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Pegasus Court, Torquay Road, Preston, Paignton

A purpose built two bedroom first floor Retirement flat in the popular Pegasus Court development. Ideally situated in Level Preston, for local shops and amenities and offered for sale with no onward chain.

£215,000

Pegasus Court, Torquay Road, Preston, Paignton

Situation & Description

Situated in a popular residential area, very close to Oldway Mansion and gardens, with a good amount of local amenities and shops closeby, including a regular bus service with access to Paignton, Brixham, Torquay and Newton Abbot. There is a local Sainsburys just down the road from the property, amongst other shopping facilities further along into Preston, with a Doctors Surgery and sub Post Office.

This well maintained retirement flat is situated on the first floor, benefiting from a spacious accommodation layout. A communal entrance provides access to the first floor via stairs or a lift and once inside, a spacious reception hallway opens into the dining room and the remainder of the accommodation which comprises a triple aspect lounge, kitchen, two bedrooms, one with an ensuite bathroom/W.C and there is a separate shower room/W.C.

The property offers electric heating and PVCu double glazing and has an emergency pull cord system.

There is also residents parking for each side of the block, on a first come first served basis.

Council Tax Band: D (Torbay Council)

Tenure: Leasehold

Parking options: Off Street

Please note

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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Entrance

Communal entrance with stairs or lift to first floor, door to Flat 17.

Entrance Hallway

Coved and textured ceiling with light points, smoke detector, wall mounted electric heater, airing cupboard housing the hot water cylinder, large storage cupboard with shelving, light point, consumer unit and electric meter. Secure door entry intercom system and emergency pull cord, telephone point.

Dining Room

Textured ceiling with light point, UPVC double glazed tilt'n'turn window to rear aspect.

Lounge

w: 3.58m x l: 4.7m (w: 11' 9" x l: 15' 5")

Coved and textured ceiling with light point, wall light points, UPVC double glazed tilt'n'turn windows to rear and side, wall mounted electric radiator, fireplace with electric fire, TV connection point, emergency pull cord, door to

Kitchen

w: 2.06m x l: 3m (w: 6' 9" x l: 9' 10")

Coved ceiling with strip light, UPVC double glazed tilt'n'turn windows to rear and side, fitted kitchen comprising range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring electric hob with extractor over, tiled surrounds, matching eye level cabinets, two display cabinets, built-in electric oven, space for under worktop fridge and freezer.

Bedroom 1

w: 3.61m x l: 5.11m (w: 11' 10" x l: 16' 9")

Textured ceiling with pendant light point, UPVC double glazed tilt'n'turn window to rear, emergency pull cord, wall mounted electric heater, fitted double wardrobe, door to

Ensuite Bathroom/W.C

w: 1.7m x l: 2.87m (w: 5' 7" x l: 9' 5")

Textured ceiling with light point, extractor fan, wall mounted electric fan heater. Comprising panelled bath with twin hand grips and shower attachment over, pedestal wash hand basin with tiled splashback, close coupled W.C, emergency pull cord, strip light and socket.

Bedroom 2

w: 2.11m x l: 3.99m (w: 6' 11" x l: 13' 1")

Textured ceiling with pendant light point, UPVC double glazed window to rear aspect, tilt'n'turn window to rear aspect, wall mounted electric heater.

Shower Room/WC

w: 1.65m x l: 1.75m (w: 5' 5" x l: 5' 9")

Textured ceiling with light point, extractor fan, wall mounted electric fan heater. Comprising corner shower cubicle with electric shower and sliding doors, vanity unit with inset wash hand basin and tiled splashback, close coupled W.C, heated towel rail.

Tenure

Council Tax Band: Currently band 'D'. (Torbay Council)

Leasehold: Original 150 year lease from 1990.

Management Company: First Port

Management Charges: the seller has informed us that payments are currently £1,010.74 quarterly

Ground Rent - £TBC

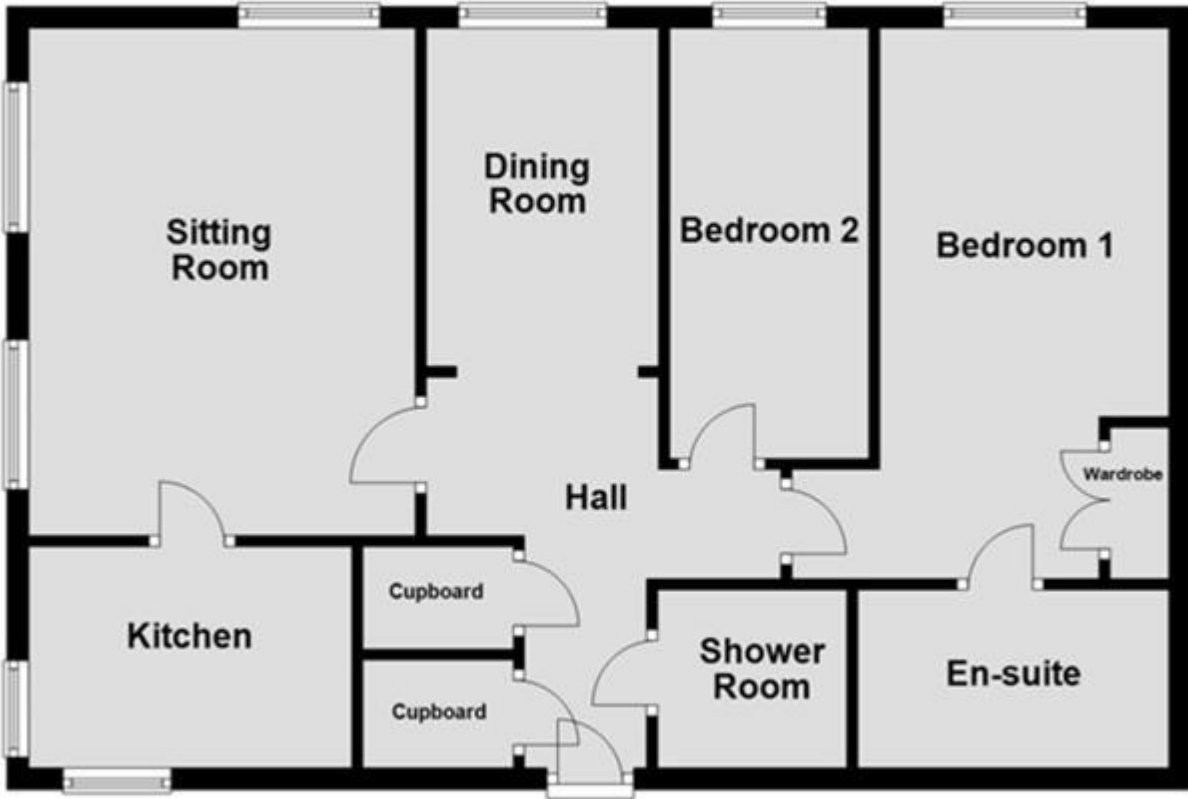
Guest Suite (2019 - £15 per night single, £20 double) TBC

Charges are to include Buildings Insurance, cost of administrator and accommodation, general maintenance, cleaning, heating and general maintenance of communal areas, external decor, gardening, lift maintenance.

There is an Emergency Pull Cord system in place which will alert the manager. When the duty manager is not on site it will be diverted to Careline. COMMUNAL ROOMS: lounge, library, two laundry rooms, restaurant facilities, roof observatory/sun lounge.



Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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