



Pegasus Court, South Street, Yeovil,  
BA20 1ND

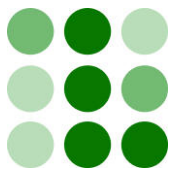
Guide Price £130,000  
LEASEHOLD

**A well presented two bedroom top floor retirement apartment for the over 60's. The flat benefits from an en-suite bathroom, main shower room, open plan lounge/diner, kitchen with integrated appliances, double glazing, communal lift, communal lounge, No Onward Chain.**

 **LACEYS**  
**YEOVIL LTD**



12-14 Hendford, Yeovil, Somerset BA20 1TE  
Tel: 01935 425115 Email: [info@laceysyeovil.co.uk](mailto:info@laceysyeovil.co.uk)



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



- Two Bedroom Top Floor Retirement Apartment
- Complex For The Over 60's Only
- UPVC Double Glazing
- En-Suite To Master Bedroom
- Separate Shower Room
- Communal Lounge, Gardens, Laundry Room, Lift, Gated Car Park and House Manager
- NO ONWARD CHAIN

[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.primelocation.com](http://www.primelocation.com)  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

An internal inspection is highly recommended in order to fully appreciate the extent of accommodation on offer. An appointment may be arranged through the agent by calling **01935 425115**.

## ACCOMMODATION

The **ACCOMMODATION** comprises:

Flat front door to.

### Reception Hall

Wall mounted electric heater. Two built in storage cupboards. Built in airing cupboard. Coved ceiling. Doors to lounge, both bedrooms and shower room.

### Lounge 5.64m (18'6") x 5.52m (18'1")

Built in fireplace with electric fire in situ. Two wall mounted night storage heaters. TV point. Phone point. Pull cord. Two UPVC double glazed windows both front aspects. Glazed wooden door to kitchen.

### Kitchen 2.91m (9'7") x 1.98m (6'6")

Comprising inset stainless steel single drainer, single sink unit with mixer tap, tiled surround and rolltop worksurface with cupboards & drawers below. Built in oven, hob with extractor over. Recess for washing machine (included in the sale), plumbing in place. Integrated fridge/freezer. Wall mounted cupboards. Vinyl flooring. Trail of spotlights. Coved ceiling. UPVC double glazed window, rear aspect.

### Master Bedroom 6.34m (20'10") x 4.12m (13'6")

Good range of fitted bedroom furniture. Built in double fronted cupboard. Wall mounted night storage heater. UPVC double glazed window, front aspect. Door to En-Suite Bathroom.

### En-Suite Bathroom 3.00m (9'10") x 2.58m (8'6")

White suite comprising bath with tiled surround, wall mounted shower over. Vanity sink unit. Low flush W.C. Extractor fan. Wall mounted electric heater. Vinyl flooring. Fully tiled walls.

### Bedroom Two 4.52m (14'10") x 2.50m (8'2")

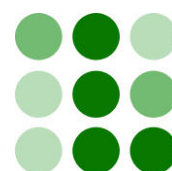
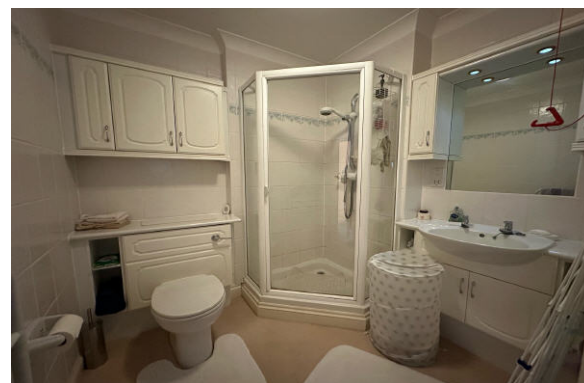
Built in double fronted cupboard. Wall mounted electric heater. UPVC double glazed window, front aspect.

### Shower Room 2.11m (6'11") x 1.98m (6'6")

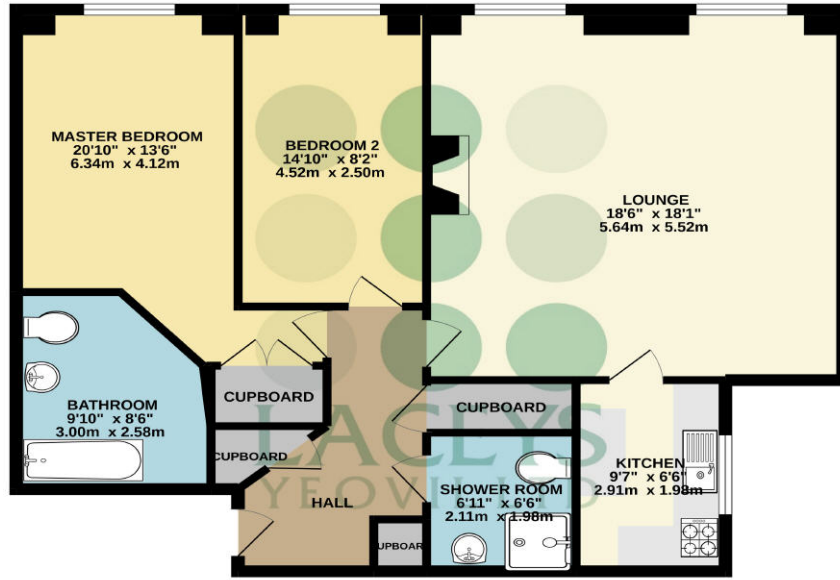
White suite comprising shower cubicle with tiled surround and wall mounted shower. Vanity sink unit. Low flush W.C. Heated towel rail. Wall mounted electric heater. Wall mounted cupboards. Shaver point. Extractor fan.

### Communal Areas/Facilities

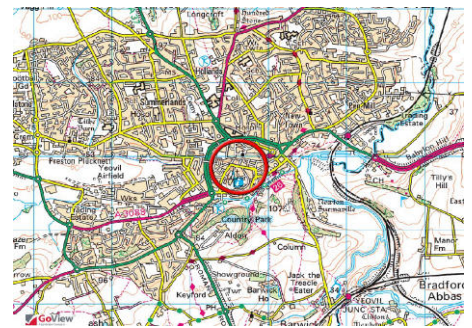
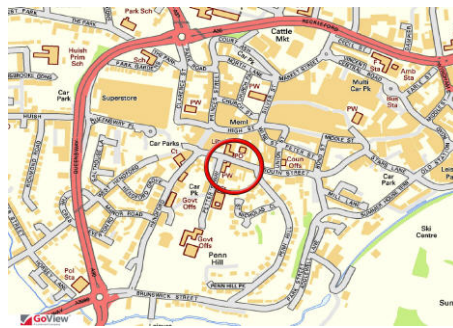
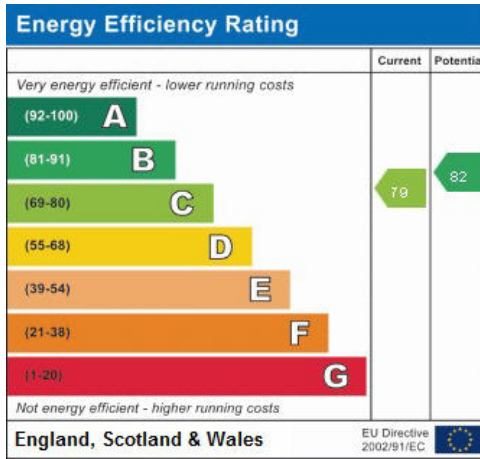
Communal gardens available. Communal Parking Area. Communal Lounge, kitchen & library. Communal laundry room.



TOP FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.  
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



**Please Note**

No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Lacey's Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Lacey's or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Lacey's or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

**Photographs / Floor Plans**

Photographs are reproduced for general information and it must not be inferred that any item is included for sale / to let with this property. Please note floor plans are not to scale and are for identification purposes only. The photographs used in these particulars may have been taken with the use of a wide angle lens. If you have any queries as to the size of the accommodation or plot, please address these with the agent prior to making an appointment to view.

## Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### Part A

- Council Tax Band - E
- Asking Price - Guide Price £130,000
- Tenure - Leasehold
- Lease length - 125 years from 1 January 2003
- Service Charge - £4595.90 p/a - 4 / 136ths of annual expenses & outgoings incurred by Managing Agent (including insurance premium)
- Ground Rent - £399 p/a, increasing £100 every 25 years (next increase to £499 p/a on 1/1/2028)

### Part B

- Property Type - 2 Bedroom Top Floor Retirement Apartment
- Property Construction - Traditional
- Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Electric night storage heaters, hot water tank heats the hot water
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage - Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Communal Parking

### Part C

- Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- Restrictions - We'd recommend you review the Title/deeds of the property with your solicitor. Restrictions/Obligations include; Use - private residence in occupation of no more than 3 people 60 years or older. No loud noise/sound audible outside the flat between 11pm & 7am. No bird/dog or other animal without the prior consent of landlord and Managing Agent having entered into a separate agreement. No external radio/TV aerial or satellite dish. Parking of one private taxed roadworthy motor vehicle in communal parking area only is permitted on basis the vehicle is used at least once every 3 months. Keep floors covered with carpet or similar sound proofing covering. \*More covenants in place refer to your solicitor. Whole selling/subletting permitted subject to:- new occupier being 60+ years old, medical certificate to prove new occupier(s) can meet lease obligations. Transfer Fee of 2% + VAT of gross proceeds (or market value if higher) payable 50/50 to landlord & management agent. Produce certified copy of every permitted transfer of lease, within 1 month, and pay reasonable fee.
- Rights and Easements - Rights of way over/through communal areas (external & internal).
- Flood Risk - According to the Environment Agency's website, the property is in an area at a VERY LOW RISK from River/Sea (defined as the chance of flooding each year as less than 0.1%) and LOW RISK from Surface Water Flooding (defined as the chance of flooding each year as between 0.1% and 1%)
- Coastal Erosion Risk - N/A
- Planning Permission - No records on the Local Authority's website directly affecting the subject property.
- Accessibility/ Adaptations - Communal Lift/Stair lift available for step free access
- Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating) - C

### Other Disclosures

No other Material disclosures have been made by the Vendor.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 15/04/2024. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.