

for sale

£365,000



## Pegasus Court Coal Orchard Taunton TA1 1AE

**NO ONWARD CHAIN.** This is a fantastic two bedroom apartment with **PANORAMIC VIEWS OF THE CRICKET GROUND.** Features include a **PRIVATE BALCONY**, gated residents parking, **COMMUNAL LOUNGE WITH TERRACE** and on-site manager.



# Pegasus Court Coal Orchard Taunton TA1 1AE

## Front Door

Leading to...

## Entrance Hall

Intercom entry system. Two storage cupboards. Electric radiator.

## Lounge

10' 4" x 21' 9" ( 3.15m x 6.63m )

Door to balcony and open access to Kitchen. Two electric radiators

## Kitchen

6' 6" x 10' 9" ( 1.98m x 3.28m )

Double glazed window to pitchside. The kitchen itself is equipped

with a range of wall and base-mounted units with work surface over including sink/drain, integrated oven, hob and grill. Integrated fridge/freezer. Recess and plumbing for dishwasher.

## Bedroom One

9' 1" x 6' 7" to wardrobe ( 2.77m x 2.01m to wardrobe )

Double glazed window to pitchside. Triple width wardrobe. Electric radiator.

## Bedroom Two

10' 10" x 9' 3" ( 3.30m x 2.82m )

Double glazed window to pitchside. Electric radiator.

## Bathroom

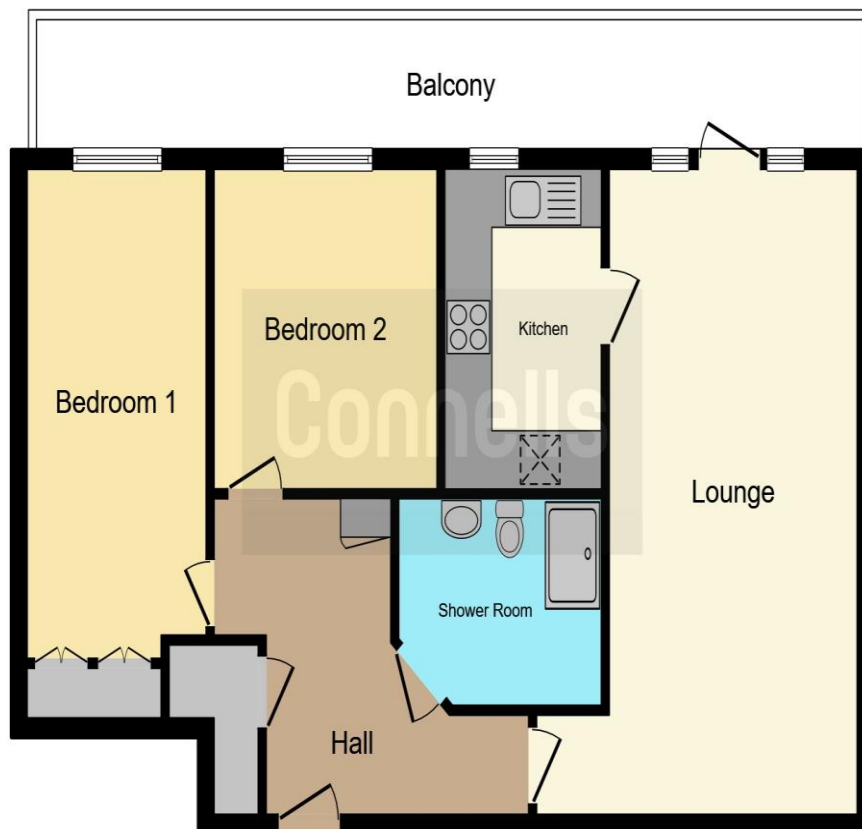
Suite comprising low-level W.C, wash hand basin and walk-in





shower. Electric radiator.





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)

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53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312752 - 0007

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: Ask Agent

Ground Rent: Ask Agent

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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.

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