

PEGASUS COURT

gth

TAUNTON





10 Pegasus Court, Coal Orchard Taunton, Somerset, TA1 1AE

Taunton Town 0.8 miles; M5 Junction 25, 2.2 miles



A first floor two bedroom apartment, with large balcony. Well located in the building for views of the Cricket Pitch. Set in the centre of Taunton. Being sold with no onward chain.

Leasehold Guide Price £300,000

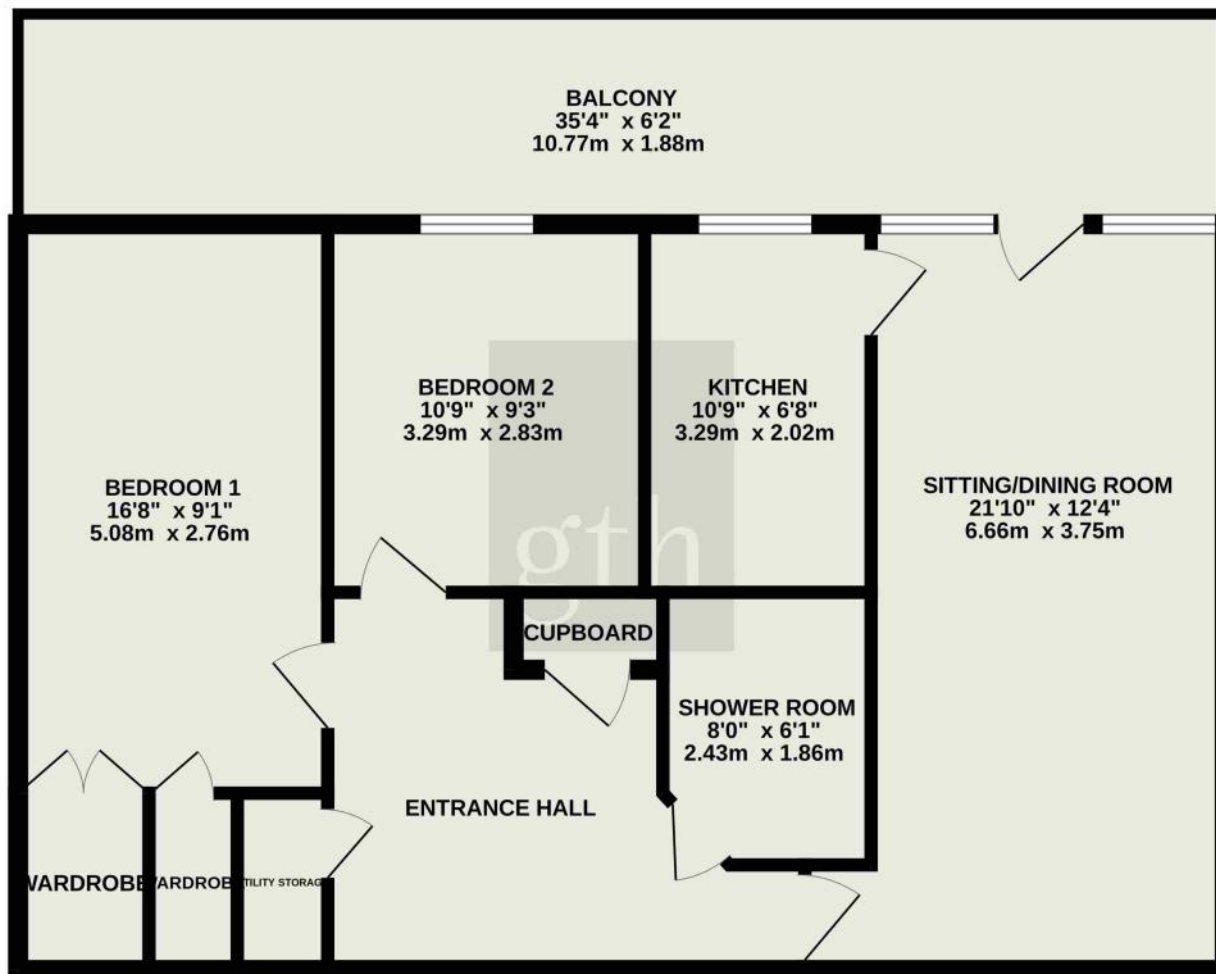
SITUATION

Pegasus Court is situated in the heart of the County Town and adjoins the Somerset County Cricket Ground. The town centre is within a short walk and provides extensive facilities. The town also has access to the M5 motorway at junction 25 Blackbrook and there is also a mainline city rail link with London, Paddington being about 2 hours away. There is also a bus station nearby to the Property. The County Town is also well placed for access to both the Quantock and Blackdown Hills which are designated as areas of outstanding Natural beauty, the North coastline and Exmoor National Park.

DESCRIPTION

Pegasus Court, built around 2009 and exclusively for the over 55's, is a stunning development that looks out over the cricket ground and the Quantock and Blackdown Hills beyond. The building which opens onto a tree lined plaza, is within a short walk of the thriving town centre. The residents enjoy excellent facilities including a 4th floor residents lounge and roof terrace, a laundry, secure parking, guest suite and an estate manager (on site between 9am - 5pm). For peace of mind each apartment has an integrated Appello 'pullcord' personal alarm system. The apartment in brief comprises an entrance hall with doors leading to the sitting/dining room which





enjoys opening doors and views over the Somerset Country Cricket Ground and beyond. The kitchen has matching wall and base units and a selection of integrated appliances. There are two double bedrooms which are served by the family bathroom.

OUTSIDE

This particular apartment is situated just of the centre of the building so enjoys a large well placed balcony facing the Somerset County Cricket Ground. Viewing highly recommended

SERVICES & OUTGOINGS

We understand that mains electric, water and drainage are connected to the property. Electric central heating.

Council Tax: Somerset Council—Band F.

Maintenance/Service Charges: The property is subject to a management fee of £3,607.34 (payable bi-annually) to cover maintenance of shared areas on the estate.

Lease Information: The property is offered on a leasehold basis. The term of the lease is 126 years from 2009 with 108 years remaining. The annual a ground rent of £249.50 (payable bi-annually).

DIRECTIONS

What3words:///civic.pots.obey

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps, highest available upload speed 1000 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

9 Hammet Street, Taunton, Somerset, TA1 1RZ

Email: residential.taunton@gth.net

Tel: 01823 277121 | Ref: TAU260472

GREENSLADE TAYLOR HUNT
www.gth.net