

for sale

£200,000



## Pegasus Court Coal Orchard Taunton TA1 1AE

**NO ONWARD CHAIN!** This beautifully presented **ONE-BEDROOMED APARTMENT** is located in the popular **PEGASUS COURT** development. Features include a **PRIVATE BALCONY**, residents parking, **COMMUNAL LOUNGE WITH TERRACE** and on-site manager and guest suit. **VIEWINGS IS HIGHLY RECOMMENDED!**



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# Pegasus Court Coal Orchard Taunton TA1 1AE

## Front Door

Leading to...

## Entrance Hall

Radiator. Built-in cupboard.

## Lounge

10' 6" x 21' 8" ( 3.20m x 6.60m )

Electric Radiator. Double glazed windows and door leading out to balcony. Inset lighting. Electric shutters on windows.

## Kitchen

6' 5" x 7' 7" ( 1.96m x 2.31m )

Double glazed windows overlooking the river tone. The kitchen

itself is equipped with a range of wall and base-mounted units with rolltop worksurfaces, with integrated electric oven and hob and integrated fridgefreezer. Extractor fan.

## Bedroom One

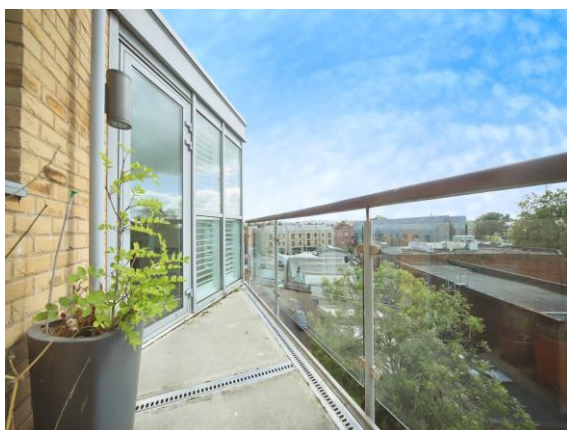
9' 8" x 11' 9" ( 2.95m x 3.58m )

Double glazed windows overlooking the river tone. Radiator. Built-in double door wardrobe.

## Bathroom

Suite comprising low-level W.C, wash hand basin and double walk-in shower. Heated towel rail. Extractor fan. Fully tiled.

## Parking





Gated residents parking on a first come first served basis.

## Residents Facilities

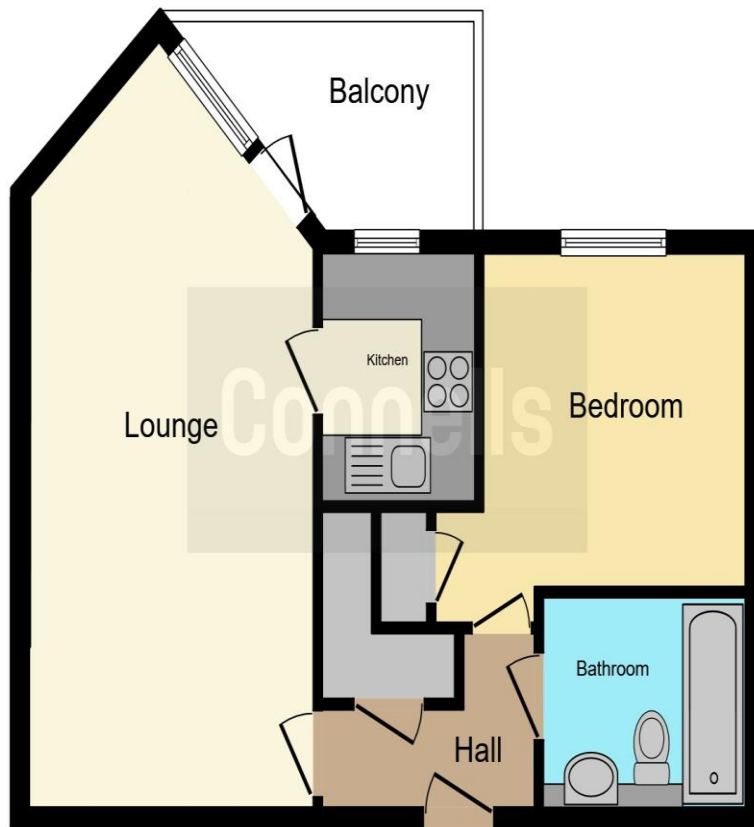
Pegasus Court offers wonderful facilities such as a guest suite available to book by family and friends, an on-site manager and a communal laundry room. A stand-out feature of the development is the large 4th floor communal Lounge with a fantastic terrace offering views over the County Cricket Ground.

## 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](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: TTN312895 - 0002

Tenure:Leasehold EPC Rating: B

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/TTN312895](http://connells.co.uk/Property/TTN312895)**

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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