

Guide Price £80,000

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

Leasehold

A well presented one bedroom Retirement Flat for the over 60's set close to the town centre and local amenities, the flat is based on the second floor with lift access available. The flat benefits from UPVC double glazing, electric heating, shower room and communal gardens, parking and communal facilities. No Onward Chain.

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The Property Ombudsman

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Flat 18, Pegasus Court, South Street, Yeovil,
Somerset, BA20 1ND







- A Well Presented One Bedroom Retirement Flat For The Over 60's
- Central Location, Close To The Town & Local Amenities
- Secure Intercom Entry System
- Lift Access
- UPVC Double Glazing
- Electric Heating
- Shower Room
- Communal Gardens, Parking & Facilities
- No Onward Chain

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 425 115.**



Accommodation Comprises
Entrance door from the communal hallway leading into the Entrance Hall.

Entrance Hall
With coved ceiling. Electric heater. Emergency pull cord. Cupboard housing the hot water cylinder, ceiling light point and good storage.

Lounge 5.69 m x 3.40 m (18'8" x 11'2")
Storage heater. TV and telephone point. Two ceiling light points. Coved ceiling. Emergency pull cord.



Kitchen 2.34 m x 1.96 m (7'8" x 6'5")
A fitted kitchen with a range of wall, base and drawer units and work surface over. A stainless steel sink drainer unit with mixer tap and a complimentary tile surround. Four ring electric hob with extractor hood over. Eye level electric oven.Space for fridge / freezer. Double glazed window with a view over the gardens. Ceiling light point. Coved ceiling.

Bedroom 4.27 m x 2.76 m (14'0" x 9'1")
With a double glazed window over looking the gardens. Storage heater. Coved ceiling. Ceiling light point. TV point. Built in double wardrobe. Emergency pull cord.



Shower Room 2.24 m x 1.96 m (7'4" x 6'5")
Fitted with a white suite comprising of WC and vanity wash hand basin with double cupboard under, shelves and cupboards over, spotlights and mirror. Walk-in shower. Shaver point. Electric towel rail. Electric heater. Coved ceiling. Extractor fan. Tiled walls. Emergency pull cord. Shelving.

About The Complex
Pegasus Court has a fantastic communal lounge for use of the residents where a weekly coffee morning is held as well as other functions. There is a laundry room with washing machines, tumble dryers and a sink, use of this is included in your service charge. In addition, there is a guest suite for
use of family & friends of the residents for a small fee. There is a gated parking area for use of the residents on a first come, first serve basis.

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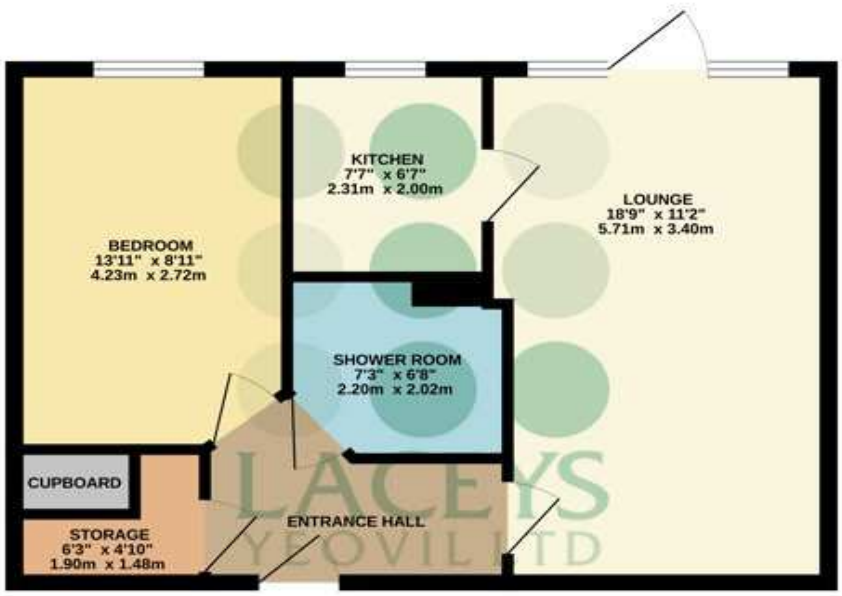
FIRST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.2 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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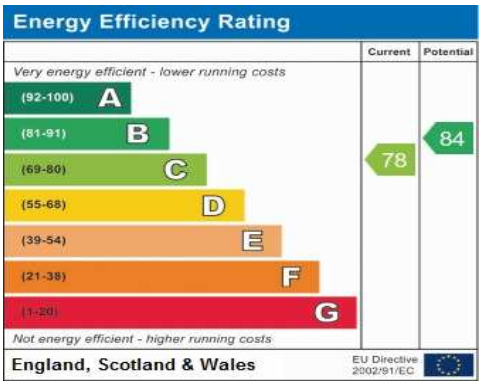



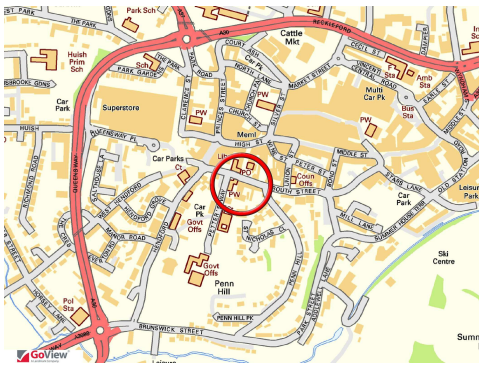

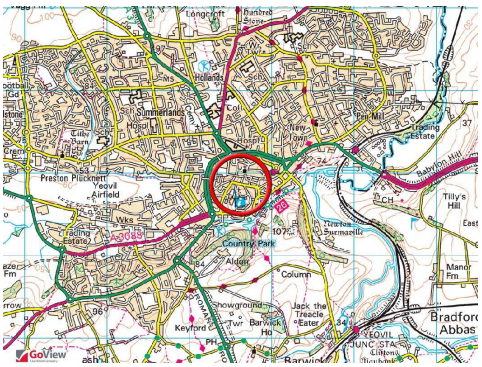

Please Note
No tests have been undertaken of any of the services and any intending purchasers/tenants should satisfy themselves in this regard. Laceys Yeovil Ltd for themselves and for the vendor/landlord of this property whose agents they are, give notice that,(i)these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Laceys 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 Laceys or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Photographs/Floor Plans
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Material Information

Material Information in compliance with the Digital Markets, Competition and Consumers Act 2024.

Material Information applicable in all circumstances

- *Council Tax Band* - D
- *Asking Price* - Guide Price £80,000
- *Tenure* - Leasehold - 125 years from 1.1.2003
- Service Charge - £3494.24 per annum
- Ground Rent - £349.00 per annum
- *Stamp Duty Land Tax (SDLT)* - may be payable to HMRC in addition to the purchase price, depending on the purchaser's circumstances - please visit HMRC's SDLT Calculator. https://www.tax.service.gove.uk/calculate-stamp-duty-land-tax
- *Other fees/Disbursements payable* - Conveyancer's will change legal fees together with other costs, which could include fees for Land Registration, Telegraphic Transfer, Anti-Money Laundering, various Searches, completion of SDLT return, and lender's transaction fees (non-exhaustive list) - please seek confirmation from your Conveyancer prior to a commitment to purchase.

Material Information to assist making informed decisions

- *Property Type* - 1 Bedroom Second Floor 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 Storage Heaters, hot water tank located in the airing cupboard.
- *Broadband* - Please refer to Ofcom website. https://www.ofcom.org.uk/phones-telecoms-and-internet/adviceforconsumers/advice/ofcom-checker.
- *Mobile Signal/Coverage* - Please refer to Ofcom website. https://checker.ofcom.org.uk/en-gb/mobile-coverage
- *Parking* - Communal Parking on a first come first served basis.

Material Information that may or may not apply

- *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. Restricted Covenants 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.
- *Rights and Easement*s - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor.
- *Flood Risk* - Current Flood Risk - According to the Environment Agency’s website, the property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%). For detailed checks please visit the ‘Long Term Flood Risk’ on the government website.
- *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) - C

Other Disclosures

No other Material disclosures have been made by the Vendor.

We understand that the property sits in a conservation area. We recommend that you make your own enquiries regarding this.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 13/04/2026. However, such information could change after compilation of the data, so Laceys cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Laceys 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.