

for sale

offers in excess of **£250,000**



Pegasus Court Coal Orchard Taunton TA1 1AE

A BEAUTIFULLY PRESENTED APARTMENT for the over 55's overlooking the RIVER TONE and the County Cricket Ground. Features include TWO DOUBLE BEDROOMS, lift access, EN SUITE and communal facilities. Available with NO ONWARD CHAIN.



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Communal Front Door

Electronically controlled security door with intercom facilities. Leading into...

Communal Entrance Hall

Stairs and lift access to the upper floors.

Private Front Door

Leading to...

Entrance Hall Area

Two large storage cupboards and a third cupboard housing the

hot water tank. Wall-mounted intercom system. Opening out into the...

Lounge / Kitchen / Diner

A bright and spacious open plan layout, neutrally decorated throughout. Doors to both bedrooms and the Bathroom.

Lounge Area

16' 4" x 10' 10" plus recess (4.98m x 3.30m plus recess)
Features include television point, telephone point, satellite points and two windows to the front aspect. A single door leads out onto the private balcony overlooking the River Tone. Two wall-mounted electric heaters.

Kitchen Area



10' 2" x 7' 2" (3.10m x 2.18m)

The beautifully appointed Kitchen features a range of wall and base units with work surfaces incorporating a sink with drainer and electric hob with fitted cooker hood over. Built-in electric oven, microwave, dishwasher, washer/dryer and fridge/freezer. Metro-tiled splashbacks and inset spotlights.

Bedroom One

11' 4" x 9' 8" (3.45m x 2.95m)

A good size double bedroom with Sharps double wardrobe, television point and telephone point. Further features include a fitted vanity unit, electric heater and inset spotlights. Window to front aspect and door through to the...

En Suite

Suite comprising a double shower cubicle with rainfall shower over, low level WC and wash hand basin. Wall-mounted heated towel rail, spotlights, extractor fan and full tiling.

Bedroom Two

11' 8" x 8' 4" (3.56m x 2.54m)

Built-in Sharps double wardrobe, electric heater and window to front aspect. Currently used as a second reception room/Dining Room.

Bathroom

With decor matching the En Suite, the Bathroom comprises a bath with mixer tap, corner shower cubicle, low level WC and wash hand basin. Wall-mounted heated towel rail, spotlights, extractor fan and full tiling.

Parking

Gated residents parking on a first come first served basis.

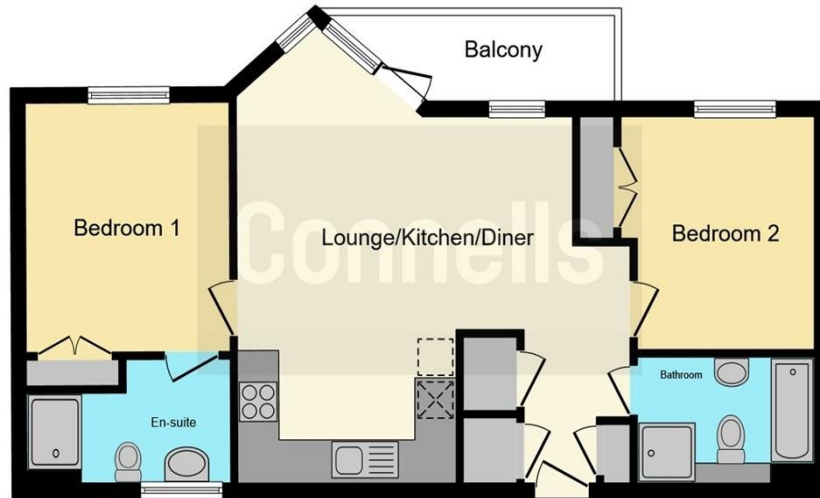
Residents Facilities

Pegasus Court offers wonderful facilities such as a guest suite, on-site manager and a large 4th floor lounge with views over the County Cricket Ground.

Agents Notes

We have been advised that on completion of the sale, the new owner will be required to pay 1% to Pegasus Retirement Homes Plc as the landlord and further 1% to First Port Management Services Ltd as the management company.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

directions to this property:

At the top of East Reach turn onto Tancred Street. At the end of the road turn left onto Duke Street and then immediately right onto Cannon Street. At the end of the road take the first exit onto St James Street and follow the road around to the right onto Coal Orchard. Continue straight ahead where Pegasus Court will be located on the right hand side.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN311766 - 0006

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/TTN311766

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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