



WARE & CO
estate and letting agents

17 Pegasus Court Coal Orchard, Taunton – TA1 1AE
£175,000

17 Pegasus Court Coal Orchard

- A first floor over 55's apartment for sale in the sought after Pegasus Court
- No onward chain
- Residents garden overlooking the Somerset Cricket ground
- Lift to all floors
- Living/dining room with a private balcony
- Fitted kitchen with integrated appliances
- Double bedroom
- Bathroom with separate shower cubicle
- Residents laundry room and guest flat

TOTAL FLOOR AREA 49 sq.m.

TENURE Leasehold. 127 year lease from 2008. Ground rent £459 per annum. Service charge £3187 per annum.

COUNCIL TAX Somerset Council Tax Band E. Charges payable for 2026/27 - £3,305.11

SERVICES Main services of electricity, water and drainage are connected. Broadband speeds of upto 1000 mbps are available and good mobile signal across the four main networks.





Located in the heart of Taunton, this purpose-built one bedroom first floor apartment is set within the sought-after Pegasus Court – an exclusive retirement development designed for independent living with peace of mind and comfort at its core.

Pegasus Court enjoys a prime position alongside the tranquil River Tone and boasts outstanding communal facilities, including a spacious residents' lounge and a stunning balcony and residents lounge offering panoramic views over the iconic Somerset County Cricket Ground – the perfect setting to relax or socialise.

This particular apartment is beautifully presented and offers well-balanced accommodation with lift access and secure entry. It benefits from a welcoming entrance hall with walk-in storage cupboard, a spacious living/dining room with access to a balcony overlooking the River Tone, a fitted kitchen with integrated appliances, a comfortable double bedroom with fitted wardrobes, and a well-appointed bathroom with a separate shower.

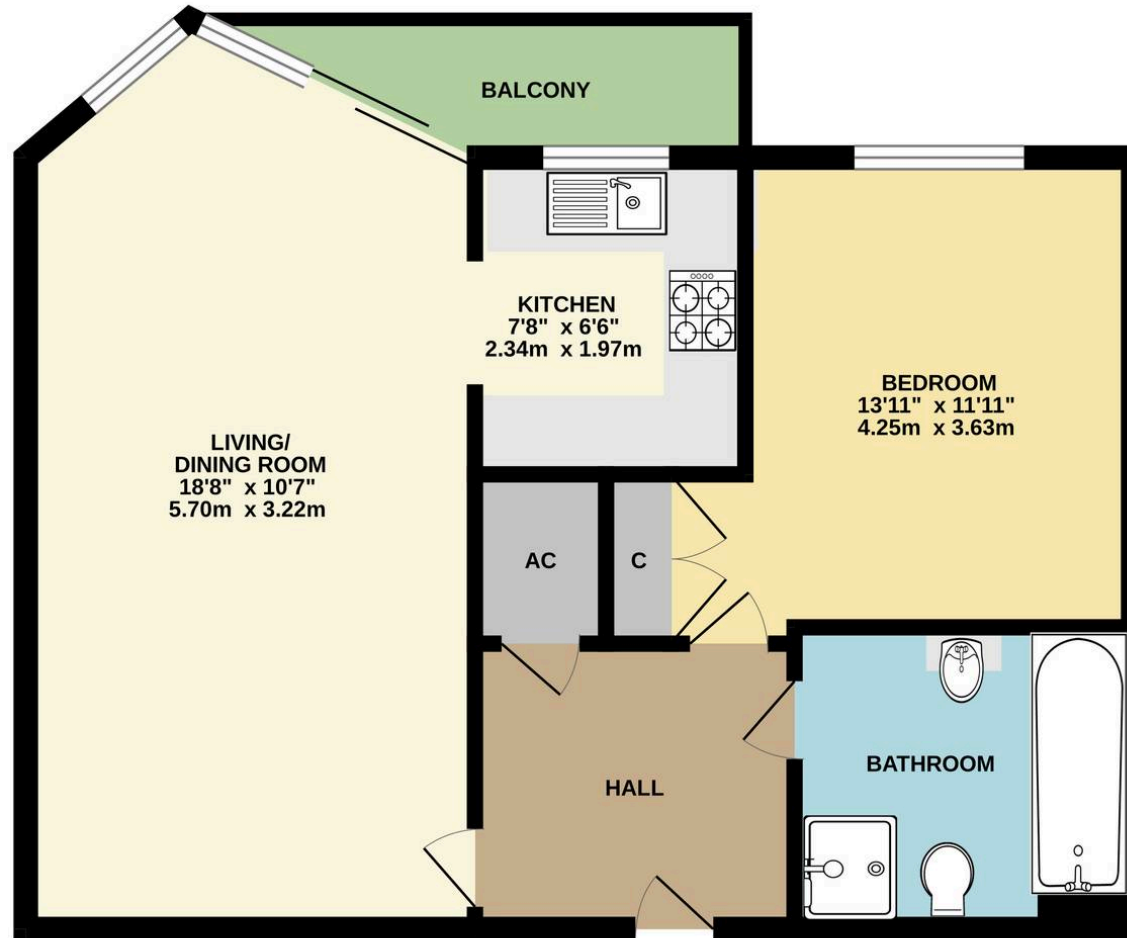
One of the standout features of Pegasus Court is its impressive communal balcony, which provides elevated views across the nearby County Cricket Ground. This creates a unique and ever-changing outlook, particularly during the cricket season, where residents can enjoy a lively yet relaxed atmosphere from the comfort of their own development. The property also offers resident parking under the block on a first come basis, a residents lounge, communal utility room, a lift to all floors and a house manager.

Pegasus Court is just a stone's throw from a major supermarket, a range of coffee shops and restaurants, and an extensive selection of high street and independent shops. The Brewhouse Theatre and Taunton's lovely riverside walks are also close by.

This is a rare opportunity to purchase within one of Taunton's most desirable retirement communities – early viewing is highly recommended.



FIRST FLOOR





Ware & Co

Ware & Co, 53 Bridge Street, Taunton - TA1 1TP

01823259604 • info@wareandco.com • www.wareandco.com

