

## 23 Peelers Court

St Andrews Road Bridport Dorset  
DT6 3HB



**Guide Price £130,000 Leasehold**

A well presented 1 bed ground floor retirement apartment opening onto pretty communal gardens just a short 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 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 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 upper ground floor facing south and with a direct French door opening to the south-west side where there are private areas for standing patio pots. The flat has been well maintained with neutral decor throughout and has modern electric heaters.

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 and a wide variety of social 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.

**THE ACCOMMODATION** comprises the following:

**PRIVATE ENTRANCE HALL** with large built-in airing cupboard housing the Gledhill Pulsecoil hot water cylinder with slatted shelves and there is a narrow storage cupboard housing the modern electric consumer unit.

**LOUNGE/DINING ROOM** with feature marble-effect fireplace with electric fire fitted, two aspects with fully-glazed door opening to a patio area and the communal gardens facing south and enjoying a pleasant aspect and westerly view to the rising communal gardens behind. TV aerial points and modern electric heater. Double, obscure-paned doors open to the:

**KITCHEN:** Well-fitted with a comprehensive range of wall-mounted cupboards and base units with attractive work surfaces incorporating a single drainer, stainless steel sink unit with mixer tap and window over, a 4-ring electric hob with cooker hood over, waist-height electric oven in cupboard housing, free-standing under surface fridge and space for small freezer. Dimplex wall-mounted electric convector heater.

**BEDROOM:** A double room with window to the west, built-in double wardrobe with folding mirror doors, fitted with low shelf and hanging rail, modern electric heater.

**BATHROOM** with large shower cubicle with sliding screen, low-level WC and wash basin in vanity unit with mirror, strip light. Small heated towel rail and wall mounted Dimplex heater, fully tiled walls, extractor fan.

## **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.

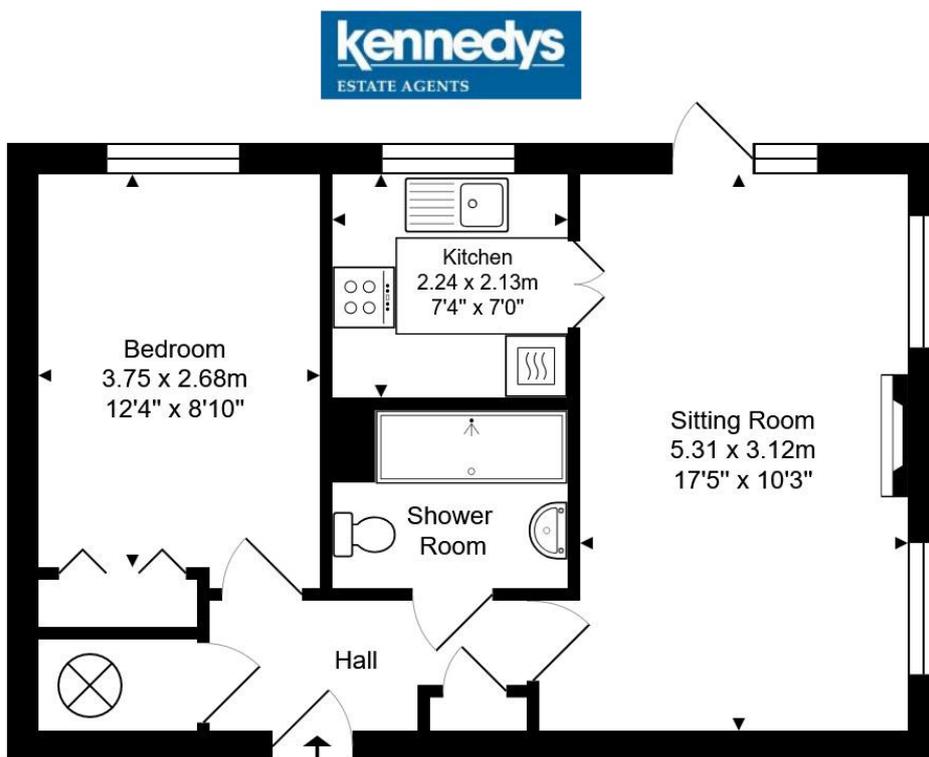
**SERVICES:** Mains water, electric and drainage. Council Tax Band C. Superfast Fibre Broadband available with Openreach approx. 79-80 Mbps download speed. Likely mobile coverage from all main providers.

There is a 125 year lease from 2003 with 103 years remaining. The half yearly service charge (paid 1/9/25) is £1,855.53 and includes window cleaning, water charges, buildings' insurance and maintenance of communal areas. Limited mobility scooter storage. The half yearly ground rent is £192.50.

**PETS** are allowed by permission from the Management Company but cannot be replaced.

TC/CC/1379/141125

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(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: 44.0 m<sup>2</sup> ... 473 ft<sup>2</sup>

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



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