



Peelers Court, St Andrews Road, Bridport

A large two bedroom apartment in a popular retirement complex benefitting from views over the town towards the countryside, and within walking distance of Bridport town centre.

Guide Price
£250,000
Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

**St. Andrews Road,
Bridport,
DT6 3HB**

- No onward chain
- Balcony to the front
- Views over the town towards the countryside
 - Two double bedrooms
- Over-60s retirement complex
- Beautiful communal gardens

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

This large two bedroom apartment is situated to the front of Peelers Court on the upper ground level, benefitting from a front facing balcony with lovely views over the town towards the countryside.

The apartment opens into a large entrance hallway with three good sized storage cupboards. The bright and spacious living/dining room is to the front, with doors onto the balcony enjoying the views towards the countryside. Double doors lead from the living/dining room into the kitchen, which is fitted with a range of wall and base units with an integrated electric oven and hob, with space for an under counter fridge.

The two double bedrooms are to the side, enjoying views over the communal gardens to the distant hills. The principle bedroom benefits from large built-in wardrobes and an extra space which could be utilised as a study area. The shower room is fitted with a white suite comprising a large walk-in shower, wc, and sink.

Outside

The property benefits from use of the wonderful communal gardens which are beautifully tended and stretch across the entire width of the rear of the property. The apartment also benefits from a balcony to the front, enjoying distant country views over the town. To the front of the property there is residents' parking provided on a first come first served basis.

Services

Mains electricity, water and drainage. Heating is electric. Broadband - Ultrafast broadband is available. Mobile phone coverage - Network coverage is good both indoors and out.

Tenure

Leasehold. Lease 125 years from 01/11/2003, 104 years left on the lease. We have been advised that the ground rent payable is £450.00 per annum and the service charge approximately £5,300.36 per annum.

Local Authority

Dorset Council - 01305 251010.
Council Tax Band D.

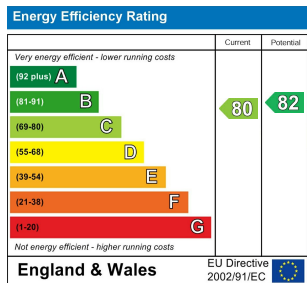
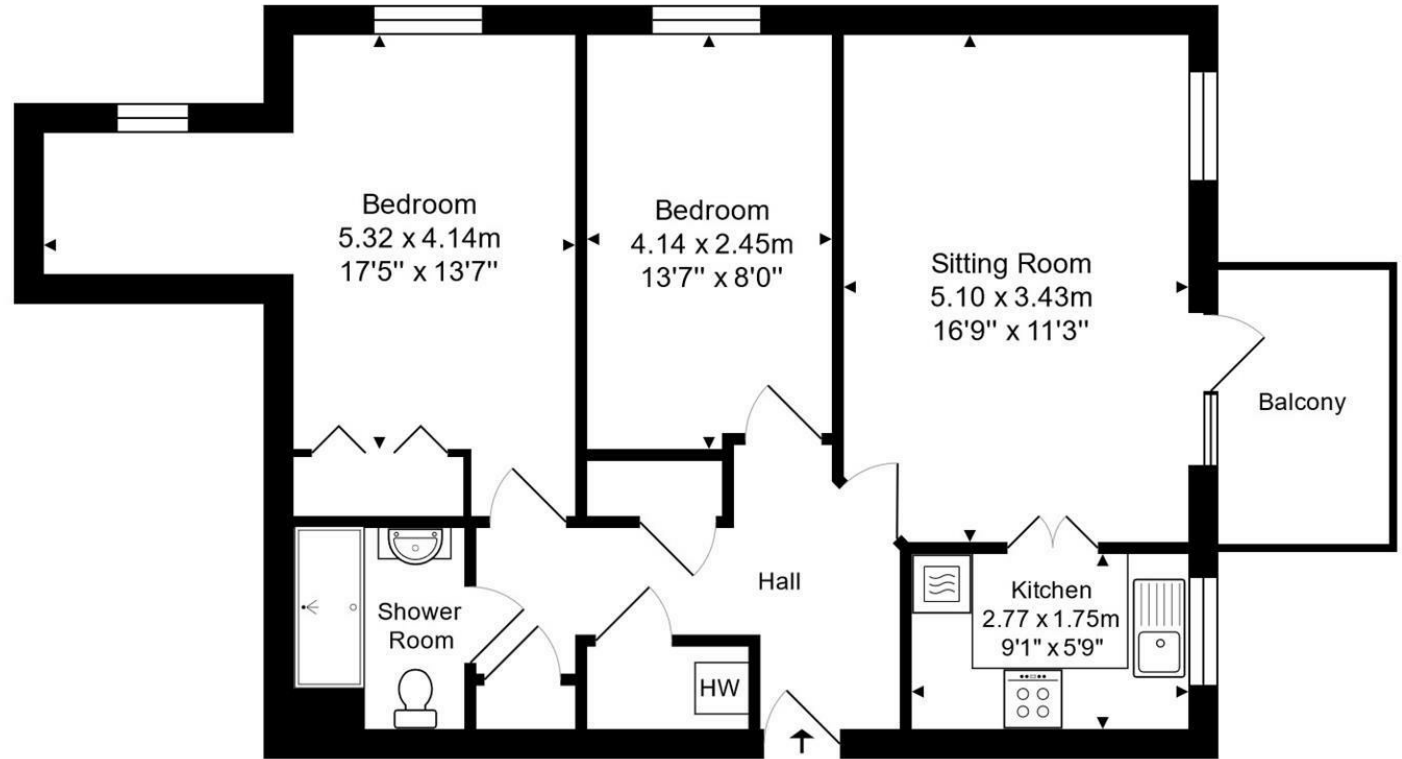
Situation

Peelers Court lies just off the main street of Bridport along St Andrews Road. Bridport is a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

Directions

By foot: from our office in South Street, continue towards the centre of town, turning right at the traffic lights. Walk down East Street, and turn left onto Barrack Street. Continue along here for a short while, and Peellers Court will be found on the left hand side. By car: from our office in South Street, drive towards the centre of town, turning right at the traffic lights. Continue down East Street to the roundabout, and take the first left onto Sea Road North. Follow this road, and take the first left onto St Andrews Road. Continue along here and Peellers Court will be found after a short distance on the right hand side.

What3Words:///fracture.estimated.labs



Total Area: 65.9 m² ... 710 ft² (excluding balcony)

Not to scale. Measurements are approximate and for guidance only.

Bridport/IRU/20.05.24/REV

01308 422092
 Symonds & Sampson 23 South Street
 Bridport
 Dorset
 DT6 3NU
 bridport@symondsandsampson.co.uk

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