

40 Pegasus Court

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Coal Orchard, Taunton, TA1 1AE

Taunton train station 0.3 miles, Town Centre 0.7 miles

A superbly presented two bedroom apartment in an over 55 development with wrap around balcony overlooking the River Tone

- No Onward Chain
- Views over the River Tone
- Communal Fourth Floor Lounge
- Council Tax band F
- Private wrap around balcony
- Over 55's Only
- Easy Access to transport links
- Leasehold

Guide Price £340,000

SITUATION

The property is situated within this popular residential development a short walking distance from Taunton town centre and within easy reach of all main shops and services, main line railway links and M5 junction.

DESCRIPTION

This superbly presented over 55s apartment with no onward chain, is set on the edge of the River Tone with views over the river with large living space and two bedrooms. Ideally located in Taunton town centre, the development provides easy access to shops, restaurants, bars, and leisure facilities.







ACCOMMODATION

The property is offered to the market in good decorative order throughout and offered with vacant possession, a particular feature of the property is its large open plan living/dining room offering dual aspect windows making a light and airy entertaining space. From the living room are doors out to a private balcony with views over the river. The property is further benefitted by double glazing and electric heating. In brief the accommodation comprises: large open plan living/dining room with private balcony off, modern fitted kitchen, two generous size bedrooms and a separate bathroom.

Facilities within the development include a Fifth floor residents lounge, an impressive large sun terrace, an on site estate manager, a lift to all floors and laundry room.

SERVICES & TENURE

Mains drainage, electricity, water. Electric Heating. Charging point for mobility scooter. Ultrafast broadband available (Ofcom) Mobile signal likely available (Ofcom). Please note the agents have not inspected or tested the services.

The property is sold with the remainder of the 125-year lease which commenced in 2009. The service charge is to be confirmed. The ground rent is to be confirmed. No commercial vehicles allowed in parking spaces. There is no allocated parking space with the property.

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.

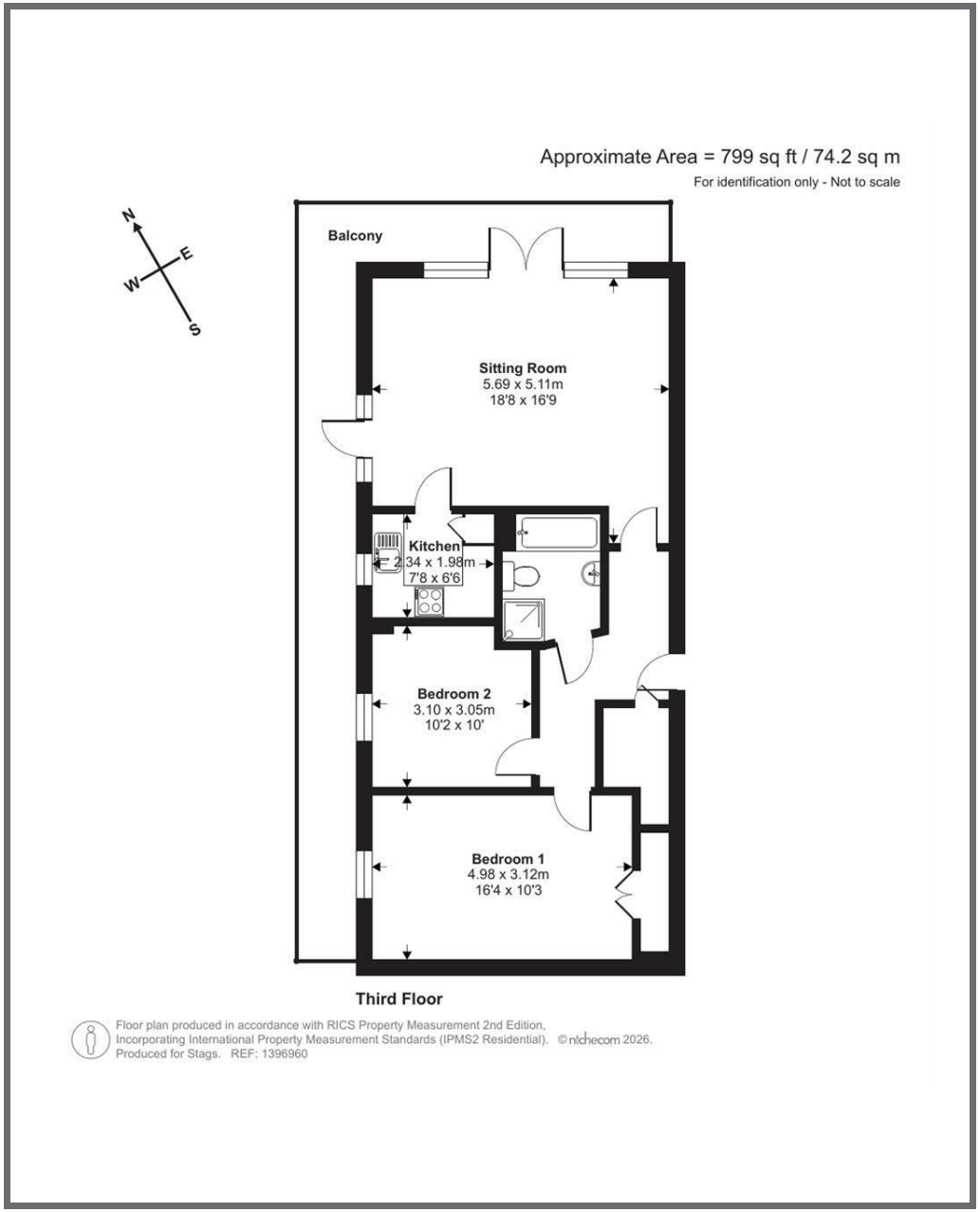


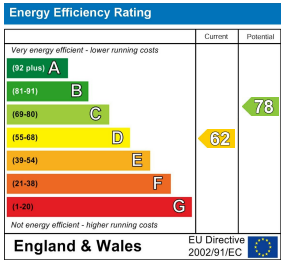




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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