



PEGASUS COURT
TAUNTON



What are you looking for in your ideal home?

- A fully modernised property exclusively for over 55s?
- Great transport links and proximity to services?
- Lots of space & light?
- A real sense of community?

Sounds good? We may just have the property you are looking for...

22 Pegasus Court is a well-proportioned, elegant space, with a wonderful sense of ease and contentment.

It occupies a prime position within its impressive building, where it also benefits from its own private balcony and exclusive access to on-site amenities and a residents roof top garden and lounge with views extending over Somerset County Cricket Grounds, the River Tone and beyond...

The sought-after area of Taunton is an extremely favoured location within Somerset. With its mixture of elegant properties set on pleasant leafy lanes, it feels full of life, style and community.

The bustling town of Taunton doesn't shout about its many positive attributes - and as one of the most desirable locations in the area it really doesn't need to. The ease of access to excellent schools and a wealth of leisure, medical and recreational facilities provide all amenities at a stone's throw. Transport links are excellent making the commute and further travel a doddle. It really does have it all.

When standing outside this home, the need to explore things further is a must. Somerset Square is the perfect backdrop - with lots going on and a great sense of spirit. This home has been filled with laughter and love, and now it could be yours to enjoy just as much, if not more.





Enter the property through the front door and step into the hallway to find this perfectly private apartment. Once that front door is open, first impressions are fantastic. The hallway leads to the open concept living space as well as the kitchen, two bedrooms and bathroom. Light floods through every room thanks to large windows and the beautiful balcony – and those views are everything.

Note the Appelo ‘pullcord’ and Careline alarm systems should you need it and the on-hand Estate Manager along with their team of staff are there at any time in case they are required. This apartment, built along with 65 others in 2009, is designed with everything for the over 55s in mind.

Come take a look and take in all that is on offer here.





The bright, spacious living space with its bounty of floor to ceiling windows and glass doors overlooking the balcony and beyond is a real showstopper.

The light, neutral decor and oodles of natural light give a real sense of bringing the outside in, which is made even more possible by the private balcony area directly outside ready and waiting for that morning coffee or glass of something special later in the day.



The well-designed zones within this extraordinary space enable multi-functional living at its best, giving dining, relaxing and entertainment spaces their own identity, whilst melding seamlessly into one cohesive living area.

High ceilings, great bone structure and huge windows give the lounge space an undeniable wow-factor and there is room for a large table, sofa, entertainment system and storage for all those bits and bobs necessary for daily life.



The classic Shaker-style kitchen is positioned right next to the lounge for convenience and ease.

Views over the River Tone via the large window bring in yet more natural light, giving a spacious, calming outlook. It features an assortment of quality appliances and a host of storage solutions.



Bedroom one spans the full depth of the property and is a substantial size with lots of built-in storage. The natural light and great views through another big window onto the balcony and beyond, creates a feeling of space and calm. Classic decor partners perfectly with room for a big bed and matching furniture for a fully high-end finish.

Bedroom two, with more views over the River Tone ground through its sizable window, has plenty of space for a big bed and furniture to match, creating an effortlessly cosy space to bed down for the night. Currently used as a second bedroom, it could easily become a home office, music room or home gym, to name a few examples – it's practically perfect in every way.





The partially-tiled bathroom has everything you need for busy mornings and evenings whiled away in the tub. In tones of blue and white, with tonnes of storage, there is a separate shower and soaker tub to give practicality, whilst luxurious touches add elegance and style to the space.



The private balcony, accessed via two doors the lounge is just the ticket for those who love apartment living alongside some outdoor space. Enjoy this sun trap from morning coffee to evening tippie, in peaceful solitude or surrounded by fun and laughter with friends and relatives as you marvel at the view.



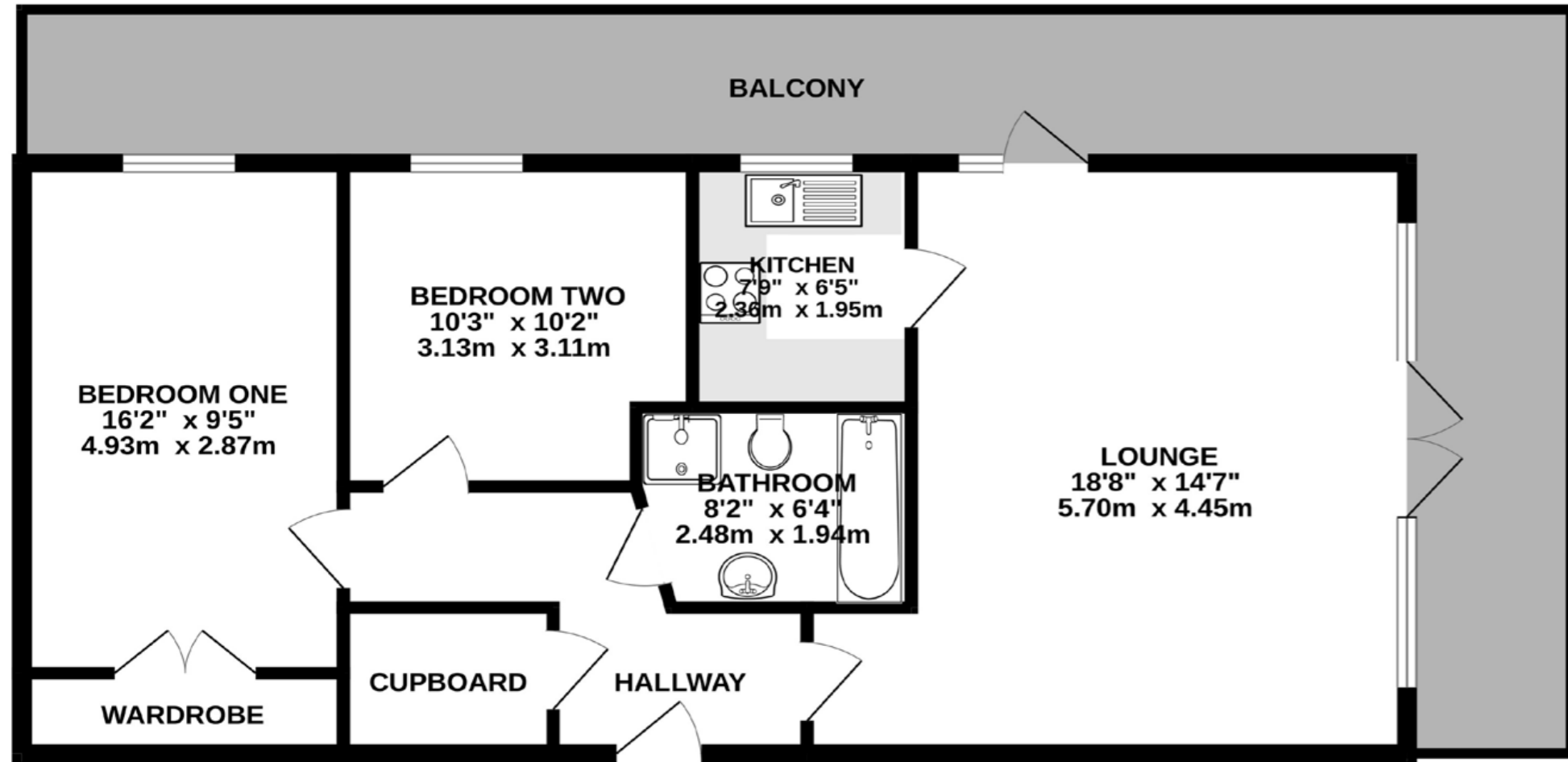


Jump in the lift to the communal roof top garden and residents' lounge where you will find easy, breezy times with fellow residents and your people alike. The rooftop garden offers an unobstructed view of the cricket pitch whereby you can cheer the team to victory.

The ground also hosts a number of musical events and an open-air cinema, there is always plenty to see and do at Pegasus Court.

Residents are allowed to bring guests to the rooftop garden so they too can enjoy the sound of leather on willow. A host of facilities in the complex, which includes a laundry and with additional facilities close by, make this apartment the best place to be.





TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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Scan for residents video



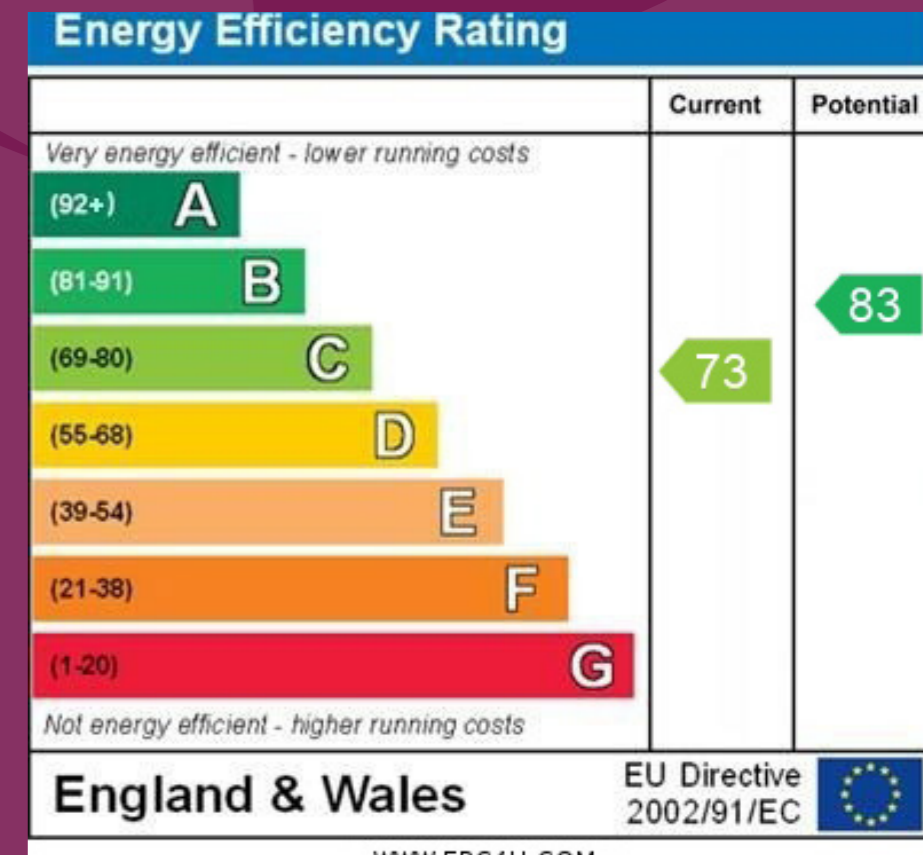
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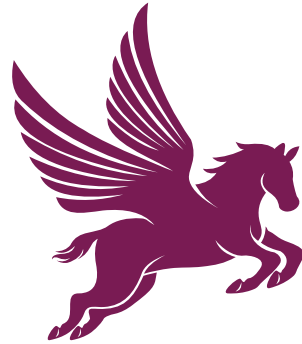


Scan QR code for 360 tour

The finer details

- Luxury 2-bedroom apartment
- Total area approx. 70.8 square metres (762 square feet)
- Balcony overlooking the River Tone
- Lift to all floors
- Over 55's riverside complex complete with Appelo 'pullcord' personal alarm system
- Exclusive use of residents' roof top garden & lounge with library
- Laundry and guest facilities along with social events in the communal areas
- Estate manager and staff
- Membership to Somerset County Cricket Club
- Fully wheelchair accessible
- Gated residents parking
- Council tax band: F
- EPC: C
- Lease term: 126 years from 1st January 2009
- Ground rent: £500.00 per annum
- Service charge £4,654.38 per annum





PEGASUS COURT
TAUNTON

22 PEGASUS COURT, COAL ORCHARD, TAUNTON, TA1 1AE

Book your viewing of Pegasus Court today and start your journey to owning your own unique home in a prominent location in Taunton.



BESPOKE

by northwood

Unique & Distinctive Homes

To arrange a viewing please contact Matthew Bingham

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