









## welcome to

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

A one bedroom first floor retirement apartment, offered for sale with no onward chain, situated in the heart of Yeovil Town Centre & close to many local amenities. The apartment is presented in excellent decorative order throughout and boasting a wealth of space and natural light.













#### **Communal Entrance**

Secure entry system. Stairs and lift to all floors.

#### **Apartment Entrance**

Telecom entrance system. Storage cupboards. Airing cupboard. Brand new carpet flooring. Electric radiator.

### Lounge

15' 8" x 12' 2" ( 4.78m x 3.71m )

Two double glazed sash windows to the front with views overlooking the town. Feature artificial fireplace. Fitted bookshelf and display unit. Aerial and telephone point. Brand new carpet flooring. Storage heater. Door opening into:

#### Kitchen

7' 8" x 6' 5" ( 2.34m x 1.96m )

A range of fitted wall and base 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.

#### **Bedroom**

12' 5" x 10' 11" ( 3.78m x 3.33m )

Double glazed sash window to the front. Built in wardrobe. Telephone point. Brand new carpet flooring. Night storage heater.

#### **Bathroom**

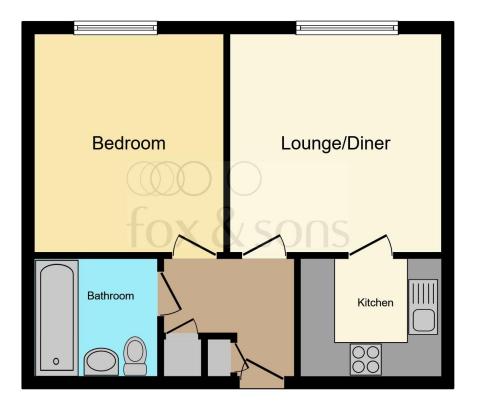
Suite comprising enclosed bath with mixer tap, shower over and hand rail. Wash hand basin and WC inset to vanity unit. Fitted cupboards. Shaver point. Brand new vinyl flooring. Blow heat and heated towel rail

## **Parking**

Secure gated allocated parking space with additional ample visitors parking.

#### **Communal Facilities**

The apartment allows the use of the communal grounds, lounge with library, laundry facilities and ample storage on all floors. On the ground floor is an additional room for mobility scooters with charging points. There is a full time house manager on site and within the apartment, there are careline alarms and emergency pull cords in all rooms, including the guest suite.



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





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

- Retirement Apartment
- Double Bedroom
- Aomple Communal Facilities
- Town Centre Location
- No Onward Chain

Tenure: Leasehold EPC Rating: B

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.

# £100,000









Please note the marker reflects the postcode not the actual property

## view this property online fox-and-sons.co.uk/Property/YEO108697



Property Ref: YEO108697 - 0004 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.





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