



DANIEL BUTTERWORTH



Pegasus Court, Torquay Road, Paignton, TQ3 2UB

£175,000 Leasehold

"A well presented 3 bedroom retirement apartment in a popular location, close to local amenities".

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A 3 Bedroom Ground Floor Retirement Apartment located in the popular Pegasus Court development in level Preston, just a short stroll from bus routes, shops and the seafront. Located in the 'Bay Lodge' building and accessed via the secure communal entrance, accommodation briefly comprises; Hallway, Lounge / Dining Room, Kitchen, 3 Bedrooms (Master En-Suite) and Shower Room. The living room doors provide access directly onto the communal gardens surrounding. Parking by arrangement with the house manager.

Pegasus Court is a purpose built retirement development located in level Preston, adjacent to the stunning grounds of Oldway Mansion, the former home of the Singer family. The complex is ideally located for local shops including Sainsbury's, a choice of cafe's, salon's and a well-served bus route connecting Torbay. Paignton Town Centre is approximately 3/4 mile away as is Paignton Sea Front / Preston Sands. Residents can opt to use the facilities in the building which include a residents communal lounge, library / games room, a restaurant serving meals most days of the week, a laundry and a rooftop conservatory where beautiful sea views can be enjoyed. There is a lift to all floors and emergency pull-cords throughout.

Rooms-

Lounge / Dining Room - 22'7" x 10'8"

Kitchen- 10'4" x 9'3"

Bedroom One - 16'8" x 9'4"

En-Suite

Bedroom Two - 13'1" x 16'9"

Bedroom Three - 10'1" x 7'0"

Shower Room

The hallway to the apartment is spacious and has a large built in storage cupboard and access to principle rooms. The lounge / dining room is a good size with windows to three sides overlooking and providing access to the communal gardens surrounding. A slimline modern heater and an electric fire provide ample heat to the room. The kitchen has a good range of wall / base units with roll edge worktops and tiled surrounds. There is an electric hob, oven, sink/drainer and space for appliances. There is currently a washing machine and fridge/freezer in situ should the new owners wish to take these on.

There are 3 bedrooms with this property, 2 of which are good doubles and a single, all with electric heating. The main bedroom has ample space for a double bed and has wardrobes built in, plus access to the en-suite shower room. Bedroom two again has been previously used as a hobbies room and has ample space for a bed plus furnishings. Bedroom three is a single bedroom, perfectly suited for visitors. The main shower room is a fair size and has a shower cubicle, WC and wash basin. Outside there are well-manicured communal gardens for the pleasure of residents only.

Further Information - Leasehold 116 years. Service charges £1010 approx quarterly. Ground rent £568 per annum approx. Council tax band F. Water included. Mains electric and water. According to BT Open Reach, G-Fast / Superfast Broadband is available in this area. Mobile coverage 3g & 4g depending on networks.



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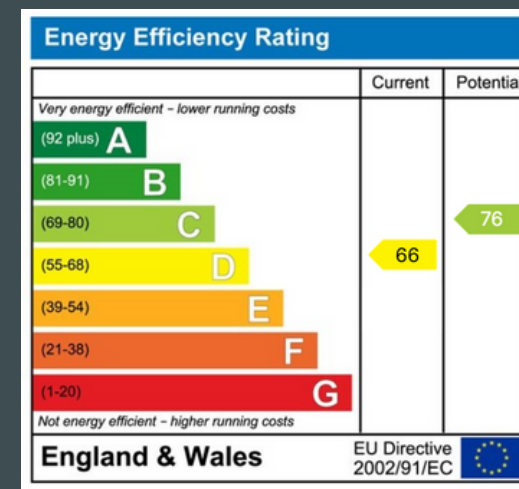
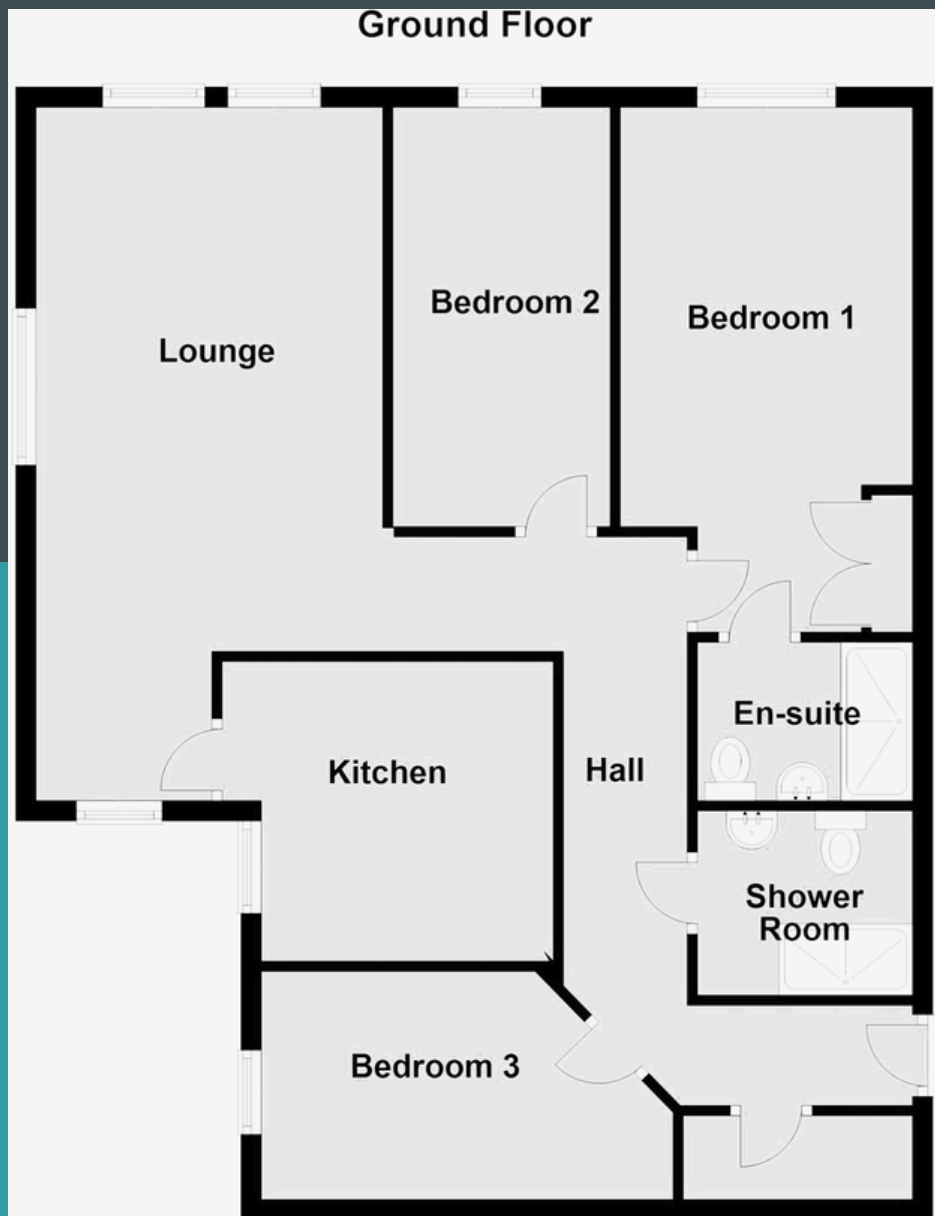
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