



## Property Location

This two-bedroom apartment is situated in the popular Pegasus Court retirement complex which benefits from being within short walking distance of the town centre, Penn Hill GP surgery and a bus stop. The bustling town centre offers plenty of shops, restaurants and a cinema.

### 35 Pegasus Court, South Street, BA20 1ND

Approximate Gross Internal Area = 67.7 sq m / 729 sq ft

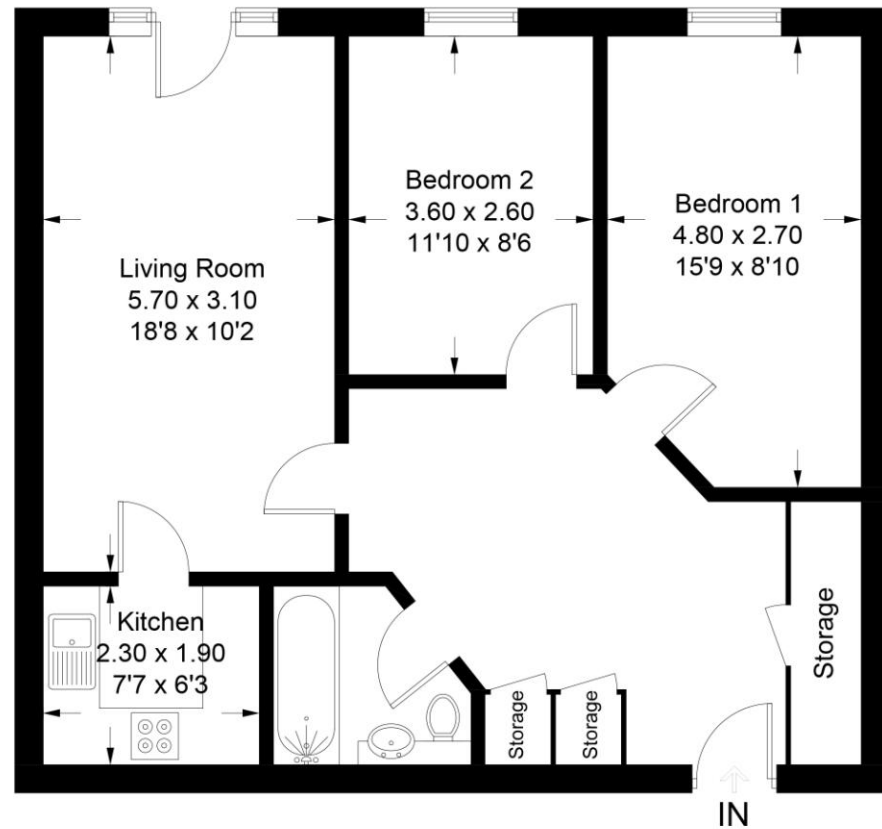


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1303389)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Pegasus Court, South Street, Yeovil

Offers In Region Of £125,000



35 Pegasus Court  
Yeovil  
BA20 1ND

Key features:

- Two Bedroom Apartment
- Close to Town Centre
- Excellent Condition Throughout
- 60+ Complex
- No Forward Chain
- 102 Year lease Length
- Communal Gardens
- Plenty of Storage Throughout



Why you'll like it

This beautifully presented third floor apartment is situated in the desirable Pegasus Court retirement complex in the centre of Yeovil. The apartment features a living room, kitchen, bathroom, two double bedrooms and plenty of storage throughout. Benefiting from no forward chain, viewing is highly recommended.

COMMUNAL ENTRANCE: A secure telecom entrance system into the well-maintained communal halls. The staircase and lift provide access to the third floor.

ENTRANCE HALL: Upon entering the apartment, you are welcomed into a bright and airy entrance hall which provides access to the living room, bathroom, two bedrooms, airing cupboard and two storage cupboards. Neutral wall decoration and pale green carpet. One radiator.

LIVING ROOM 18' 8" x 10' 2" (5.7m x 3.1m) A spacious living room with a centrally positioned electric fireplace and Juliet balcony that overlooks the south facing communal garden. Neutrally decorated walls and carpet flooring. Wall mounted lighting. Two radiators

KITCHEN 7' 6" x 6' 2" (2.3m x 1.9m) This kitchen has wooden cabinets and drawers with integrated fridge/freezer, slimline dishwasher, electric oven, -

electric hob and cooker hood above. Work surfaces with an inset stainless-steel basin and drainer. Neutral walls, tiled splashguards and vinyl flooring.

BEDROOM ONE 15' 8" x 8' 10" (4.8m x 2.7m) A double bedroom with built-in wooden dressing table, wardrobe and wall mounted headboard units. Double glazed window overlooking the communal gardens. Neutral walls and pale green carpet. Bedside emergency cord. One radiator.

BEDROOM TWO 11' 9" x 8' 6" (3.6m x 2.6m) A generous single or cosy double bedroom with built-in dressing table, wardrobe and wall mounted headboard units. Neutral walls and pale green carpet. Double glazed window to the communal gardens. Bedside emergency cord. One radiator.

BATHROOM 6' 10" x 6' 2" (2.1m x 1.9m) This bathroom has a three-piece suite comprising of white w/c, hand basin and bathtub with step-free access and shower fitted above. Cream coloured vanity unit and mirror. White tiled walls and non-slip vinyl flooring. Heated towel rail.

ADDITIONAL INFORMATION: Secure resident and visitor parking is available on site. Visitor/guest rooms are available on a requested/scheduled basis. Communal lounge, library and kitchen that hosts weekly gatherings/events for all residents. Well-maintained enclosed communal gardens. Ground floor laundry room with washing machines and dryers. Scooter storage and charging area. Each floor in the complex has a designated shared storage room. Bin storage area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

