



**Pegasus Court, South Street, Yeovil, BA20 1ND**



**welcome to**

**Pegasus Court, South Street, Yeovil**

A second floor one bedroom retirement apartment, conveniently located in the Town Centre, close to all amenities and offered for sale with no onward chain. The accommodation is well presented throughout and boasts many communal facilities including lounge, laundry room, parking and gardens.



### Communal Entrance

Secure door with intercom entrance. Stairs and lift rising to all floors.

### Apartment Entrance

Storage/airing cupboard. Electric heater.

### Lounge/ Diner

19' 2" max x 11' 2" max ( 5.84m max x 3.40m max )

Double glazed French doors to the rear with Juliet balcony and views overlooking the car park. Feature fireplace. Aerial point. Space for dining table and chairs. Wall light points. Electric heater. Opening into:

### Kitchen

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

Double glazed window to the rear. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Integrated electric hob with cooker hood over. Integrated eye level electric oven. Integrated fridge/freezer and dishwasher (hasn't been used).

### Bedroom

21' 3" max x 9' 1" max ( 6.48m max x 2.77m max )

A lovely spacious bedroom with double glazed window to the rear overlooking the car park. Built in wardrobe. Ample space for additional free standing furniture. Aerial point. Storage heater.

### Shower Room

Suite comprising a walk in shower, wash hand basin and WC inset to vanity unit with storage below. Shaver point. Extractor fan. Towel heater.

### Parking

There is a secure gated communal parking area.

### Communal Facilities

The development offers an extensive range of facilities to include lounge with library and kitchen, laundry room, store room to charge mobility vehicles, communal gardens, guest suite for visitors and in house manager with emergency pull cords in all rooms of the apartment. There is also a secure gated car park. The communal gardens are accessed on the same level as the apartment, with the added benefit of gated access from the garden to Penn Hill Doctors Surgery.

### Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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](http://www.focalagent.com)



**view this property online** [fox-and-sons.co.uk/Property/YEO108324](http://fox-and-sons.co.uk/Property/YEO108324)



**welcome to**

## **Pegasus Court South Street, Yeovil**

- Second Floor Retirement Apartment
- Double Bedroom with Car Park Views
- On Site Manager
- Amazing Communal Facilities
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £125,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/YEO108324](https://fox-and-sons.co.uk/Property/YEO108324)



Property Ref:  
YEO108324 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**fox & sons**



**01935 412100**



[Yeovil@fox-and-sons.co.uk](mailto:Yeovil@fox-and-sons.co.uk)



14 Princes Street, YEOVIL, Somerset, BA20 1EW



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**