



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

PRICE **£145,000**  
TENURE Leasehold



## A Quality One Bedroom Retirement Apartment Quietly Situated On The First Floor To The Rear Of This Highly Sought After Development Overlooking The Communal Gardens

Entrance Hall • Good Size Lounge/Dining Room With Juliette Style Balcony Overlooking The Communal Gardens • Well Equipped Kitchen • Double Bedroom With Built-In Wardrobe • Bathroom With Bath & Separate Shower Cubicle • Delightful Communal Well Tended Grounds • Secure Parking Area With Spaces Subject To Availability • House Manager & Care Line Support • Excellent Communal Facilities • NO ONWARD CHAIN •

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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. There is an age restriction on the development, and residents must be aged 60 years or over.

### THE ACCOMMODATION COMPRISES:

**COMMUNAL ENTRANCE:** With security door entry system giving access to communal areas with stairs and lift to all floors. Located on the **FIRST FLOOR** the apartment is entered via own private front door with spyhole and letterbox giving access to the:

**ENTRANCE HALL:** With newly laid carpet; intercom system with emergency care line cord; coved ceiling; smoke detector; walk-in airing cupboard with light connected and housing water cylinder, shelving and clothes rails; timer control for hot water; door opening to further cupboard with shelving and housing the electric consumer unit and meters.

**LOUNGE/DINING ROOM:** 19' 3" x 11' 2" (5.87m x 3.4m) narrowing to 7' 0" (2.13m). A good size room with newly laid carpet; feature fire surround housing living flame effect coal electric fire; ceiling light fittings and matching wall lights; telephone, television and satellite points; wall mounted electric heater; uPVC double glazed double doors opening onto Juliette style balcony with outlook to the rear of the development over the communal gardens; glazed panelled door leading to the:

**KITCHEN:** 7' 8" x 6' 5" (2.34m x 1.96m) maximum measurement. Fitted with a range of patterned work top surfaces with tiled surrounds; base cupboards, drawer units and appliance space beneath work tops; inset single drainer sink unit with chrome mixer tap over; inset four ring Neff induction hob with extractor hood over; built-in oven and combination oven over with cupboards above and below; integrated fridge and freezer; wall mounted cupboards; coved ceiling and ceiling spotlighting; uPVC double glazed window overlooking the communal gardens to the rear of the development.

**BEDROOM:** 18' 0" x 9' 1" (5.49m x 2.77m) uPVC double glazed window overlooking the communal gardens to the rear of the development; wall mounted electric heater; built-in double wardrobe with clothes rail and shelf; telephone and television points; coved ceiling.

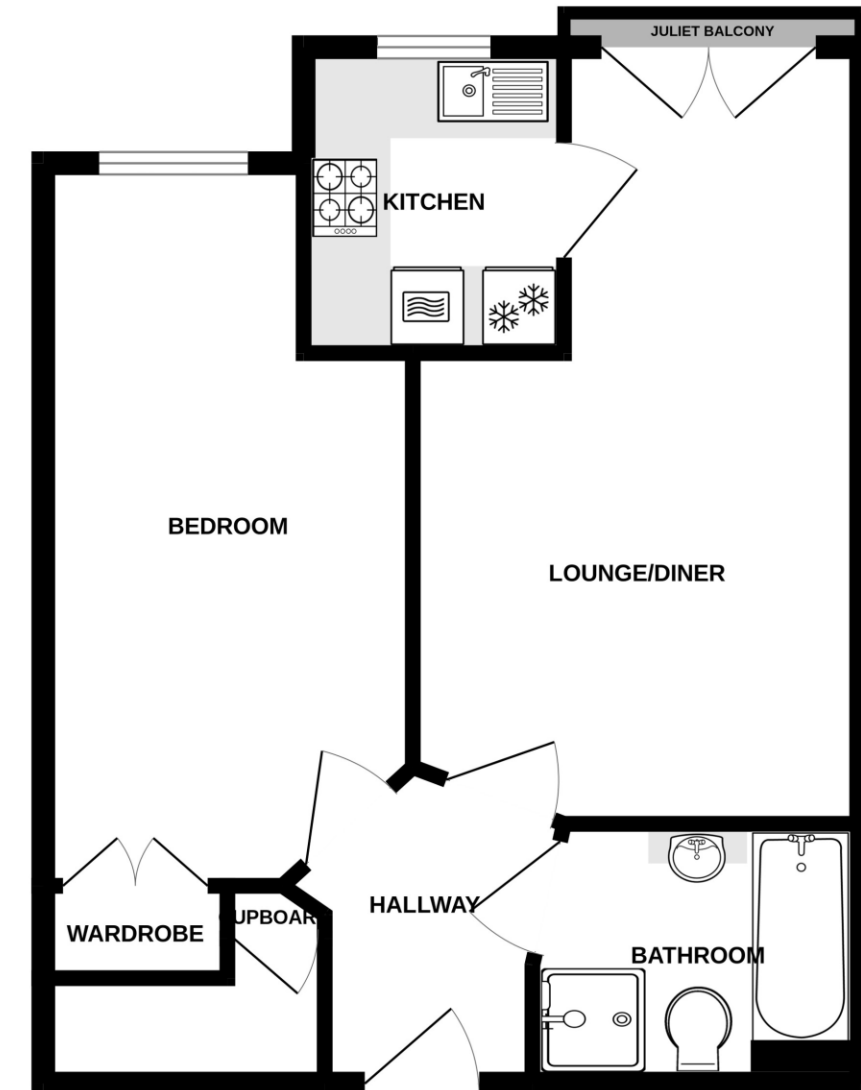
**BATHROOM/SHOWER ROOM/WC:** Comprising bath with hand grips and shower attachment over; separate shower cubicle with shower unit; wash hand basin set in display surface with cabinets beneath, fitted mirror with display lighting; WC with push button flush and display surface over; electric heated towel rail; shaver socket; wall mounted electric heater; fully tiled walls; coved ceiling; ceiling extractor fan.

**COMMUNAL FACILITIES:** 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. The parking area is accessed via electronic gates with spaces subject to availability.

**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 & OUTGOINGS:** We understand that the property is held on a 125 year lease with 112 remaining. The annual service charge is currently £2,700 and the annual ground rent is currently £460.00.

### FIRST FLOOR



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.  
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