



43 Pegasus Court Coal Orchard, Taunton TA1 1AE

£395,000

robert
cooney



A well-presented third floor 2 double bedroomed apartment in this popular over 55's riverside complex with stunning central views from the full width balcony over the Somerset County Ground cricket pitch and lift to all floors. No onward chain.





Features

- Entrance Hall
- Living / Dining Room with door to full width balcony and views over cricket ground
- Fitted Kitchen
- Master Bedroom with fitted wardrobe
- Further Double Bedroom
- Bathroom with separate shower

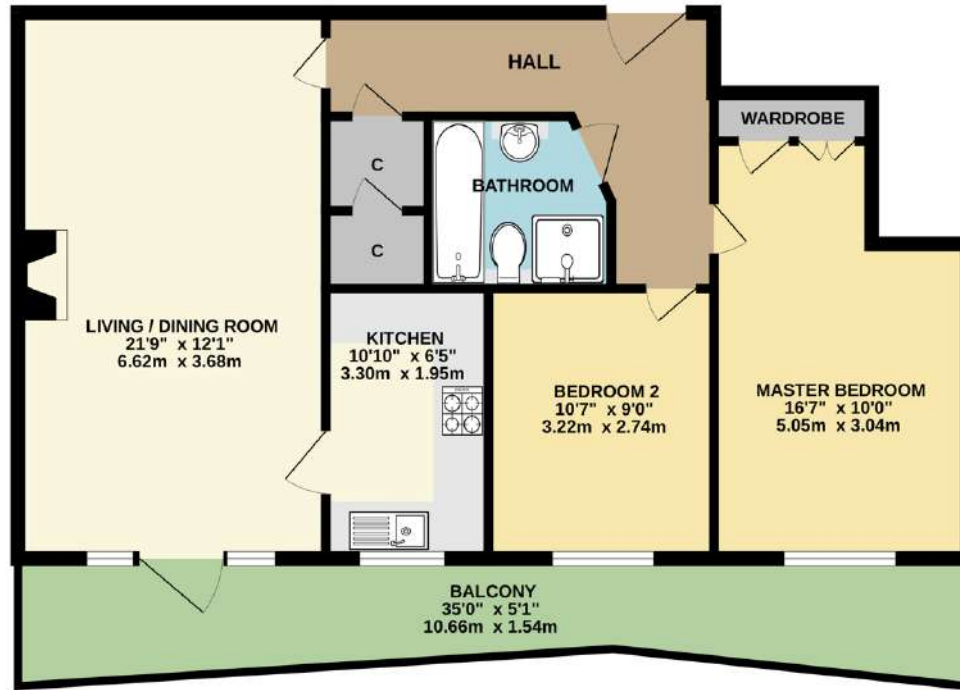
- Electric heaters
- Double glazing
- Security entry phone system
- 24 hour emergency call system

- Lease term 125 years from 2009, 111 years remaining
- Ground rent £499 pa (£249.50 paid twice annually)
- Service charge £4,654 pa (£2327.19 paid twice annually)

- Council tax band F

- What3words:
[///rings.proud.petal](https://www.what3words.com/rings.proud.petal)

752 sq.ft. (69.8 sq.m.) approx.



Viewing strictly through the selling agents:

Robert Cooney

Corporation Street, Taunton,
Somerset TA1 4AW

Telephone 01823 230 230

E-mail taunton@robertcooney.co.uk

Website www.robertcooney.co.uk

TOTAL FLOOR AREA: 752 sq.ft. (69.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrajix ©2023



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert
cooney**