



10 Peelers Court

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, St. Andrews Road, Bridport, DT6 3HB

Town Centre 0.2 Miles Jurassic Coast 2.5 Miles

A highly desirable south / west facing 2 bedroom ground floor retirement apartment with its own patio in a sought-after development close to town.

- Considered one of the best in Peelers Court
- Private patio & direct access to gardens
- Well presented
- Parking & excellent communal facilities
- No forward chain
- Ground floor with 2 bedrooms
- Sunny south / west facing aspect
- Lovely communal gardens
- Close to town
- Leasehold , Council Tax Band C

Guide Price £225,000

PEELERS COURT

Peelers Court is a highly sought after development of apartments, built to an exacting standard by McCarthy and 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 resident's 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).

THE PROPERTY

10 Peelers Court is considered to be one of the best of its type in the development, being on the ground floor with its own patio and very well located enjoying a sunny south west aspect overlooking the lovely gardens. It is well presented with many improvements/upgrading and enjoys low heating running costs with night storage heating (replaced in 2019 with the then latest Dimplex Quantum version) and sealed unit windows.

There is a good sized reception hall with two cupboards (one larger walk in, housing water heater), sitting/dining room with outside door to its own patio (note - not part of demise), well equipped kitchen with electric hob, cooker hood, oven, fridge and freezer, generous sized double bedroom with built-in wardrobe, second bedroom/dining room/study and an attractive shower room with a large walk-in shower (completely re-fitted and upgraded in 2019).



As a two bedroom option, it does allow an extra degree of future-proofing, whether for a couple to enjoy separate rooms, family/friends staying or a live in carer if required.

The apartment also has the advantage of a lower Council Tax band than some other 2 bedroom units in Peelers Court .

OUTSIDE

Peelers Court is famed for its wonderful communal garden which is beautifully landscaped and gives residents the perfect excuse to relax and socialise out of doors when weather allows. There is also the benefit of residents' parking, subject to availability.

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 and train services to London (Waterloo) run from both Dorchester (south) and Crewkerne stations.

TENURE

125 year lease from 2003 . Half yearly service charge March to August 2025 £2,708.11 and ground rent from March to September 2025 is £225.

SERVICES

Mains water, drainage and electricity. Electric heating (night storage heaters)

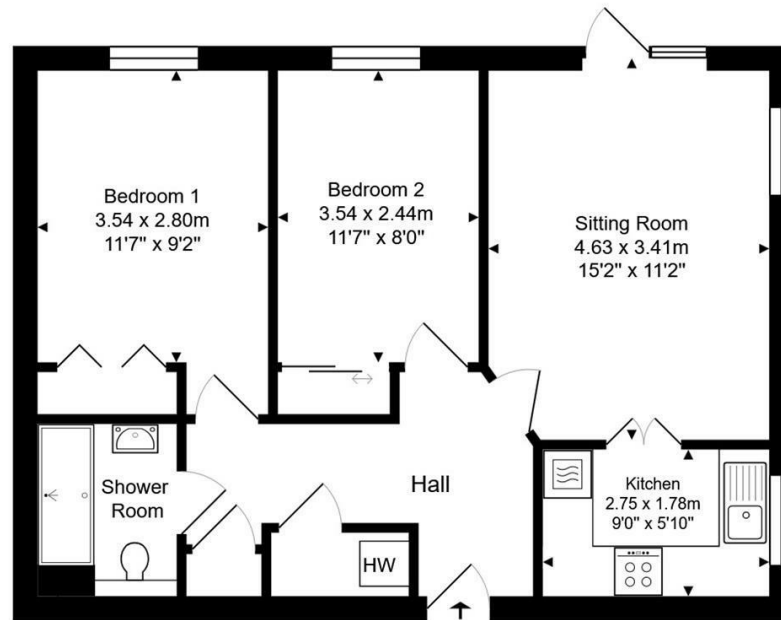
VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

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.





Total Area: 56.9 m² ... 613 ft²
Not to scale. Measurements are approximate and for guidance only.



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 | | |
| (69-80) | C | | |
| (54-68) | D | 72 | 79 |
| (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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