

for sale

offers in excess of **£260,000**



Pegasus Court Coal Orchard Taunton TA1 1AE

Well proportioned one bedroom apartment with **NO ONWARD CHAIN** and **PANORAMIC VIEWS OF THE CRICKET GROUND**. There is **RESIDENTS PARKING** and a communal lounge, plus an on site manager.



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

12' 2" x 21' 9" (3.71m x 6.63m)

A bright and well proportioned room with a door opening out to a fantastic balcony (measuring over 26 ft wide) offering panoramic views of the Somerset Cricket ground. The room features an electric heater, television point and feature electric fireplace. There is also adequate dining space.

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, integrated fridge/freezer, microwave and electric oven, Window overlooking



the cricket ground.

Bedroom

14' 6" x 12' 4" to wardrobe (4.42m x 3.76m to wardrobe)
A large double bedroom with a double wardrobe, wall-mounted electric heater and window to rear aspect overlooking the cricket ground.

Bathroom

Suite comprising low-level W.C, sink with built-in vanity cupboard, Bath and corner shower unit. Heated towel rail. Extractor fan. Partial tiling.

Parking

Gated residents parking on a first come first served basis.

Residents Facilities

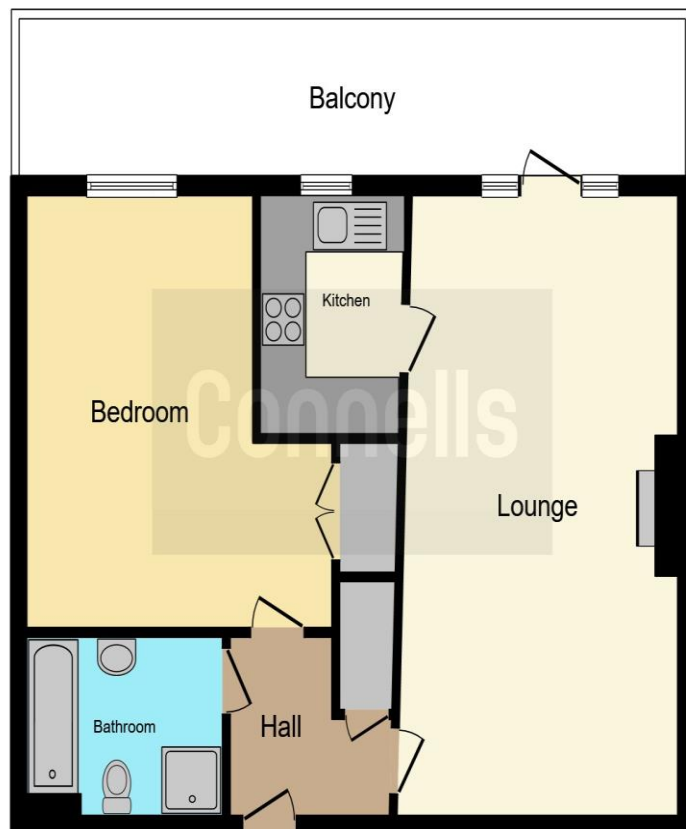
Pegasus Court offers wonderful facilities such as a guest suite available to book by family and friends, an on-site manager and a communal laundry room. A stand-out feature of the development is the large 4th floor communal Lounge with a fantastic terrace offering views over the County Cricket Ground.

Agents Note

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 Vendor 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

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: TTN312476 - 0005

Tenure: Leasehold EPC Rating: B

Council Tax Band: F Service Charge: 3078.00

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/TTN312476

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.



see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk