

54 Peelers Court

St Andrews Road Bridport Dorset
DT6 3HB



Guide Price £150,000 Leasehold

A top floor 1-bed apartment within this popular and active retirement complex with lovely views from the balcony overlooking the town and countryside with a glimpse of the sea just a walk from the town centre



SITUATION: The property is located within the Peelers Court retirement complex which lies just off the town centre of Bridport. The shopping centre is just a short walk away with its vibrant community, mainly independent shops boosted by a twice-weekly street market, artist's quadrant, medical centre, art centre, Electric Palace theatre/cinema, leisure centre with indoor swimming pool and fitness suites and the central Bucky Doo Square which hosts bands, festivals and events all year round.

The area is steeped with organisations and clubs covering most leisure interests and there are well supported U3A groups.

The coast at West Bay lies some 2 miles to the south with its pebble beaches, fishing/boating harbour, golf course on East Cliff and wide range of marine and leisure pursuits, together with access to the Jurassic Coastline and South West Coastal Paths.

THE PROPERTY is located on the second floor facing south with probably the best views in the development enjoying a south-east facing balcony with magnificent views over the town to the hillsides beyond and towards the coast. Sunlight floods the balcony for most of the day.

The purpose built complex comprises four floors each served by a lift and two staircases. The complex is well-serviced with a residents' parking area, communal lounge, laundry room and guest suite and there is a Development Manager with a good number of events organised. There is a 24 hour emergency call system and phone entry system. Occupancy is limited to the over 60's with a second occupant of over 55 years.

This apartment is in extremely good decorative order and boasts a modern walk-in shower room and updated kitchen suite with built-in appliances.

THE ACCOMMODATION comprises the following:

From the lift opening on the second floor turn left and No 54 will be found on the left hand-side of the corridor.

ENTRANCE HALL: Shelved airing cupboard with Pulsacoil hot water cylinder and slatted shelves. Built-in cupboard housing the modern electric consumer unit and providing storage.

LOUNGE/DINING ROOM with fully-glazed door opening to the balcony facing south and enjoying far reaching views. TV aerial points and electric heater. Double doors opening to the:

SHAPED KITCHEN: Well-fitted with a comprehensive range of modern wall-mounted cupboards and base units with attractive work surfaces incorporating a ceramic single drainer sink unit with mixer tap and window over the sink, a 4-ring electric hob, integrated waist-height Siemens electric oven with microwave oven over, integrated fridge, freezer and Siemens dish washer.

BEDROOM: A shaped double bedroom with windows to the south and east with far-reaching views and good natural light, built-in double wardrobe with folding mirror doors, fitted with low shelf and hanging rail, triple wardrobe cupboard and electric heater.

BATHROOM: Fully tiled, with large shower cubicle with glazed screen, low-level WC in cupboard housing with shelf over, vanity unit with inset wash basin with mirror. Wall mounted Dimplex wall heater and fan, wood-effect flooring.

OUTSIDE

There are communal gardens with pergola/sitting area and well-tended grounds for enjoying the wildlife. There is residents' only parking to the front.

SERVICES: Mains water and drainage, electric heating. Council Tax Band C. Superfast Fibre Broadband available with Openreach approx 79-80 Mbps download speed. Likely mobile coverage from all main providers.

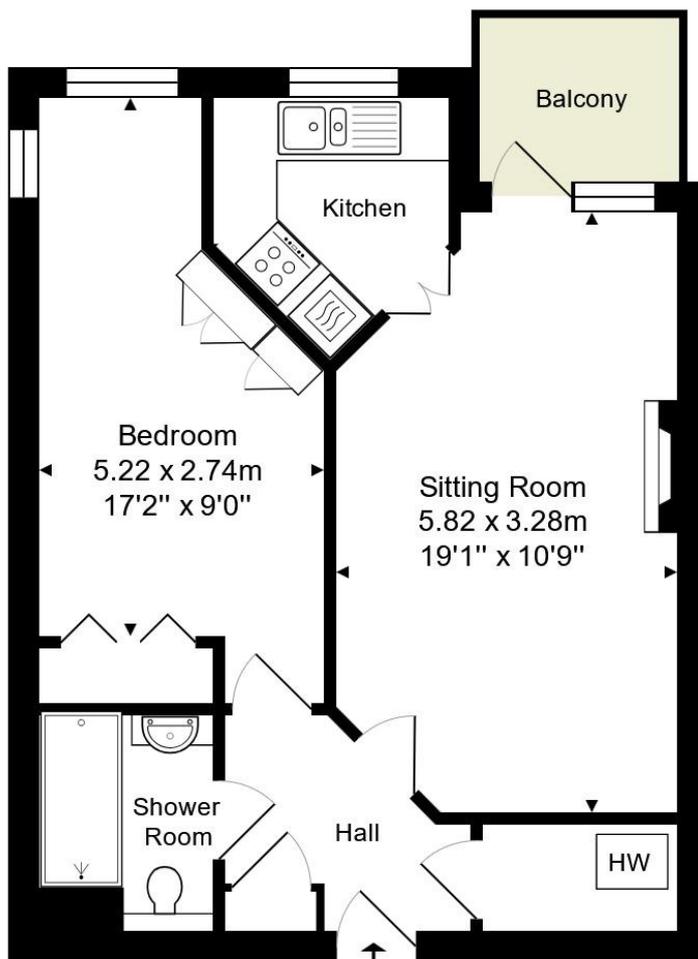
There is a 125 year lease from 2003 with 106 years remaining. The Service Charge is £3,539.58 per annum and includes window cleaning, water charges, buildings' insurance and maintenance of communal areas. Limited mobility scooter storage. The Ground Rent is £385.00 per annum.

PETS are allowed by permission from the Management Company.

TC/CC/20624

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C	79	81
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

54 Peelers Court
Bridport
DT6 3HB



Total Area: 47.2 m² ... 508 ft² (excluding balcony)

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



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.