

Symonds
& Sampson

PEELERS
COURT



PLEASE
DRIVE
SLOWLY

Peelers Court

St. Andrews Road, Bridport, Dorset

50 Peelers Court

St. Andrews Road

Bridport

DT6 3HB

A well presented top floor apartment in Peelers Court close to Bridport town centre.



- Over 60s retirement complex
 - No onward chain
- One bedroom apartment
- Pretty communal gardens

Guide Price £130,000

Leasehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Situated within a sought-after retirement complex just a short walk from local shops, this spacious one-bedroom top floor apartment offers comfortable and convenient living in a peaceful setting. The apartment is in good condition throughout, with generous storage space and a bright, welcoming atmosphere.

ACCOMMODATION

Larger than many similar one-bedroom flats in the development, this home features a well-proportioned L-shaped lounge/dining room with a south-facing Juliet balcony that enjoys lovely views over the communal gardens. In addition to the built-in wardrobe in the bedroom, there is a useful walk-in eaves cupboard with shelving, providing ample extra storage. There is a fully tiled shower room with a large walk-in shower, wc and wash hand basin.

Offered with no forward chain, the property is ready to move into and would suit those looking to downsize without compromising on space or location.

OUTSIDE

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 is residents parking on a first come first served basis.

SERVICES

Mains electricity, water and drainage. Electric heating. Broadband speed: Superfast broadband is available. Mobile phone coverage: Network coverage is good both indoors and out.
Dorset Council: 01305 251010
Council Tax Band: C.

MATERIAL INFORMATION

Leasehold. 125 years from 1 November 2003. We understand that the service charge is £3,342.30 per annum for 2024/2025 and includes window cleaning, water charges, buildings' insurance and maintenance of communal areas. The ground rent is £385.00 per annum.

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

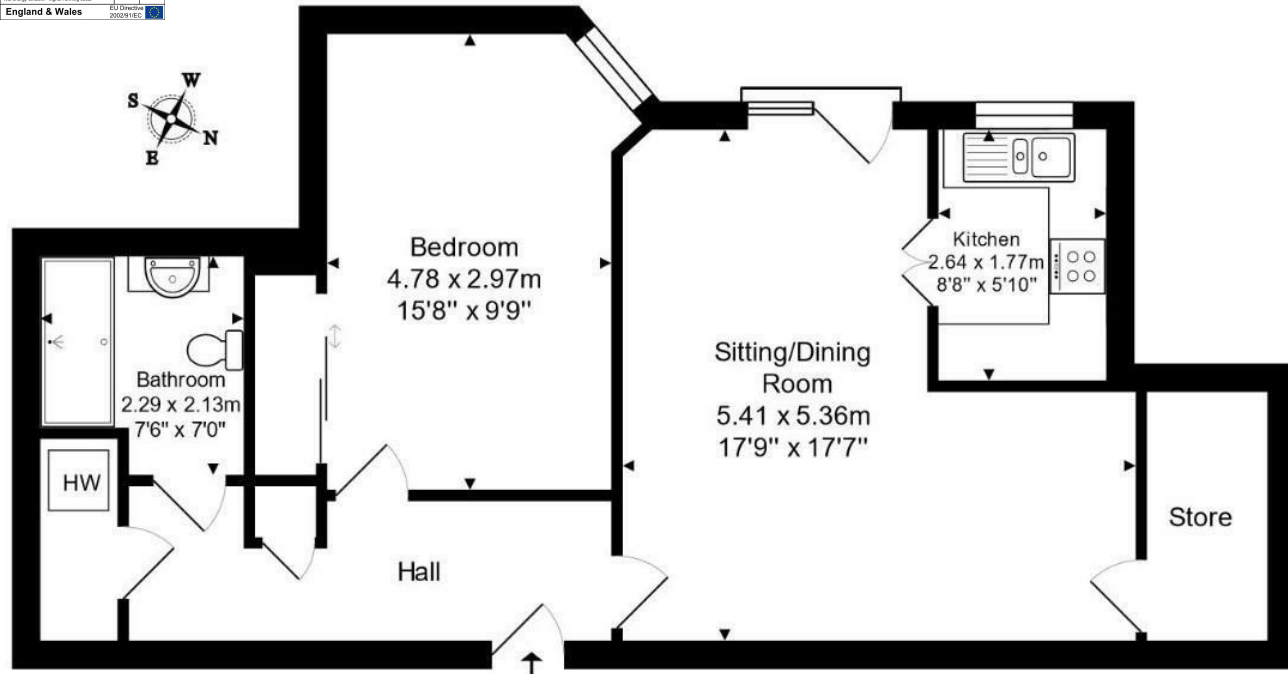
the west. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3Words:///discusses.spurned.blocking

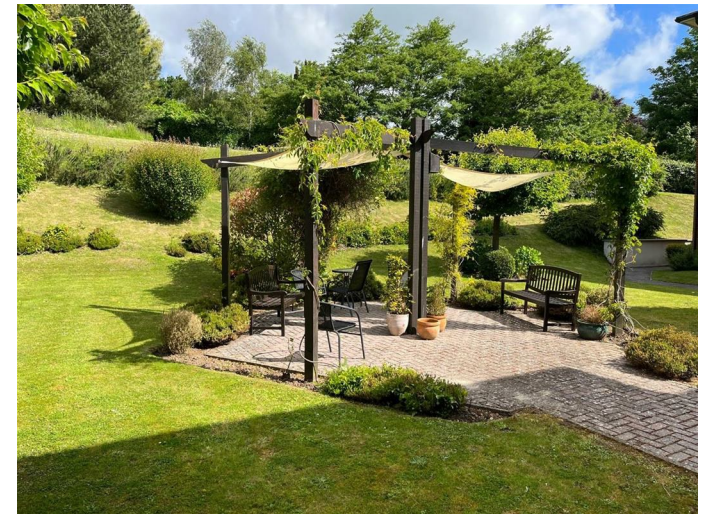


Energy Efficiency Rating		
Current	Future	Estimated
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78	80	
England & Wales EPC Rating 2020/10/10		



Total Area: 64.0 m² ... 689 ft²

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



Bri/DME/150425



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