



24 Pegasus Court

Coal Orchard, Taunton, Somerset, TA1 1AE

James
Gray

ESTATE AGENTS

A beautifully presented 1 bedroom second floor apartment, with private balcony overlooking the Somerset 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

Services

Mains electric, water and drainage.

EPC rating

B (82)

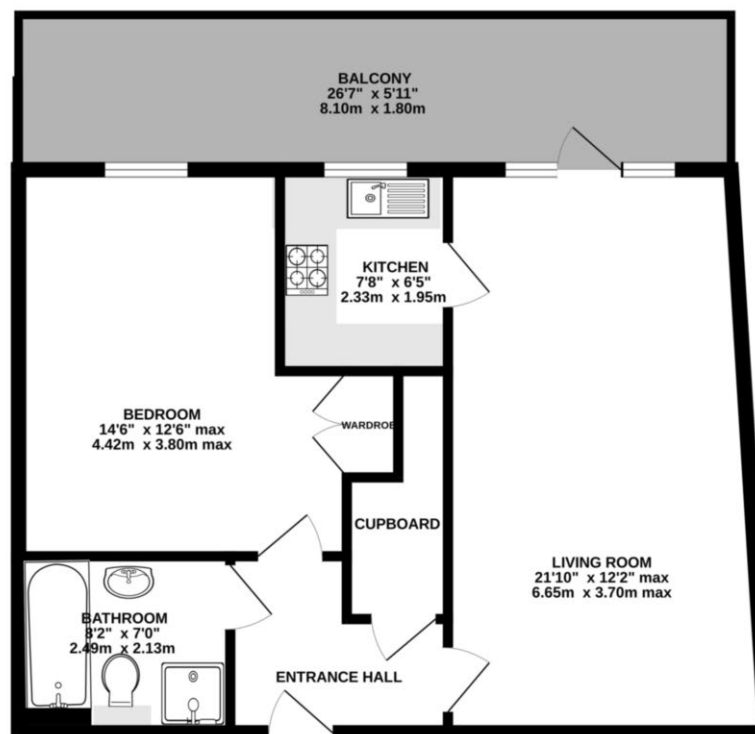
Council Tax and Service Charge

Band F. Service charge - £3187 pa. Ground rent £459 (subject to verification)





GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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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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