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Bridport Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



43 Peelers Court, St. Andrews Road, Bridport, Dorset, DT6 3HB
Guide Price £135,000



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A well-presented spacious one bedroom first floor apartment situated in the popular over 60s retirement development of Peelers Court conveniently located within walking distance of Bridport town.



Property Details

- Spacious Accommodation
- Convenient location & residents parking
- Private balcony overlooking the gardens.
- No onward chain

THE PROPERTY

Built in 2004 this one bedroom apartment is perfectly positioned on the rear left wing of the development benefitting from its own private balcony overlooking the communal landscaped garden and grounds.

The apartment comprises of spacious entrance hall with two storage cupboards, a door to the dual aspect 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.

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

105 Years Remaining

Service Charge:

First Point Service charge

1/3/24 to 31/8/24 £1766.79

1/9/23 to 29/2/24 £1766.79

Ground Rent: 1/3/24 and 1/9/24 £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.

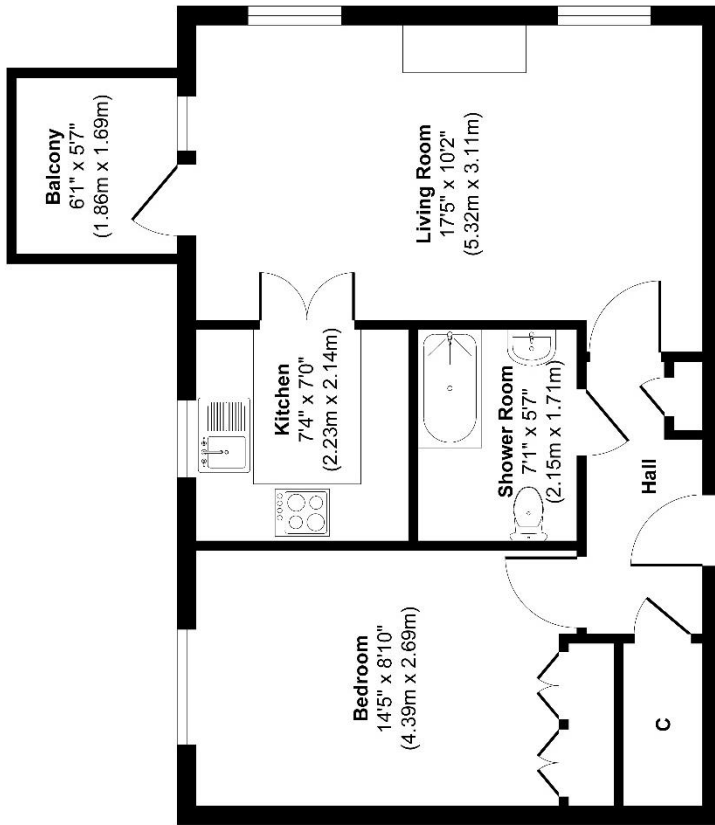
EPC: C (78)

VIEWINGS

Strictly by appointment only with Vicary & Co



Peelers Court, St. Andrews Road, Bridport, Dorset, DT6 3HB



Floor Plan

Approx. Gross Internal Floor Area 471 sq. ft / 43.78 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale. Produced by Elements Property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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