

for sale

offers in excess of **£325,000**



## 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.

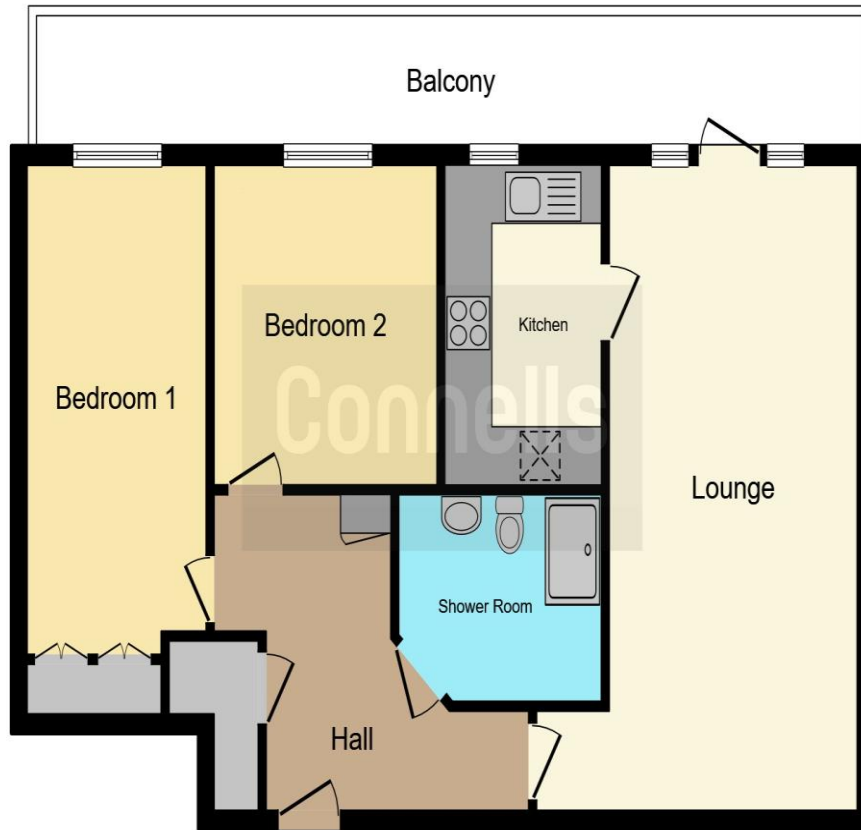
## Bathroom

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)

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: TTN312752 - 0009

Tenure:Leasehold EPC Rating: C

Council Tax Band: F Service Charge: Ask Agent

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/TTN312752](http://connells.co.uk/Property/TTN312752)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

