



Torquay Road, Preston, Paignton

Leasehold £215,000



**WILLIAMS HEDGE**  
ESTATE AGENTS



Tel: 01803 554322

15 PEGASUS COURT, TORQUAY ROAD, PRESTON, PAIGNTON, DEVON TQ3 2TZ

Well presented retirement apartment | Light, bright spacious accommodation | Communal entrance with stairs or lift first floor | Spacious entrance hall | Triple aspect sitting room  
Modern kitchen/dining room | Two double bedrooms | Ensuite shower room | Shower Room/WC  
Communal parking | Excellent range of communal facilities | Convenient and accessible location

A spacious and well presented retirement apartment situated within the popular Pegasus Court development which is located in level Preston and conveniently close to the Sainsbury's express store and an excellent range of shopping facilities and amenities in the Preston area. There is public transport almost on the doorstep connecting the town centre of both Paignton and Torquay and the development is within just a few yards of the historic Oldway Mansion and gardens. The apartment is located on the first floor of the building above the entrance and with windows to the front and side offering a light, bright feel to the apartment. The development is accessed via a communal hallway with stairs or lift to the first floor with this apartment accessed directly opposite the lift. Once inside a spacious entrance hall leads to a triple aspect sitting room, modern kitchen/diner, two double bedrooms, one with ensuite shower room/WC and a separate shower room/WC. The apartment has electric heating and UPVC double glazed tilt and turn windows.

Pegasus Court offers an excellent range of communal facilities including a residents lounge, library, observatory with open sea views, laundry, restaurant, guest suite and on-site manager/administrator. The development features 58 apartments designed for the retired and offers a 24 hour emergency call system. It is a condition of purchase that residents be over the age of 55 years.

### The Accommodation Comprises

Communal entrance with stairs and lift to first floor. Door to

**RECEPTION HALL** Coved and textured ceiling with pendant light points, smoke detector, airing cupboard with hot water cylinder and slatted shelving, secure door entry intercom system, wall mounted electric heater, doors to

**SITTING ROOM** 17' 10" x 14' 9" (5.44m x 4.5m) to irregular shape Coved and textured ceiling with pendant light point, triple aspect with UPVC double glazed tilt and turn windows to front aspect, night storage heaters, TV connection point, emergency pull cord.



**KITCHEN/DINER** 19' 4" x 11' 2" (5.89m x 3.4m) reducing to 8' 5" (2.57m) Textured ceiling with light points, UPVC double glazed tilt and turn window to front aspect, night storage heater, large pantry style cupboard housing electric meter and consumer unit. Fitted kitchen comprising a range of base and drawer units with granite work surfaces over, inset single sink and drainer with mixer tap over, inset electric open extractor over, built-in eye level electric oven, tiled surrounds, matching wall cabinets, space for upright fridge /freezer, space and plumbing for dishwasher, space and plumbing for washing machine.



**BEDROOM ONE** 17' 7" maximum x 9' 10" (5.36m x 3m) Textured ceiling with pendant light point, dual aspect with UPVC double glazed tilt and turn windows to side aspect, emergency pull cord, night storage heater, built-in double wardrobe, door to



**ENSUITE** 9' 9" x 5' 7" (2.97m x 1.7m) Textured ceiling with light point, extractor fan, emergency pull cord, heated towel rail. Comprising large shower cubicle with sliding door, pedestal wash hand basin, bidet, close coupled WC, strip light and shaver socket.



**BEDROOM TWO** 13' 11" x 11' 2" (4.24m x 3.4m) reducing to 8' 6" (2.59m) Textured ceiling with pendant light point, UPVC double glazed tilt and turn window to front aspect, wall mounted electric heater.



**SHOWER ROOM/WC** 5' 8" x 5' 0" (1.73m x 1.52m) Textured ceiling with light point, extractor fan, wall mounted electric heater, emergency pull cord, heated towel rail. Comprising tiled shower cubicle with electric shower and sliding doors, pedestal wash hand basin with tiled splashback, close coupled WC, black shaver socket.

**TENURE - LEASEHOLD**

Freeholder: Hart Retirement Developments

Lease - 150 Years from November 1990  
 Management Company: First Port  
 If you would like to contact the Head Office of the First Port Group,

please call 01425 638863 or email enquiries@firstport.co.uk

Maintenance/Services Charges - £3,200 to include water charges, buildings insurance, cost of on site administrator and accommodation, general maintenance, cleaning, heating and internal decoration of communal areas, external decor, gardening, lift maintenance, window cleaning six times per year.

Alarm System: Alerts the manager. However if manager is off site, the alert is diverted to a Central Control Room (Care line)

Communal Facilities include:-

Communal Lounge with kitchen facilities  
 Guest Suite (2019 Charge £15 per night single, £20 couple)

Two Communal Laundry Rooms

Restaurant

Library

Observatory

Two External Timber Roof Decks with sea views

Retirement Properties for age 55yrs and over

24 hour Emergency Care line system

On Site Manager (in residence)

Coffee Mornings/Afternoon tea/Bingo/Whist/Craft

Afternoon etc

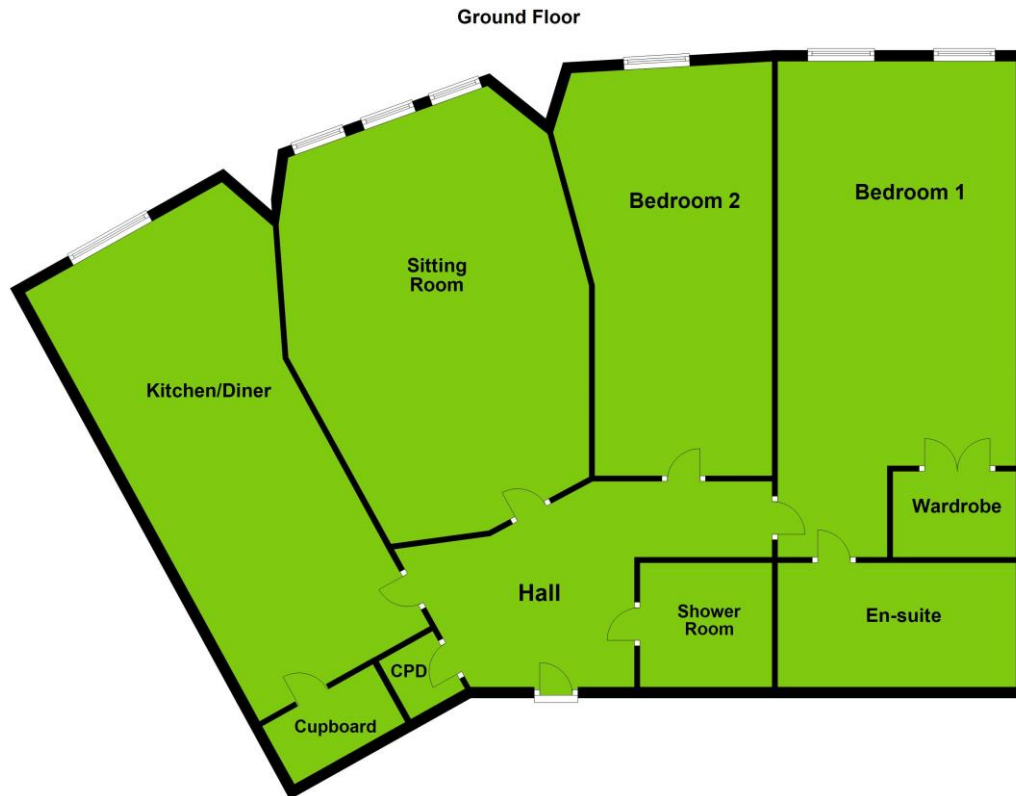
Residents' parking spaces (N.B. not allocated, first come first served)



Age: 1990 (unverified)	Postcode: TQ3 2TZ
Current Council Tax Band: E	Stamp Duty:* £1,800 at asking price
EPC Rating: TBC	
Electric meter position: Kitchen	Gas meter position: N/A
Boiler positioned: Hot Water Heater – airing cupboard	Water: Included
Loft: N/A	Rear Garden Facing: N/A

This information is given to assist and applicants are requested to verify as fact. \*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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