

for sale

£220,000



Pegasus Court Coal Orchard Taunton TA1 1AE

NO ONWARD CHAIN. This attractive **ONE-BEDROOMED APARTMENT** is located in the highly sought-after **PEGASUS COURT DEVELOPMENT** which enjoys a fantastic **TOWN CENTRE** location and rooftop lounge/terrace overlooking the **CRICKET CLUB**. Features include a **SPACIOUS BATHROOM**, Lounge/Diner and **PRIVATE BALCONY**.

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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

Built-in storage cupboard. Doors to the Lounge/Diner, Bathroom

and Bedroom.

Lounge / Diner

18' 9" x 11' 4" (5.71m x 3.45m)

A bright and generous reception room with television point, electric feature-fireplace and wall-mounted radiator. Doors to the Kitchen and private balcony overlooking the river.

Kitchen

7' 8" x 6' 6" (2.34m x 1.98m)

A modern kitchen featuring a range of wall and base-mounted units with roll-edge work surfaces incorporating a sink with drainer and electric hob with cooker hood over. Built-in electric oven, microwave, fridge and freezer. Window to front aspect.

Bedroom



11' 9" including wardrobe x 10' 4" plus recess and wardrobe (3.58m including wardrobe x 3.15m plus recess and wardrobe)

Bathroom

A neutral white suite comprising bath with mixer taps, separate shower cubicle with wall-mounted shower over, low level WC and wash hand basin with cabinet storage. Additional features include half-tiling, an extractor fan and shaver point.

Parking

Gated residents parking on a first come first served basis.

Resident Facilities

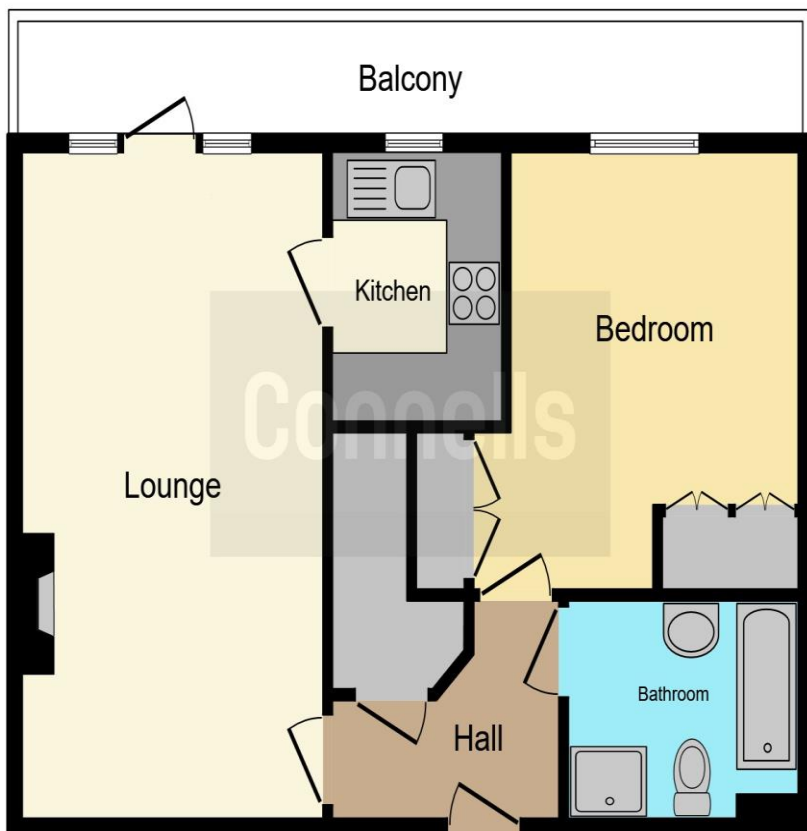
Pegasus Court offers wonderful facilities such as a guest suite available to book by family and friends, an on-site manager and a communal laundry room. A stand-out feature of the development is the large 4th floor communal Lounge with a fantastic terrace offering views over the County Cricket Ground.

Agents Notes

The apartment is fitted with an emergency alarm system for peace of mind and there are pull-cords in multiple rooms as well as a wearable receiver to alert someone if needed.

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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312262 - 0006

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/TTN312262

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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