

Axminster Branch

5 South Street
Axminster
Devon
EX13 5AD
01297 33449
sales@vicaryandco.com

vicaryandco.com

Bridport Branch

38 South Street
Bridport
Dorset
DT6 3NN
01308 459550
info@vicaryandco.com

Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



58, Peelers Court, St Andrews Road, Bridport, Dorset, DT6 3HB
Guide Price £215,000



58, Peelers Court, St Andrews Road, Bridport, Dorset, DT6 3HB
Guide Price £215,000

Situated within the popular Peelers Court retirement development close to Bridport town centre, this well-proportioned two-bedroom apartment occupies a desirable second-floor position with a Juliet balcony enjoying morning sunshine and views over the attractive communal gardens.



Property Details

- Spacious Accommodation
- Views over the communal gardens and countryside
- Convenient location
- Parking & excellent communal facilities

THE PROPERTY

The development of Peelers Court offers lift and stair access to all floors, a secure entry system and 24-hour emergency call facilities, together with an on-site Development Manager who organises a range of social activities. Residents also benefit from a communal lounge with kitchenette, laundry room, guest suite, mobility scooter storage and a first-come, first-served parking area. Occupancy is for those aged 60 and over (55 for a second occupant).

Positioned in the left wing of the building, the apartment enjoys a light-filled corner setting with a longer internal hallway, creating a greater sense of space and privacy. Facing north and east, it benefits from good natural light and pleasant outlooks towards the gardens and distant countryside. Slightly larger than many within the development, the property has been well maintained, with both bedrooms recently redecorated and fitted with new carpets. The apartment also offers ample storage and the added convenience of a private washing machine.

The accommodation includes an entrance hall with a separate cloakroom WC, fitted with a vanity basin, wall-mounted electric panel heater, heated towel rail and an obscure glazed window. An inner hall provides additional storage, including a cupboard housing the modern electric hot water system.

The dual-aspect living/dining room is bright and comfortable, with glazed doors leading into a square fitted kitchen offering a range of cupboards and work surfaces, inset hob, built-in oven with extractor hood, tiled splashbacks and space for a fridge freezer and washing machine. A window above the sink overlooks the gardens.

There are two bedrooms, the principal being a generous double with fitted wardrobe, while the second bedroom provides flexible use as a guest room or hobby space with built-in storage. The shower room comprises a shower enclosure, vanity basin with storage, WC, heated towel rail, extractor fan and downflow wall heater.

Outside, residents enjoy well-maintained communal gardens with lawns, borders and seating areas, providing a pleasant setting in which to relax.

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: D (West Dorset Council)

PROPERTY TENURE

Leasehold

125 Years from February 2004

103 Years Remaining

Ground Rent: Half Yearly Ground Rent £225.00

Service Charge: Half Yearly Service Charge £2783.29

Buyers must verify the above service charges and ground rent with their solicitor as they be subject to change.

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.

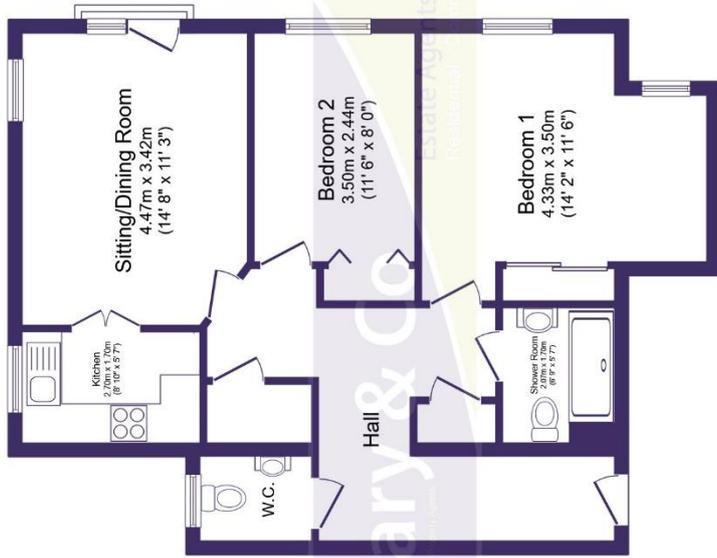
EPC: C (78)

VIEWINGS

Strictly by appointment only with Vicary & Co



Peelers Court, Bridport, Dorset, DT6 3HB



Floor Plan

Floor area 69.4 sq.m. (747 sq.ft.)

Total floor area: 69.4 sq.m. (747 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 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.

Axminster Branch
 5 South Street
 Axminster
 Devon
 EX13 5AD
01297 33449
 sales@vicaryandco.com

Bridport Branch
 38 South Street
 Bridport
 Dorset
 DT6 3NN
01308 459550
 info@vicaryandco.com

Vicary & Co
Chartered Surveyors & Property Agents

Estate Agents & Valuers
 Residential - Commercial - Rural



vicaryandco.com