



Peellers Court, St. Andrews Road, Bridport

A beautifully presented ground floor apartment with its own entrance, patio and communal gardens all within short walking distance of the town.

Guide Price
£225,000
Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

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

- Private front door
- No onward chain
 - Ground floor
- Two double bedrooms
- Over-60s retirement complex
- Beautiful communal gardens
- Ground floor views over the town towards the countryside

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

4 Peelers Court is an attractive, beautifully presented apartment on the ground floor of a purpose-built apartment building. The beauty of this apartment is not only its access which allows it to be entered through its own doorway but also its proximity to Bridport town centre and the security. The security aspect is particularly important with a warden in situ during office hours and an emergency call system in place in all the major rooms of the apartment. In addition, the owner can be as sociable as they wish as there is a healthy social life nurtured by the residents around a communal lounge and there is a communal laundry room. This is living for the elderly at its best.

The apartment is simply laid out with the principal living room arranged around an attractive fire surround (not in use), with to one side a door out onto the patio area and a second doorway through to the kitchen. The kitchen is well equipped with a comprehensive range of floor and wall mounted units and cupboards with integral appliances that include a microwave oven, a double electric oven, a ceramic hob, a fridge and a freezer. There are two good double bedrooms, one of which has a range of built-in wardrobes.

Both are served by a shower room equipped with a contemporary double sized shower.

Outside

Outside there is a patio for the exclusive use of number four with an area of garden that although is community maintained, could be in practice tweaked to the owners own preference. To the rear of the property there is a large communal terrace ideal for sitting out in the evening, above which there is a further area laid to grass that is more wild and has views over the town and surrounding countryside.

There are plenty of parking spaces available on a first come first served basis.

Services

Mains electricity, water and drainage.
Broadband speed: Superfast broadband is available.
Mobile phone coverage: Network coverage is good both indoors and out.

Tenure

Leasehold for 125 years from 1/11/2003.
Service Charge £5,300 per annum.
Ground Rent £450 per annum.

Local Authority


Dorset Council: 01305 251010
Council Tax Band: D

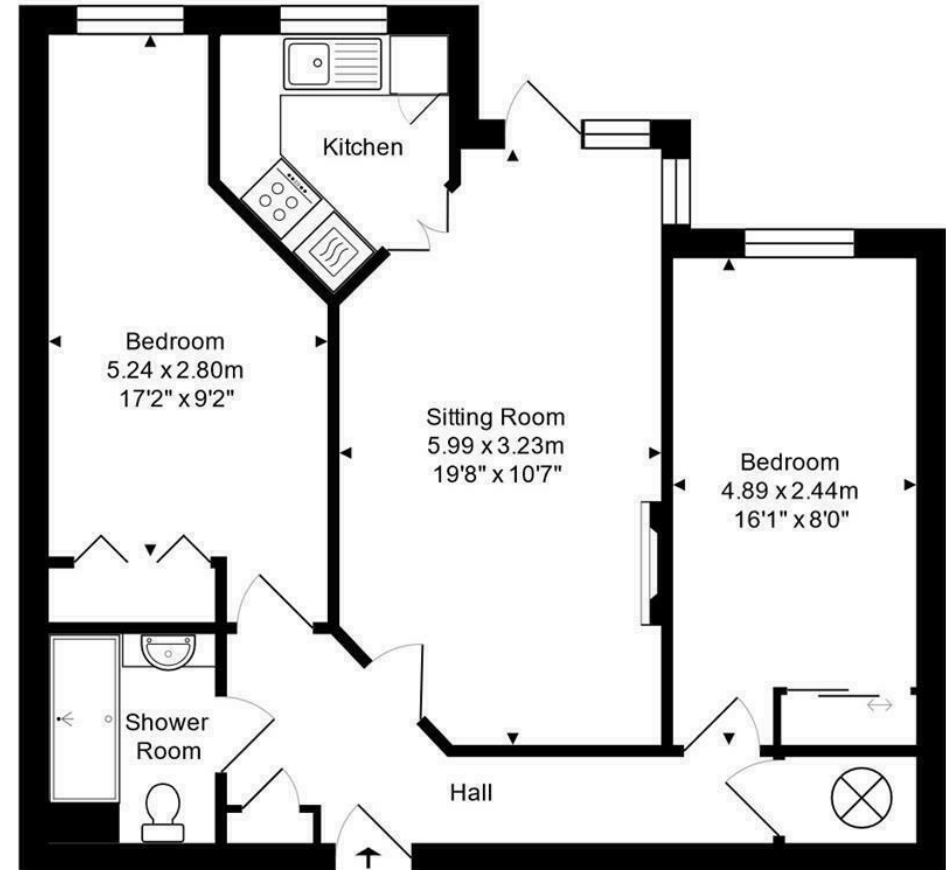
Situation

The property is a short walk to the main street of Bridport. 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 Peelers 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 Peelers Court will be found after a short distance on the right hand side. What3Words///gives.standard.education.

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |



Total Area: 62.5 m² ... 673 ft²

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

Bridport/IRU/03.06.24



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