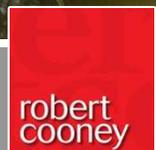




54 Pegasus Court Coal Orchard, Taunton TA1 1AE

£175,000



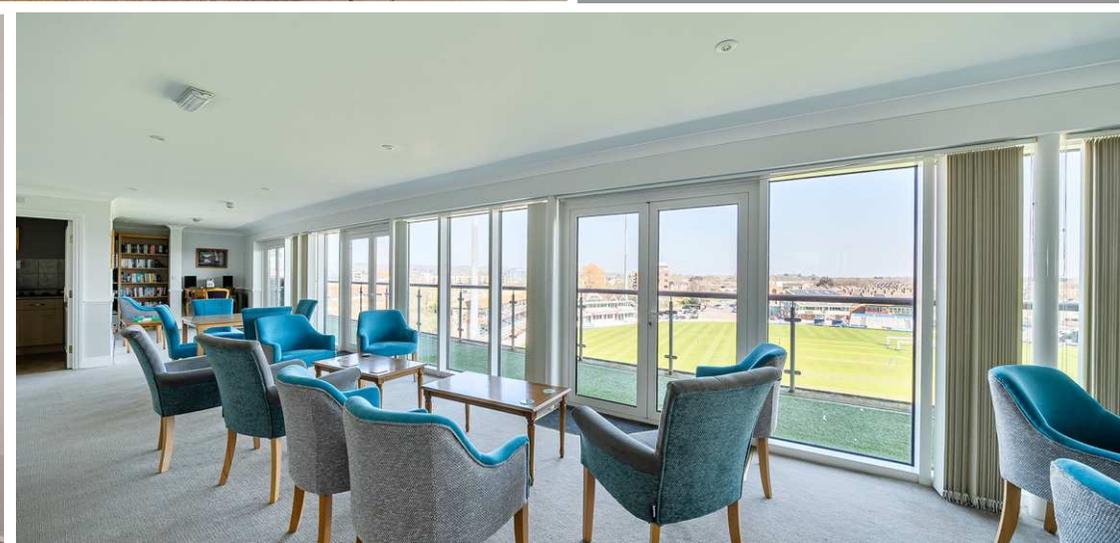
A well-presented 3rd floor 1 bed roomed apartment in this popular over 55's riverside complex with panoramic views from the South-West facing balcony to the Quantock Hills. Residents benefit from communal facilities including exclusive use of residents' roof top garden and lounge overlooking Somerset Cricket Ground. No onward chain.





Features

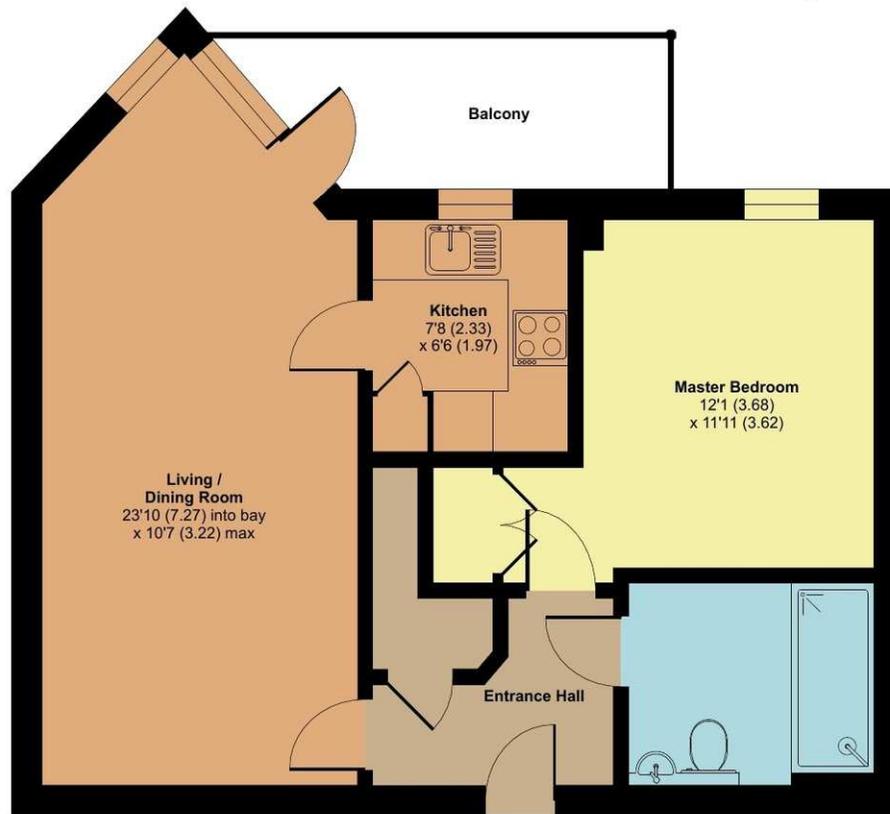
- Entrance Hall
- Living / Dining Room with door to South-West facing Balcony
- Fitted Kitchen
- Master Bedroom with fitted wardrobe
- Shower Room
- Exclusive use of residents' roof top garden and lounge overlooking the cricket pitch, laundry, guest suite, estate manager and integrated 'pullcord' personal alarm system
- Gated residents parking available on a first come first served basis.
- Electric heating & double glazing
- Lease term 126 years from 2009, 108 years remaining
- Current Service charge £3393.00 per annum (2026)
- Current ground rent £459.00 pa
- Council tax band E
- What3words: ///rings.proud.petal
- NB. Service charges and ground rent figures are provided by the seller and should be verified by a buyer's solicitor prior to exchange of contracts



54 Pegasus Court, Coal Orchard, Taunton, TA1 1AE

Approximate Area = 543 sq ft / 50.4 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Robert Cooney, REF: 1430861



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