

for sale

£280,000



## Pegasus Court Coal Orchard Taunton TA1 1AE

**NO ONWARD CHAIN!** This stunning **ONE-BEDROOMED APARTMENT** is located in the popular **PEGASUS COURT** development and boasts **PANORAMIC VIEWS OF THE CRICKET GROUND**. Features include a **PRIVATE BALCONY**, gated residents parking, **COMMUNAL LOUNGE WITH TERRACE** and on-site manager. **VIEW NOW!**



Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

# Pegasus Court Coal Orchard Taunton TA1 1AE

## Communal Front Door

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

## Communal Entrance Hall

Stairs and lift access to the upper floors. Doors to the Laundry Room, Managers office and car park.

## Private Front Door

Leading into...

## Entrance Hall

Large built-in storage cupboard. Doors to the Lounge/Diner, Bedroom and Bathroom.

## Lounge / Diner

22' 6" x 11' 3" ( 6.86m x 3.43m )

A bright and generous room with a door opening out to a fantastic balcony offering panoramic views of the Somerset Cricket ground. The room features an electric heater, television point and feature electric fireplace. Door to the...

## Kitchen

The kitchen features a range of fitted wall and base units with roll-edge work surfaces incorporating a sink with drainer and electric hob with cooker hood over. Built-in dishwasher, microwave and electric oven, Spotlights. Window to rear aspect.





## Bedroom

14' 6" x 12' 6" max plus wardrobe ( 4.42m x 3.81m max plus wardrobe )

A large double bedroom with a double wardrobe, wall-mounted electric heater and window to rear aspect.

## Bathroom

A well-equipped bathroom with a neutral white suite comprising bath with mixer taps, shower cubicle with wall-mounted shower over, low level WC and wash hand basin with cabinet storage. Extractor fan and shaver point.

## Parking

Gated residents parking on a first come first served basis.

## Residents Facilities

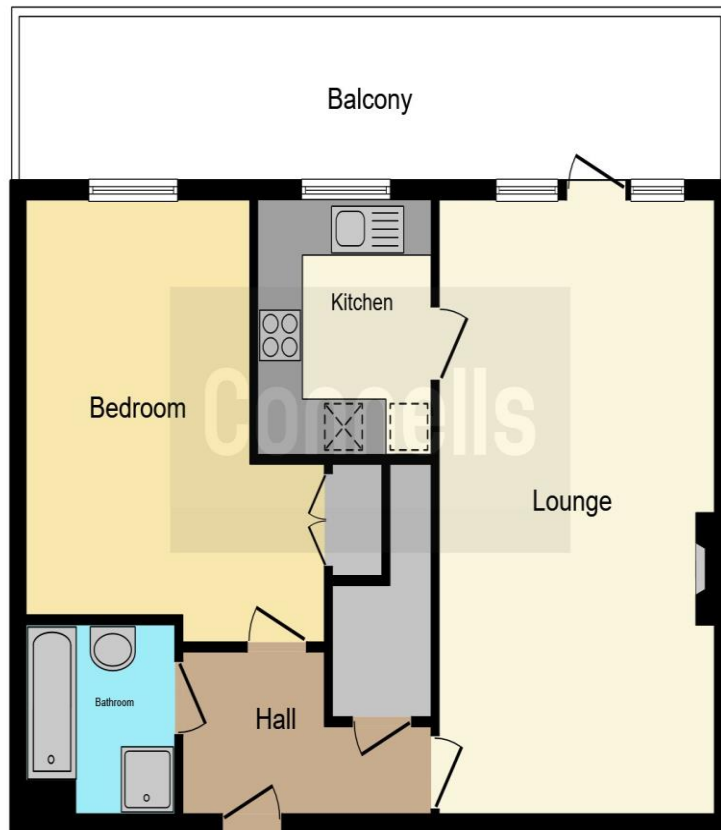
Pegasus Court offers wonderful facilities such as a guest suite available to book by family and friends, an on-site manager and a communal laundry room. A stand-out feature of the development is the large 4th floor communal Lounge with a fantastic terrace offering views over the County Cricket Ground.

## 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](http://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](mailto:taunton@connells.co.uk)**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312328 - 0005

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/TTN312328](http://connells.co.uk/Property/TTN312328)

This is a Leasehold property with details as follows; Term of Lease 126 years from 01 Jan 2009. Should you require 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

