



Flat 31, Peelers Court



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St Andrews Road, Bridport, Dorset DT6 3HB

5 mins walk to town

A well presented two bedroom first floor apartment in a corner position enjoying fantastic views over the gardens

- First floor apartment
- Lovely views across the gardens
- Quite and sunny aspect
- Parking
- Well presented
- Close to town centre
- Leasehold
- Council tax band C

Guide Price £245,000

SITUATION

Peelers Court is ideally located in an advantageous position close to Bridport town centre. Amenities within easy reach include a choice of supermarkets, a broad range of retailers, health centre, dentists, Bridport general hospital and a wealth of cafes and restaurants. The Jurassic Coast resort of West Bay is a short drive away, and both Lyme Regis and Dorchester are within easy reach. Bus services operate to various destinations from Bridport town centre.



DESCRIPTION

Peelers Court is a highly sought after development of apartments, built to an exacting standard by McCarthy Stone, offering a convenient and supported lifestyle to those over 60 years of age (in the case of couples, one must be over 60 but the other can be as young as 55). Within the development facilities include a beautifully kept residents' lounge and garden and on-site building manager, a lift to all floors and a 24 hour Careline connected to every apartment. There is also a communal laundry room and a guest suite, and residents' parking is available (subject to availability).

ACCOMMODATION

A well presented first floor apartment in a corner position enjoying fantastic views over the formal gardens. Comprising two double bedrooms, a bright dual aspect living/dining room which enjoys sunshine from lunchtime to sunset, a well-fitted kitchen and shower room and spacious entrance hall. Worthy of note is the position of this particular apartment being at the back of the building it offers a peaceful aspect over the gardens with many wild birds and wildlife visiting.

SERVICES

Electric and night storage heaters.

Broadband - Standard up to 19Mbps, Superfast up to 80Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are O2, Three, EE and Vodafone for voice and data services inside and outside. (Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages.)

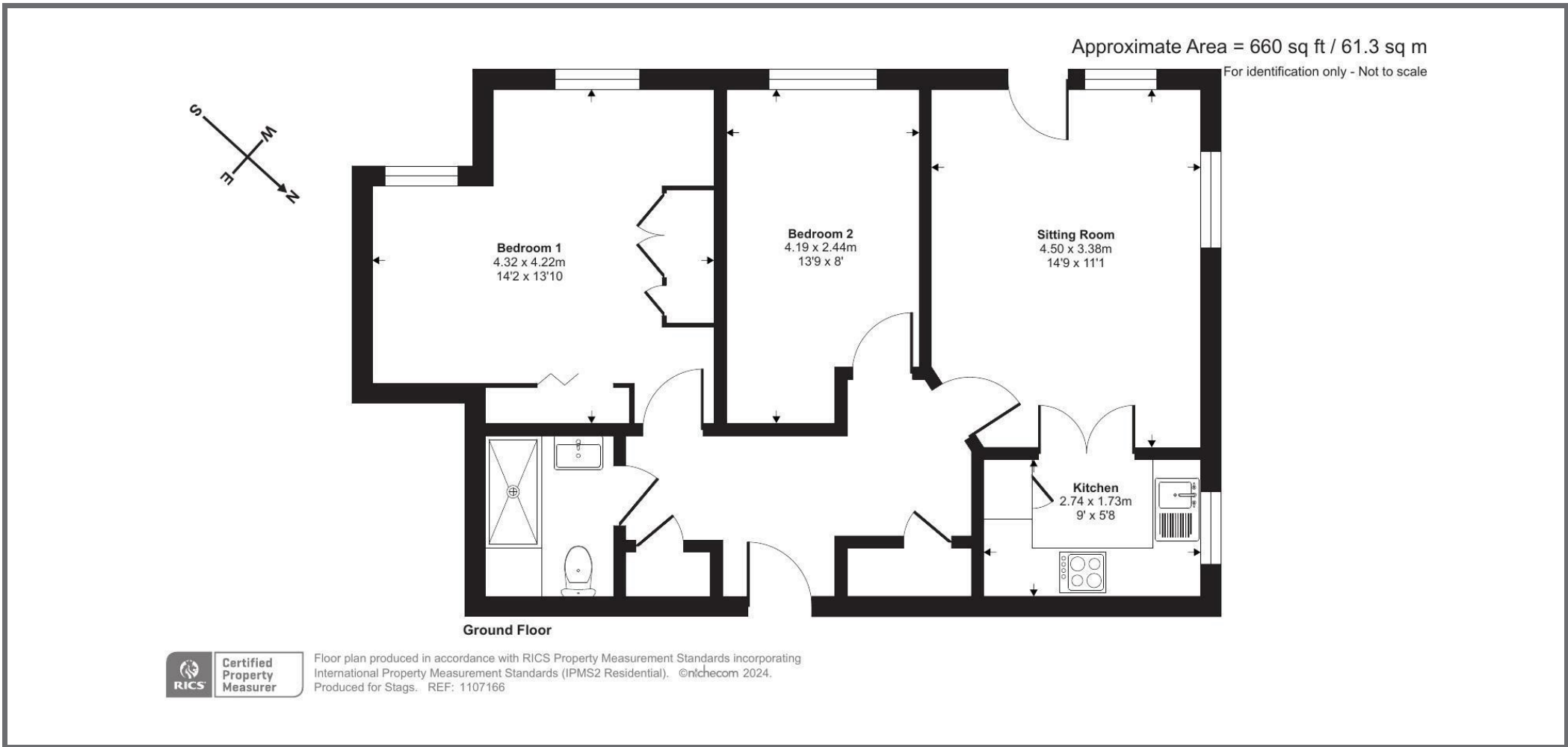
DIRECTIONS

(Driving) From Bridport town centre drive down East Street and at the roundabout take the first left signed Beaminster. Take the first left into St Andrews Road and Peelers Court is found after about a quarter of a mile or so on the right. On foot turn left by Central News in East Street into Barrack Street which leads into St Andrews Road. Peelers Court is found on the left.

VIEWINGS

Contacts Stags Bridport to arrange an accompanied viewing.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	87
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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