



30 Pegasus Court

Taunton, Somerset, TA1 1AE

James
Gray

ESTATE AGENTS

A beautifully presented 1 bedroom second floor apartment, with private balcony overlooking the Somerset county cricket ground, attractively situated in this over 55's riverside development in the centre of Taunton. No onward chain.



Key features

- Sought after town centre development
- Owners' lounge overlooking the cricket ground
- Lift to all floors
- On site Estate Manager
- 24 hour Emergency Appello call system
- Communal laundry
- Guest suite
- Covered residents' parking (first come, first served basis)
- No onward chain
- Council tax band - F

Tenure

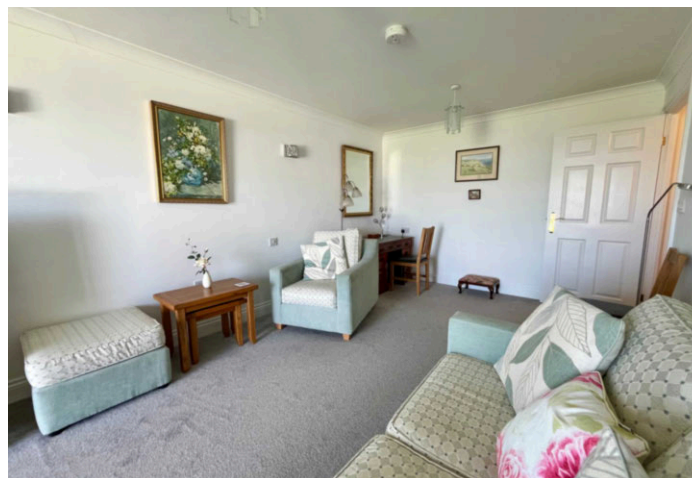
Leasehold - 125 year lease from 2009

EPC

Band C (80)

Outgoings

Service charge £3,187pa. Ground rent £459pa.
(subject to verification)

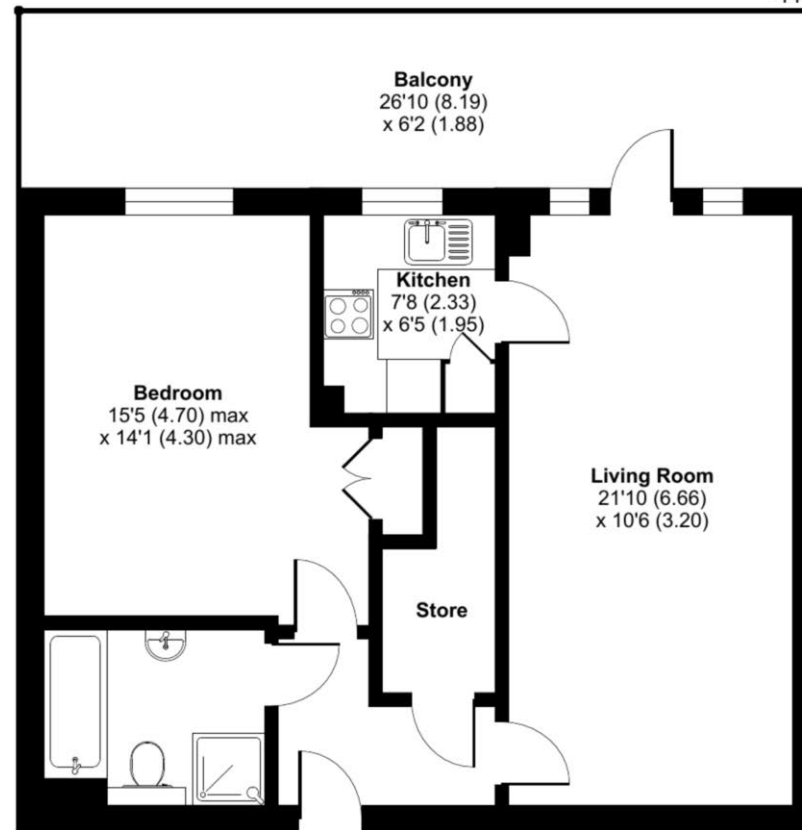




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Approximate Area = 604 sq ft / 56.1 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for James Gray. REF: 1299030

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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