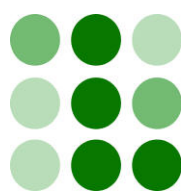


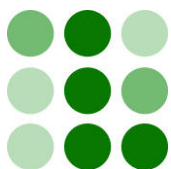


Pegasus Court, South Street, Yeovil,  
BA20 1ND

Guide Price £80,000  
LEASEHOLD

**This one bedroom first floor lift served retirement apartment (over 60's) is situated in a most convenient central location and is offered for sale with no forward chain. Gaining access via the communal hallway and using either the stairs or the lift the internal accommodation includes an entrance hallway with deep airing cupboard, a spacious living room with Juliet balcony, fitted kitchen and a well equipped bathroom. The property enjoys a pleasant outlook over the side of the building and has been well kept and maintained. Communal facilities include a residents lounge, laundry room and visiting house manager.**

 **LACEYS**  
**YEOVIL LTD**



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



- Centrally Located Retirement Apartment.
- Well Presented
- Hallway With Airing Cupboard
- Bathroom
- Double Bedroom With Fitted Wardrobes
- Sitting Room With Juliet Balcony
- Fitted Kitchen
- No 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. Such an appointment may be arranged through the **Sole Agents** on **01935 425115**.

## ACCOMMODATION

The **ACCOMMODATION** comprises:

### Entrance Hall

Upon entering the property you are greeted with a pleasant entrance hallway which has a deep airing cupboard housing the hot water cylinder. Doors open to the sitting room, bathroom and bedroom. There is a ceiling light point, a smoke alarm, emergency pull cord and a wall mounted electric heater.

### Living/Dining Room 5.84m (19'2") x 3.35m (11'0")

The living/dining room is a nice size with ample space for a settee, chair and a dining table. There are two night storage heaters and two ceiling light points. Double doors open inwards allowing the outside in with a further glazed door opening to the kitchen.

### Kitchen 2.36m (7'9") x 1.96m (6'5")

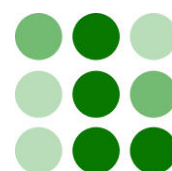
Offering a good selection of wall and base units with drawers and work surfaces above. There is a built in Neff oven and an inset electric hob with extractor hood above. Space is available for a tall fridge/freezer. The sink with mixer tap is conveniently situated under the side facing double glazed window. There is spot lighting.

### Bedroom 5.49m (18'0") x 2.79m (9'2")

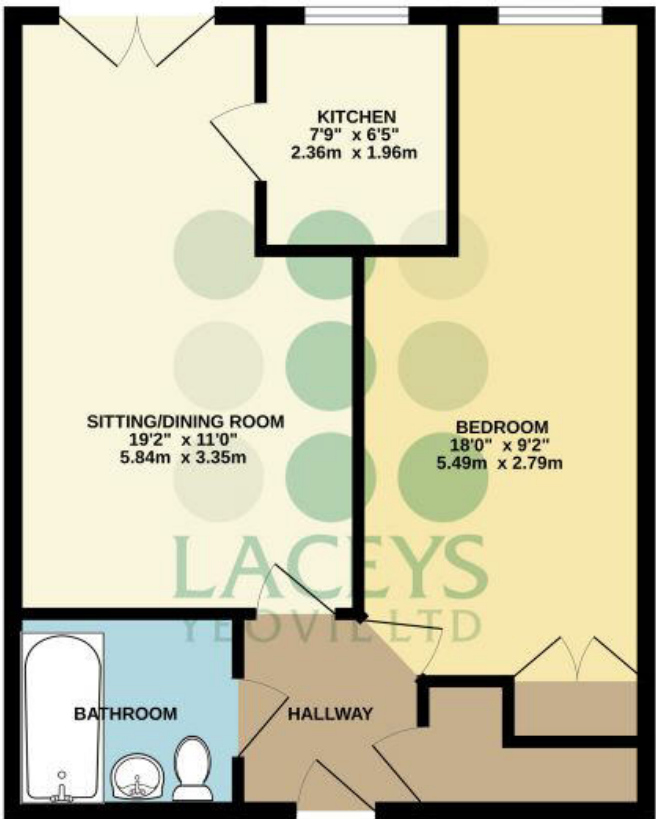
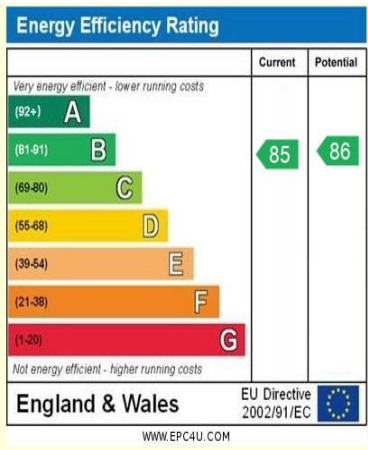
A good size double room with a side facing double glazed window. There is a fitted wardrobe, an electric heater, emergency pull cord and two ceiling light points.

### Bathroom

Fully tiled and fitted with a panel enclosed bath with thermostatically controlled shower above, a concealed cistern WC and a wash basin with vanity unit beneath. There is an enclosed ceiling lamp, extractor fan, shaver point, heated towel rail and wall mounted electric heater.



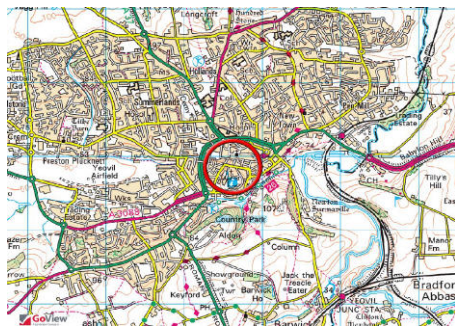
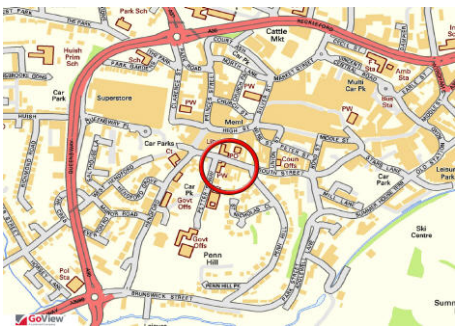
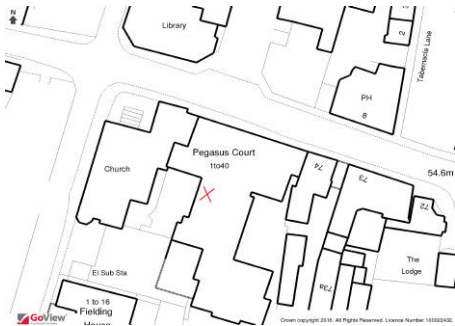
FIRST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.5 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.

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**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* - D
- *Asking Price* - Guide Price £80,000
- *Tenure* - Leasehold
- *Lease length* - 125 years from 1 January 2003
- *Service Charge* - £3391.54- annual. Paid half yearly. We have seen demand for period April 2024- September 2024- £1695.77
- *Ground Rent* - £349 (total) paid half yearly. Increasing by £100.00 every 25 years. Next increase due is 2028.
- 

### Part B

- *Property Type* - 1 Bed First Floor Flat
- *Property Construction* - Standard
- *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
- *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 MEDIUM RISK from Surface Water (defined as the chance of flooding each year as between 1% to 3.3%)
- *Coastal Erosion Risk* - N/A
- *Planning Permission* - No records on the Local Authority's website directly affecting the subject property.
- *Accessibility/ Adaptations* - N/A
- *Coalfield Or Mining Area* - N/A

*Energy Performance Certificate (EPC Rating )* - B

### Other Disclosures

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the **20th September 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.