

## 5 Peelers Court

St Andrews Road Bridport Dorset  
DT6 3HB



**Guide Price £130,000 Leasehold**

A well presented 1 bedroom apartment located on the ground floor with patio door opening on the east side to the front parking area



**SITUATION:** Peelers Court is located on the site of a former Police Station and is less than a 0.25 miles from the town centre of Bridport with its mainly independent shops, twice-weekly street market, arts centre, Electric Palace community theatre/cinema, leisure centre with indoor swimming pool, vintage quadrant with artists' studios, medical centre, minor injuries' unit, dentists' practices and wide range of social and recreational clubs and organisations together with well supported U3A Groups.

There are walkways into West Bay some 2 miles to the south where there are beaches, a fishing harbour and gateway to the Jurassic Coastline and South West coastal paths.

**THE PROPERTY:** Flat 5 is located on the ground floor of this purpose-built retirement complex completed in 2003 comprising 59 properties over 4 floors each served by a lift and 2 staircases. This particular flat has a patio door opening to the east frontage and enjoys much privacy with virtually no passing traffic.

There is also a Development Manager with an office onsite manned during business hours and a newly formed 'activities committee'. The complex is well serviced with a residents' parking area, communal lounge, laundry room and guest suite. Occupancy is limited to those over 60 years with a second occupant over 55 years and pets are permitted subject to management committee approval.

**DIRECTIONS:** From the centre of Bridport walking east take the first left hand closed-off road into Barrack Street. Continue for approximately 0.25 miles and the rising entrance into Peelers Court will be found on the left-hand side.

**THE ACCOMMODATION** comprises the following:

**MAIN ENTRANCE DOOR** off the ground floor hallway opening to:

**ENTRANCE HALL** with built-in cupboards, one housing the Gledhill electric water boiler (extended warranty until March 2026) and slatted shelves and the other providing a storage cupboard and also housing the electric meters.

**SITTING/DINING ROOM** with double aspects and patio door with side window/glazed panel opening to a small outside patio area.

**KITCHEN:** Well fitted and including a built-in waist-height oven and 4-ring hob with cooker hood over and single drainer stainless sink unit with window overlooking the frontage to the south-east, triple spotlight rail to ceiling.

**BEDROOM 1:** A good-sized double bedroom with night storage heater and folding, mirrored-doored wardrobe.

**BATHROOM** with panelled bath with shower unit over with screen and handrail, pedestal basin in cupboard housing and low level WC. Dimplex wall-mounted heater and extractor fan.

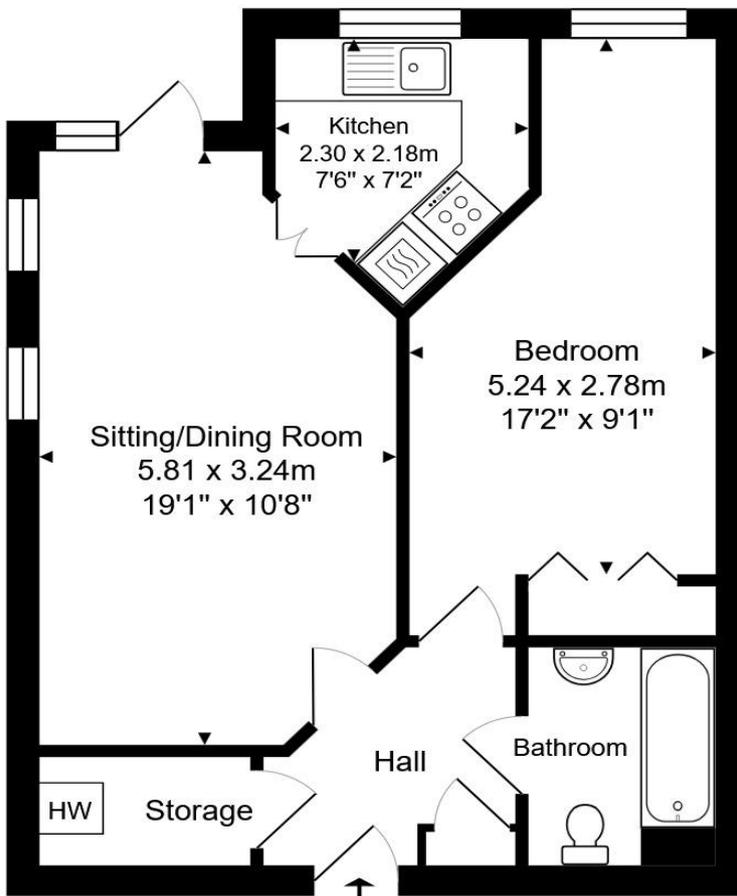
**SERVICES:** Mains water and electricity. There is no mains gas connected. Phone entry system. There is a communal bin store and laundry room. Council tax band C. For mobile and broadband see Ofcom website.

**TENURE:** The property is held on a 125 year lease from 2003. The service charge from 1st September '24 - 31st August '25 is £3,380.92. The ground rent is paid in twice yearly instalments of £192.50.

TC/CC/1175/9425

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

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Total Area: 47.3 m<sup>2</sup> ... 509 ft<sup>2</sup>  
Not to scale. Measurements are approximate and for guidance only.



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