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59 Peelers Court



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



Town Centre 0.2 Miles Jurassic Coast 2.5 Miles

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A spacious retirement apartment in a highly desirable development close to town.

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- Second Floor - Lift Available
- Large L Shaped Sitting/Dining Room with Juliet Balcony
- Generous Double Bedroom
- Upgraded Shower Room
- Good Sized Reception Hall
- Use of Communal Lounge and Gardens
- 24 hour Care Line
- Residents' Parking

Guide Price £129,950



### PEELERS COURT

Peelers Court is a highly sought after development of apartments, built to an exacting standard by McCarthy and Stone, offering a convenient and supported lifestyle to those over 60 years of age (in the case of couples, one must be over 60 but the other can be as young as 55). Within the development facilities include a beautifully kept resident's lounge and garden and on-site building manager, a lift to all floors and a 24 hour Careline connected to every apartment. There is also a communal laundry room and a guest suite, and residents' parking is available (subject to availability).

### THE PROPERTY

59 Peelers Court is a larger -than-average, spacious second floor apartment, enjoying a lovely aspect overlooking the communal gardens in this prestigious retirement scheme. There is a good sized reception hall with walk-in airing cupboard (boiler replaced 2017), larger-than-average L shaped sitting/dining room (could be sub-divided to provide a small study or occasional second bedroom - subject to management company approval) with feature fireplace and Juliet balcony, well equipped kitchen with electric oven and electric ceramic hob (upgraded), good sized double bedroom with built-in wardrobes and an attractive modern shower room with walk-in shower and mains shower (upgraded in 2016).

### OUTSIDE

Peelers Court is famed for its wonderful communal garden which is beautifully landscaped and gives residents the perfect excuse to relax and socialise out

of doors when weather allows. There is also the benefit of residents' parking, subject to availability.

### SITUATION

Peelers Court is ideally located in an advantageous position close to Bridport town centre. Amenities within easy reach include a choice of supermarkets, a broad range of retailers, health centre, dentists, Bridport general hospital and a wealth of cafes and restaurants. The Jurassic Coast resort of West Bay is a short drive away, and both Lyme Regis and Dorchester are within easy reach. Bus services operate to various destinations from Bridport town centre and train services to London (Waterloo) run from both Dorchester (south) and Crewkerne stations.

### TENURE

Leasehold. There is a service charge payable.

### SERVICES

Mains water, drainage and electricity. Electric heating (night storage and convector).

### VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

### DIRECTIONS

(Driving) From Bridport town centre drive down East Street and at the roundabout take the first left signed Beaminster. Take the first left into St Andrews Road and Peelers Court is found after about a quarter of a mile or so on the right. On foot turn left by Central News in East Street into Barrack Street which leads into St Andrews Road. Peelers Court is found on the left.





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Approximate Gross Internal Area = 67.6 sq m / 728 sq ft

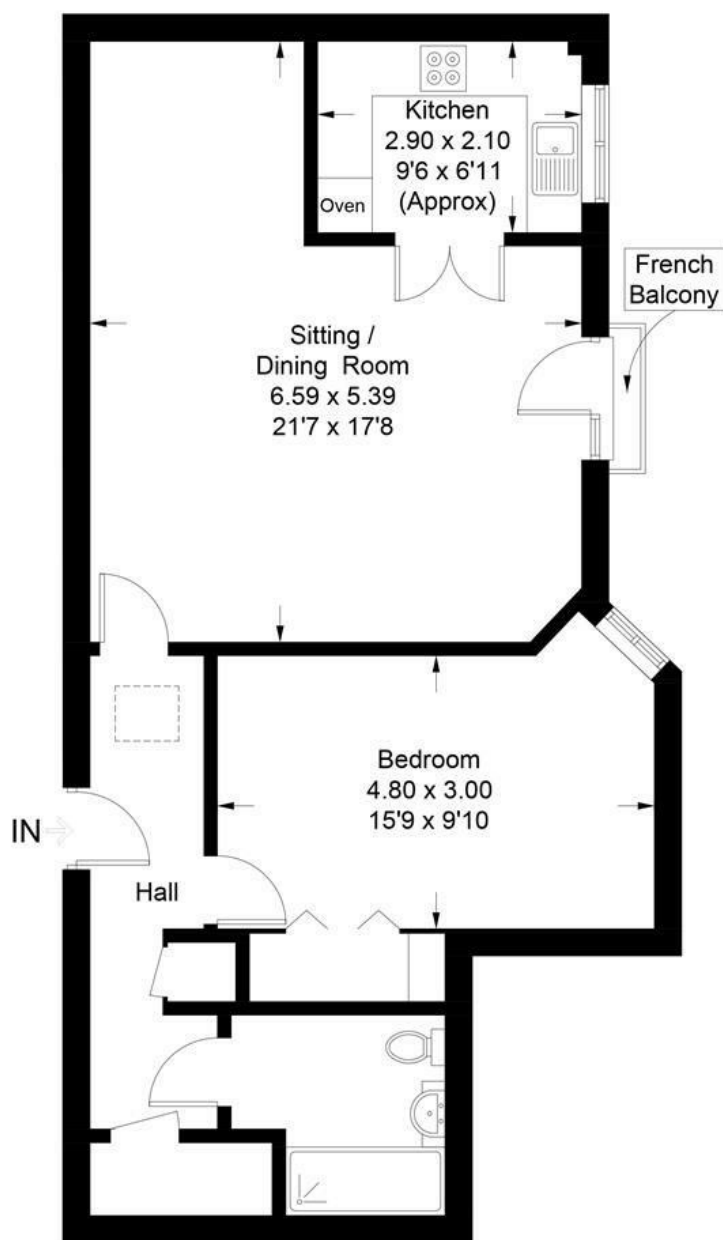


Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID696274)

These particulars are a guide only and should not be relied upon for any purpose.

32 South Street, Bridport, Dorset, DT6 3NQ



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(49-54) <b>E</b>	
(41-48) <b>F</b>	
(31-40) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Current	Potential
76	79

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