



£140,000

33 Pegasus Court, 88 Salterton Road, Exmouth, Devon, EX8 2NN





Well presented two bedroom ground floor retirement apartment, with direct access onto the communal gardens, located close to local amenities and convenient for local bus routes.

- **Sitting room with bay window**
- **2 Double bedrooms - both with fitted wardrobes and one with garden access**
- **Modern kitchen with built-in appliances**
- **Bathroom with separate shower cubicle**
- **Plenty of storage**
- **Owners' Lounge**
- **Beautifully maintained communal gardens**
- **Secure gated shared parking**
- **Communal laundry room**
- **Guest suite for visiting family and friends**
- **Estate Manager**
- **24-hour emergency call system**
- **No onward chain**
- **Minimum age requirement: 60 years (or in the case of a couple, one over 60 and one over 55)**

DESCRIPTION: Developed by Pegasus Retirement Homes Ltd, this well-regarded retirement community has been thoughtfully designed to offer both independence and peace of mind.

Residents benefit from the support of an on-site Development Manager who oversees the day-to-day running of the development and is available in case of emergency. For added reassurance, each apartment is connected to a 24-hour emergency call system when the Manager is off duty. **Please note that residency is restricted to those aged 60 and over (or in the case of couples, one resident must be over 60 and the other over 55).**

Pegasus Court offers an excellent range of communal facilities designed to encourage a vibrant and sociable lifestyle. These include a welcoming residents' lounge perfect for gatherings and events, a well-equipped laundry room, a library, a guest suite for visiting family and friends, and beautifully maintained communal gardens. Externally, secure parking is provided and accessed via electronic gates. This is on a first come, first served basis.

This particularly well-presented ground floor apartment offers spacious and thoughtfully arranged accommodation. The entrance hall provides excellent built-in storage, including a cloaks cupboard and additional storage cupboard. The fitted kitchen is equipped with integrated appliances including an electric hob, oven, microwave, fridge and freezer.

The generous living room is light and inviting with a feature bay window. There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes. The main bedroom has double glazed, double doors that open onto a private paved seating area with direct access to the communal gardens - an ideal space to relax and enjoy the surroundings. A large, modern white bathroom completes the accommodation, fitted with both a bath and a walk-in shower and designed with accessibility in mind.

Offered with no onward chain, this apartment is very well presented throughout and provides an excellent opportunity to enjoy comfortable, secure retirement living in a highly convenient location.

LOCATION: The apartment is conveniently located at Littleham Cross which offers several local shops including a post office, Co-op general store, Chinese takeaway, fish & chip shop and more. There are also local bus routes, and the larger supermarkets of Tesco & Lidl located nearby.

The accommodation comprises (all measurements are approximate):

GROUND FLOOR

Communal entrance door, which in turn leads to a communal hallway. From here there is a private entrance door to the apartment.

HALLWAY. Built-in cloaks cupboard. Built-in boiler cupboard. Further built-in shelved storage cupboard. Electric heater. Coved ceiling. Doors lead off to the...

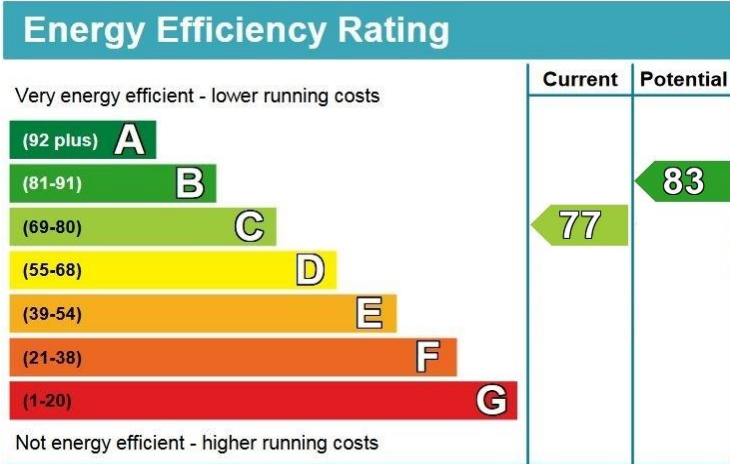
SITTING / DINING ROOM 28' 1" (8.56m) x 10' 6" (3.20m):
Double glazed bay window to front. Feature fireplace. Coved ceiling. Two electric heaters. Glazed door to...

KITCHEN 9' 3" (2.82m) x 7' 8" (2.34m):
Stone effect worktop surfaces in tiled splashback. Stainless steel sink with drainer and mixer tap. Ceramic hob. Cupboards and drawers under with integrated fridge and freezer. Built-in oven and microwave. Matching wall mounted cupboards and cooker hood. Coved ceiling. Double glazed window.

BEDROOM 1 13' 10" (4.22m) x 9' (2.74m):
Double glazed, double doors leading out onto the communal grounds. Electric heater. Coved ceiling. Fitted triple wardrobe.

BEDROOM 2 15' 4" (4.67m) x 8' 5" (2.57m):
Double glazed window. Coved ceiling. Electric heater. Fitted double wardrobe.

BATHROOM 10' (3.05m) x 6' 5" (1.96m):
White suite comprising panelled bath with Victorian style mixer shower tap in full tiled surround. Enclosed flush low level WC. Wash hand basin with storage



under with vanity mirror. Corner fully tiled shower cubicle with built-in shower. Walls in full tiled surround. Shaver point. Electric chrome radiator. Electric heater. Wall mounted cupboards with underlighting. Coved ceiling. Extractor fan.

OUTSIDE: The property enjoys superb communal landscaped gardens offering an array of colour with a gazebo and various seating areas. Secure parking is provided and accessed via electronic gates. This is on a first come, first served basis.

WHAT3WORDS: ///prom.agrees.chart

DIRECTIONS: The property is located approximately 1.5 miles from the town centre. From the town centre proceed along Rolle Street/Rolle Road. At the roundabout, take the first exit onto Salterton Road/B3178. Follow this road for just over a mile, at the second set of traffic lights continue straight on and the property will then be found a short distance along on the right hand side (just past the turning to Drakes Avenue on the left).

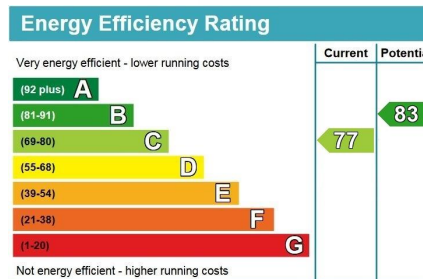
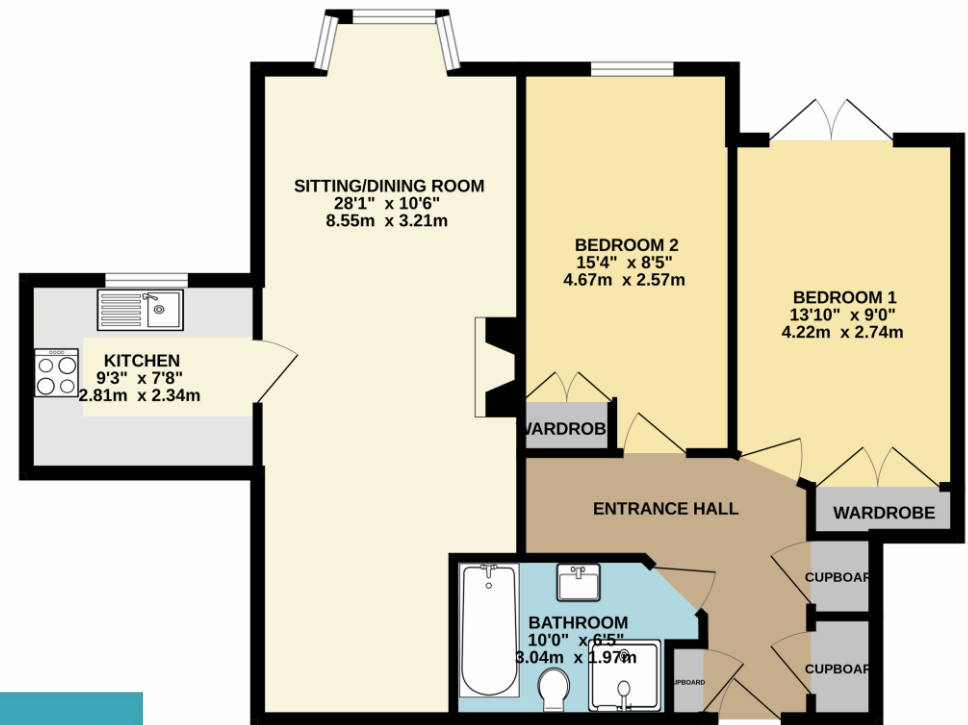
TENURE: Leasehold - 125 years from 2007

SERVICE CHARGE: £2,626.25 Half Yearly

GROUND RENT: £426.10 Half Yearly

COUNCIL TAX: D - £2577.27

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 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.

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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

