

## 33 Pegasus Court, North Street, Heavitree Exeter, EX1 2RP



A delightful ground floor retirement flat in this prestigious and much sought after development in the heart of Heavitree with excellent local shopping facilities and good bus connections to Exeter city centre. The accommodation comprises entrance hall, sitting room/dining room, kitchen, double bedroom and bathroom.

**Asking Price £140,000    Leasehold    DCX02666**

# 33 Pegasus Court, North Street, Heavitree, Exeter, EX1 2RP

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.



## **Kitchen 6' 4" x 7' 11" (1.932m x 2.411m)**

Front aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge work surfaces. Part tiled walls. Integrated oven and hob with extractor fan above. Integrated fridge and freezer. Cove ceiling. Extractor fan.



## **THE ACCOMMODATION COMPRISES:**

### **Entrance Hall**

Access via solid wood front door. With doors to lounge, bedroom, shower room and large storage cupboard housing water tank, Telephone intercom system. Cove ceiling.

### **Lounge 20' 8" x 11' 2" (6.308m x 3.397m)**

Rear aspect uPVC double glazed Frenchs doors leading to private patio area. Electric flame effect fireplace. Wall lights. Television point. Telephone point. Cover ceiling. Two radiators. Door through to the kitchen.

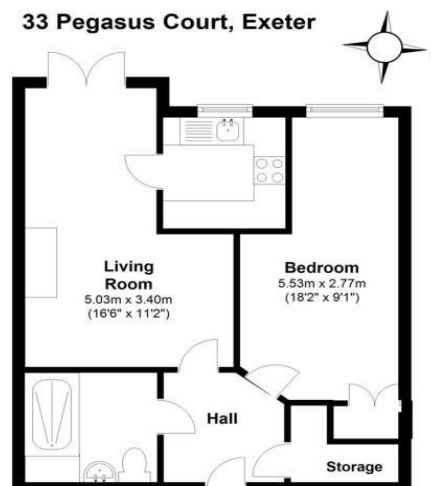


### **Bedroom 18' 2" x 9' 2" (5.545m x 2.794m)**

Front aspect uPVC double glazed window with view over the communal gardens. Built in wardrobe with hanging space and shelving. Cove ceiling. Telephone point. Electric night storage heater.



33 Pegasus Court, Exeter



Total area: approx. 45.5 sq. metres  
(489.8 sq. feet)

### Shower Room

Three piece white suite comprising walk in shower cubicle, low level WC, wash hand basin with storage below. Tiled walls, shaver point, extractor fan, wall mounted heater and electric towel rail.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

### Communal Facilities

Residents lounge area with patio doors exiting on to communal patio gardens, guest room pre-bookable through the scheme manager, laundry room.



### Outside

Well-maintained communal gardens with patio seating areas, mobility scooter charging point and residents car park.

### Lease Information

Length of Lease: Original lease was 125 years from 30th September 2000 - 101 years remaining.

Annual Ground Rent: £299.00 per annum, paid half yearly.

Ground Rent Review: Every 25 years, next due 1st October 2024 with an increase of £100.00.

Annual Service Charge: £3,245.00 per annum, paid half yearly.

Service Charge Review: Annually.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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# Energy performance certificate (EPC)

Flat 33 Pegasus Court North Street Heavitree EXETER EX1 2RP	Energy rating <b>B</b>	Valid until: <b>20 February 2028</b>
		Certificate number: <b>0957-2869-7124-9428-2771</b>

Property type	Mid-floor flat
Total floor area	44 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	84 B	85 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: