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Vicary & Co
Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural







Flat 50, Peelers Court St. Andrews Road, Bridport, DT6 3HB

Guide Price £110,000



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A spacious one-bedroom retirement apartment for the over-60s, situated within the popular Peelers Court development on St Andrew's Road, Bridport. The property benefits from a large living room, double bedroom, bathroom with walk-in shower and views over the communal gardens. Conveniently located for Bridport town centre, residents can enjoy a range of local shops, cafés and everyday amenities, with the beautiful Jurassic Coast and surrounding countryside within easy reach. An ideal choice for those seeking comfortable retirement living in a convenient town location.





Property Details

- Top Floor one bedroom Flat
- Communal Lounge
- Occupancy for over 60's
- L shaped lounge/dining room
- Residents Parking
- 24 Hour Emergency call
- Close to Bridport Town Centre
- Communal Gardens

THE PROPERTY
This one bedroom apartment is a perfectly positioned top floor flat development benefitting from its own private balcony overlooking the communal landscaped garden and grounds.The apartment comprises of spacious entrance hall with storage cupboards, a door to the living room with patio door to the private balcony. The living room has an electric feature fireplace and tv/ radio points. From the living room double doors lead through to the kitchen which features modern wall and base units, white composite sink and drainer, an integrated oven, ceramic hob, extractor fan and space for undercounter fridge and freezer. The spacious bedroom is of double size with a large integrated wardrobe, double glazed window, tv point and night storage heater. The bathroom comprises of a large walk-in shower enclosure, WC, handwash vanity unit, heated towel rail and a wall mounted mirror with light above. The apartment benefits from double glazed windows throughout and electric night storage heaters.

The development of Peelers Court has many facilities including an on-site manager, communal lounge with regular events, a laundry room and a 24 hour emergency call system and phone entry system. Outside there are beautifully maintained communal gardens. There is lift access to all floors and two staircases either side of the building.

Occupancy at Peelers Court is limited to the over 60's with a second occupant of over 55 years.

SITUATION
Located on Dorset's famous Jurassic Coast in the bustling market town of Bridport and within easy reach of the idyllic fishing harbour of West Bay only a short drive away. Bridport is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Surrounded by beautiful countryside, West Bay also marks the north-west end of the famous Chesil Beach.

Local facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. There are also regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.

PARKING
Communal residents parking to the front of the building provided on a first come first served basis.

SERVICES
Mains electricity, water, drainage.

COUNCIL TAX
Council Tax Band: C (West Dorset Council)

PROPERTY TENURE
Leasehold
125 Years from November 2003
103 Years Remaining
Service Charge:
Service charge
£1,8533.53 1/03/26 - £31/08/26
Ground Rent: £192.50
For more information, contact Vicary & Co

INFORMATION
Heating Type: Electric Night Storage Heaters

Construction Type: Conventional brick and block walls.
Roof – Part slate, part flat roof (unseen) and solid floors.

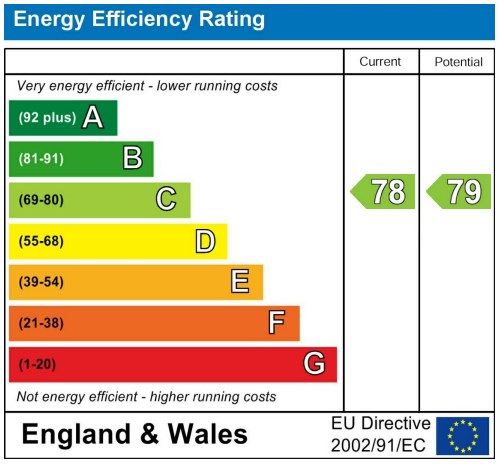
Broadband: Superfast & Ultrafast broadband is available (Ofcom Data).

Mobile phone coverage: Network coverage is good indoors and outside.

EPC: C (78)

VIEWINGS
Strictly by appointment only with Vicary & Co



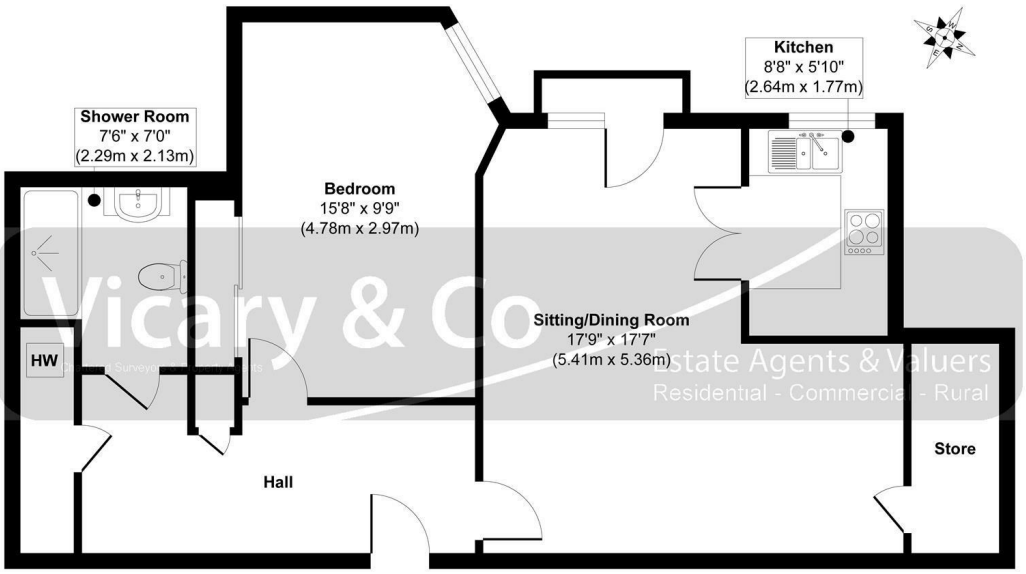








Peelers Court



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Floor Plan

Approx. Gross Internal Floor Area 689 sq. ft / 64.00 sq. m

Produced by Elements Property

Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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