton Road, Exmouth, Devon, EX8 2NN

GUIDE PRICE
£135,000
TENURE Leasehold



A Well Presented Ground Floor One Bedroom Retirement Apartment Located In Part Of A Most Favoured Retirement Development Close To Amenities

Reception Hall • Bay Windowed Lounge/Dining Room • Kitchen With Range Of Built-In Appliances • Double Bedroom With Built-In Wardrobe • Modern Shower Room/WC • Secure Parking Area With Spaces Subject To Availability • Superb Communal Facilities Including Spacious Residents Lounge, Laundry Room And Guest Suite • Beautifully Kept Communal Gardens • House Manager And Careline Support • No Onward Chain •



4 Pegasus Court, 88 Salterton Road, Exmouth, Devon, EX8 2NN

Pegasus Court is a modern retirement development built with quality and elegance immediately evident. The attention to detail in communal areas as well as the apartment itself is worthy of special note. The kitchen is a superb feature of the property being fully equipped, well planned and designed. A clever carousel unit in the kitchen makes the most of the space, while the modern oven, hob, microwave and fridge/freezer are all built in. The taps in the kitchen and the fitted bathroom are easy to operate and hot water is available on demand from the economic heating system. In each room sockets are placed at waist height for greater convenience, and should assistance ever be needed, there are unobtrusive Careline units which can bring immediate response, coupled with the House Manager available from approximately 9am to 5pm, Monday to Friday.

The parking area is accessed via electronic gates.

The communal areas are worthy of special note with a most attractive communal lounge, spacious laundry room, quality visitor suite, library and superb communal gardens. There is an age restriction on the development, and residents must be aged 60 years or over.

THE ACCOMMODATION COMPRISES: Communal entrance via door security entry system giving access to communal areas. Apartment 4 is located on the **GROUND FLOOR**.

RECEPTION HALL: With coved ceiling; smoke detector; careline emergency cord and door intercom system; walk-in coats cupboard also housing the water cylinder; door opening to further cupboard housing electric consumer unit and electric meter with light connected.

LOUNGE/DINING ROOM: 21' 11" x 11' 0" (6.68m x 3.35m) narrowing to 7' 0" (2.13m) in dining area measurement into uPVC double glazed bay window overlooking the front aspect. A charming room with attractive fire surround housing electric coal effect fire; electric wall heater; television and satellite point; telephone point; coved ceiling; additional wall lighting; glazed panelled door to:

KITCHEN: 7' 7" x 6' 5" (2.31m x 1.96m) A well equipped kitchen fitted with range of working surfaces with inset stainless steel single drainer sink unit with swan neck mixer tap over; inset Hotpoint electric hob with extractor hood over; range of base cupboard and drawer units, integrated fridge and freezer beneath working surfaces; matching wall units at eye-level; built-in oven and microwave with cupboards above and below; attractive tiled surrounds; coved ceiling; uPVC double glazed window to front elevation.

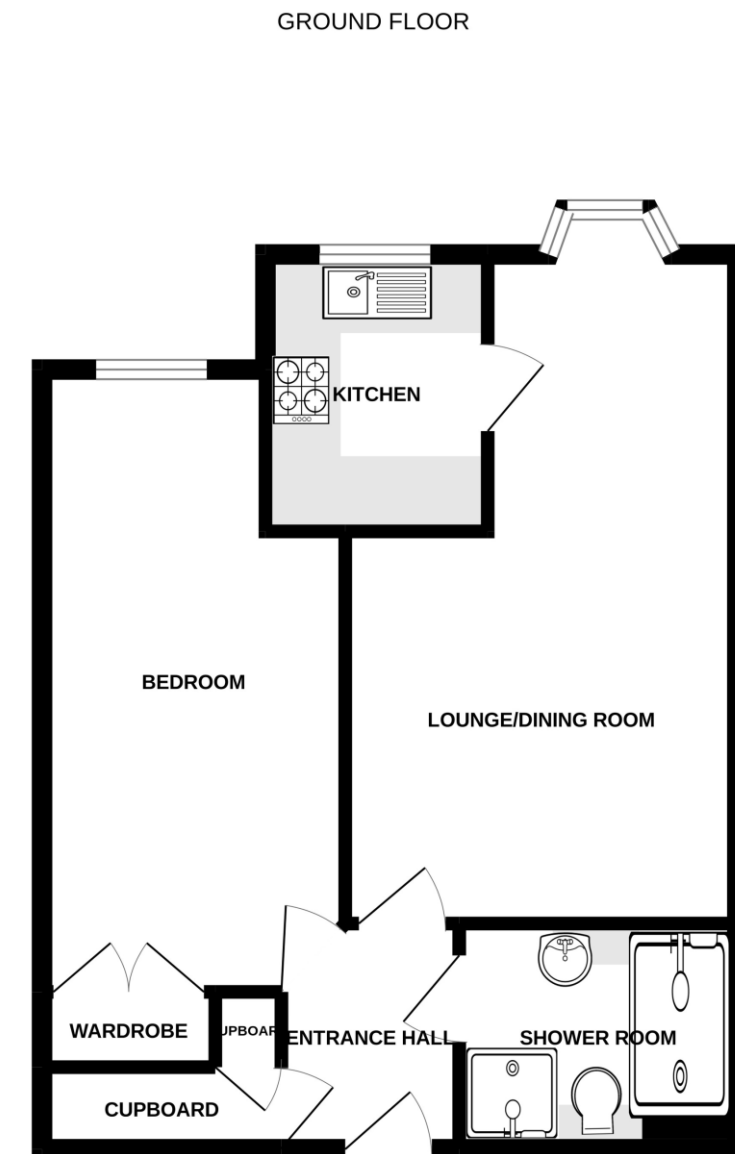
BEDROOM: 18' 0" x 9' 2" (5.49m x 2.79m) narrowing at one end to 6' 5" (1.96m). A most spacious bedroom with uPVC double glazed window overlooking the front aspect; built-in double wardrobes with clothes rail and shelving; television point; telephone point; coved ceiling; electric wall heater.

SHOWER ROOM/WC: Stylishly fitted with a white suite comprising of an over-sized shower cubicle with splashback walls; further shower cubicle with shower unit, shower tray and shower splash screen door; wash hand basin set in display surface with cupboards below and fitted mirror with display lighting over; WC with push button flush and display surface over; matching wall mounted cupboards; fully tiled walls; coved ceiling; ceiling extractor fan; heated towel rail; shaver socket; electric wall heater; emergency careline cord.

OUTSIDE: The property enjoys superb communal landscaped gardens to the rear of the building offering an array of colour with a gazebo, various seating areas and raised patio sun terrace. There is also a secure parking area with parking spaces subject to availability.

TENURE AND OUTGOINGS: We understand that the property is held on 125 year lease from 2008. The council tax band is C. Service charges to be confirmed.

FLOOR PLAN:



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 have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022