

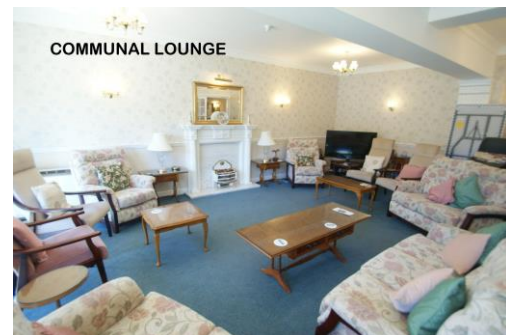


Pegasus Court, Torquay Road, Paignton

Leasehold £185,950



**WILLIAMS HEDGE**  
estate agents



COMMUNAL LOUNGE

Tel: 01803 554322

### 3 PEGASUS COURT, TORQUAY ROAD, PAIGNTON, DEVON, TQ3 2TZ

Purpose Built Ground Floor Retirement Apartment | Sought after level location | Communal Entrance Hall  
Level access to apartment | Entrance Hall with storage cupboards | Sitting Room | Refitted Kitchen  
Two Bedrooms | Wet Room/W.C | Separate W.C | Double Glazing | Electric Heating  
Wide range of communal facilities including residents lounge, library, observatory, restaurant, on site manager/ administrator | No Onward Chain

A well-presented ground floor two bedroom apartment, in this sought-after retirement development. Pegasus Court is situated in level Preston and is close to an excellent range of amenities including a small supermarket, range of shops and restaurants, close to bus services, further amenities are also available in Paignton town centre, as well as Preston and Paignton. Approached by a communal entrance hall, there is level access to the apartment which has been updated by the current owners. A well presented accommodation comprising an entrance hall with storage cupboards, sitting room, refitted kitchen, two bedrooms, wet room/W.C, separate W.C. The sitting room also has direct access to a pathway leading to the communal gardens. Pegasus court has an excellent range of communal facilities including residents lounge, library, laundry room, conservatory, guest suite, on site manager/ administrator. Viewing is essential to show all this property has to offer.

Pegasus Court is a development of apartments designed for the retired and developed by Pegasus Retirement Homes plc in 1989. Facilities include an Estate Manager who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24 hour emergency call system. Each property includes an entrance hall, lounge, kitchen, one, two or three bedrooms. It is a condition of purchase that residents be over the age of 55 years.

#### The Accommodation Comprises:

Communal entrance with level access to the apartment, on to

**ENTRANCE HALL** 11'5" (3.48m) reducing into 7' 10" x 6' 9" (2.39m x 2.06m) Coved and textured ceiling with light point, smoke detector, wall mounted electric panel heater, secure door intercom entry system and emergency pull cord, cupboard with coat hooks and electric meter consumer unit, airing cupboard housing the hot water cylinder with shelving and light point, doors to

**SITTING/DINING ROOM** 19' 4" x 10' 5" (5.89m x 3.18m) Coved and textured ceiling with light points, wall light points, uPVC double glazed tilt n turn windows and doors to front aspect, two electric wall

mounted radiators, TV connection point, telephone point, opening to



**KITCHEN** 9' 11" x 6' 10" (3.02m x 2.08m) Textured ceiling with strip lights, uPVC double glazed tilt n turn window to front aspect. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset single sink and drainer with mixer tap over, inset four ring electric hob with extractor fan over, tiled surround, matching eye level cabinets, built in eye level electric oven, space for under worktop fridge, space and plumbing for washing machine, dishwasher.



**BEDROOM 1** 14' 0" max x 9' 5" (4.27m x 2.87m) Textured ceiling with pendant light point, uPVC double glazed tilt n turn window to front aspect, wall mounted electric heater, TV connection point, telephone point, built in double wardrobe





**BEDROOM 2** 9' 5" x 8' 10" (2.87m x 2.69m)  
Textured ceiling with pendant light point, uPVC double glazed tilt n turn window to side aspect, wall mounted electric heater.



**WET ROOM/W.C** 7' 0" x 5' 7" (2.13m x 1.7m)  
Textured ceiling with light point, extractor fan, wall mounted electric fan heater. Comprising shower area with electric shower, pedestal wash hand basin, close coupled W.C, part tiled walls, heated towel rail.



**W.C** 5' 6" x 5' 3" (1.68m x 1.6m) Textured ceiling with light point, extractor fan, comprising wall mounted wash hand basin with tiled splashbacks and close coupled W.C.

**TENURE - LEASEHOLD**

Freeholder: Hart Retirement Developments

Lease - 150 Years from November 1990

Management Company: First Port

If you would like to contact the Head Office of the First Port Group,

please call 01425 638863 or email

enquiries@firstport.co.uk

Maintenance/Services Charges - £262 (Per month) (TBC) to include water charges, buildings insurance, cost of on site administrator and accommodation, general maintenance,

cleaning, heating and internal decoration of communal areas, external decor, gardening, lift maintenance, window cleaning six times per year.

Alarm System: Alerts the manager. However if manager is off site, the alert is diverted to a Central Control Room (Care line)

Ground Rent - £524 per annum (TBC)

Guest Suite (2019 Charge £15 per night single, £20 couple) (TBC)

Communal Facilities include:-

Communal Lounge with kitchen facilities

Two Communal Laundry Rooms

Restaurant

Library

Observatory

Two External Timber Roof Decks with sea views

Retirement Properties for age 55yrs and over

24 hour Emergency Care line system

On Site Manager (in residence)

Coffee Mornings/Afternoon tea/Bingo/Whist/Craft Afternoon etc

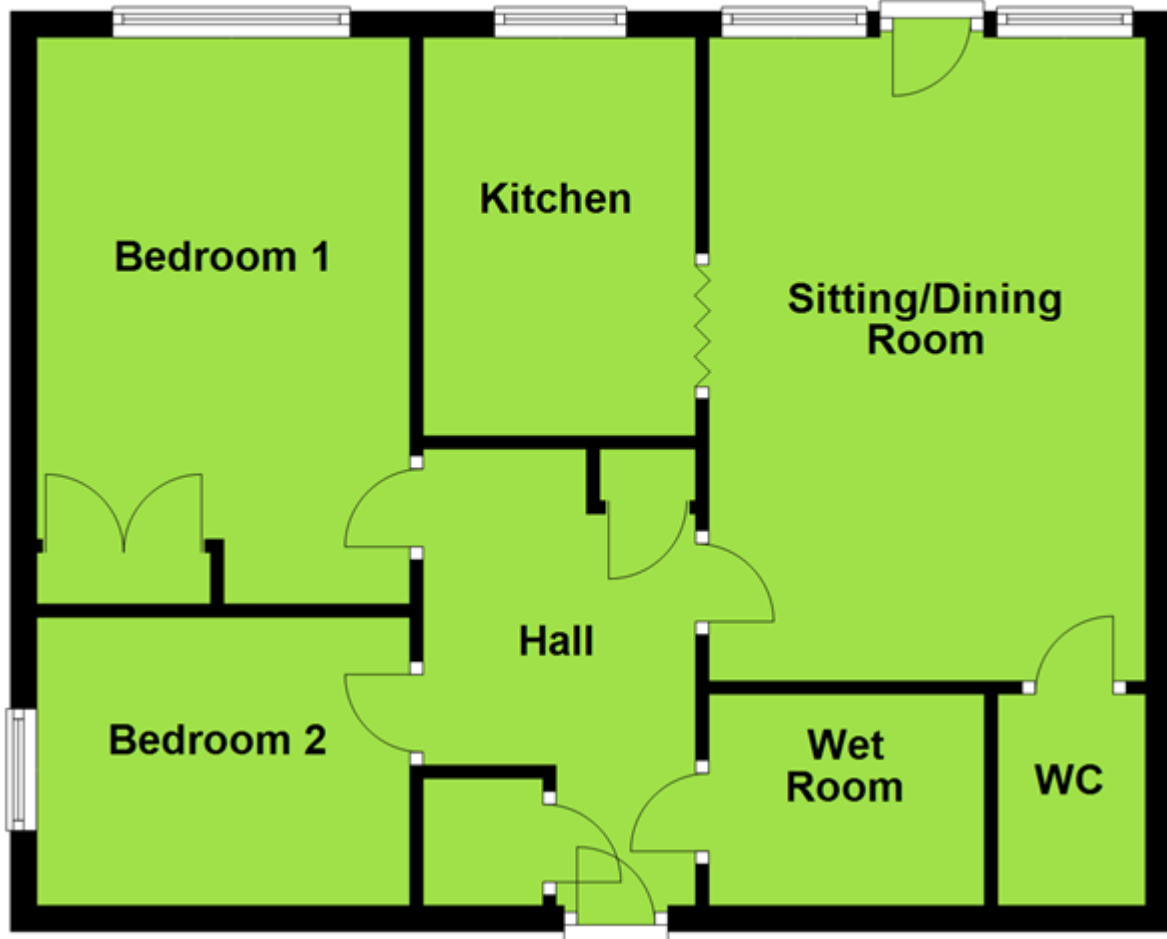
Residents' parking spaces (N.B. not allocated, first come first served)



Communal Lounge

This Floorplan is not to scale and should only be used as a guide.

## Ground Floor



Age: (unverified)	Postcode: TQ3 2TZ
Current Council Tax Band: E EPC Rating: D	Stamp Duty:* £0 at asking price
Electric meter position:	Gas meter position: N/A
Boiler positioned:	Water: Included
Total Floor Area: approx. 64sqm, 688sqft	Rear Garden Facing: N/A

This information is given to assist and applicants are requested to verify as fact.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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