



STAGS

41 Peelers Court

PLEASE DRIVE SLOWLY

STRICTLY RESIDENTS PARKING ONLY

41 Peelers Court

41 Peelers Court, St Andrews Road, Bridport, Dorset,

Town Centre 0.2 Miles Jurassic Coast 2.5 Miles

- Spacious 2 Bedroom Apartment
- First Floor - Lift Available to all Floors
- Sitting/Dining Room
- 2 Generous Bedrooms
- Wide Entrance Hall with 2 Storage Cupboards
- Balcony with Lively Views
- Use of Communal Lounge and Gardens
- 24 Hour Careline

Guide price £225,000

THE PROPERTY

41 Peelers Court is an unusually spacious first floor apartment which benefits from a corner position within this prestigious, age-restricted development. The front door opens into a wide, welcoming entrance hall, from which two storage cupboards, including a shelved airing cupboard, can be accessed. From here, doors lead to each of the rooms including a light and well proportioned sitting/dining room which is connected via double doors to the kitchen where there are a range of fitted wall and base units, integrated electric hob and cooker and spaces for under counter appliances. The sitting room also benefits from a glass door leading out to a balcony which we understand is larger than average for the development and enjoys wonderful views across part of the town and the countryside beyond.

The property further benefits from two double bedrooms, the larger of which enjoys built in wardrobes and an alcove suitable for use as a dressing- or study area. There is also a shower room which features a double shower cubicle, wash hand basin and WC.

PEELERS COURT

Peelers Court is a purpose built development of age restricted apartments, offering a convenient and supported lifestyle to



A delightful and unusually spacious 2 bedroom first floor apartment in a sought after age-restricted development.





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, an 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).

SITUATION

Peelers Court is a highly sought after age restricted development built to an exacting standard by McCarthy and Stone, which is 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 Coastal 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 - Please contact the agents for further information.

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. Furthermore, number 41 enjoys what we understand is a larger than usual balcony which enjoys an open, south easterly aspect with lovely views across part of the town and the green hills beyond.

SERVICES

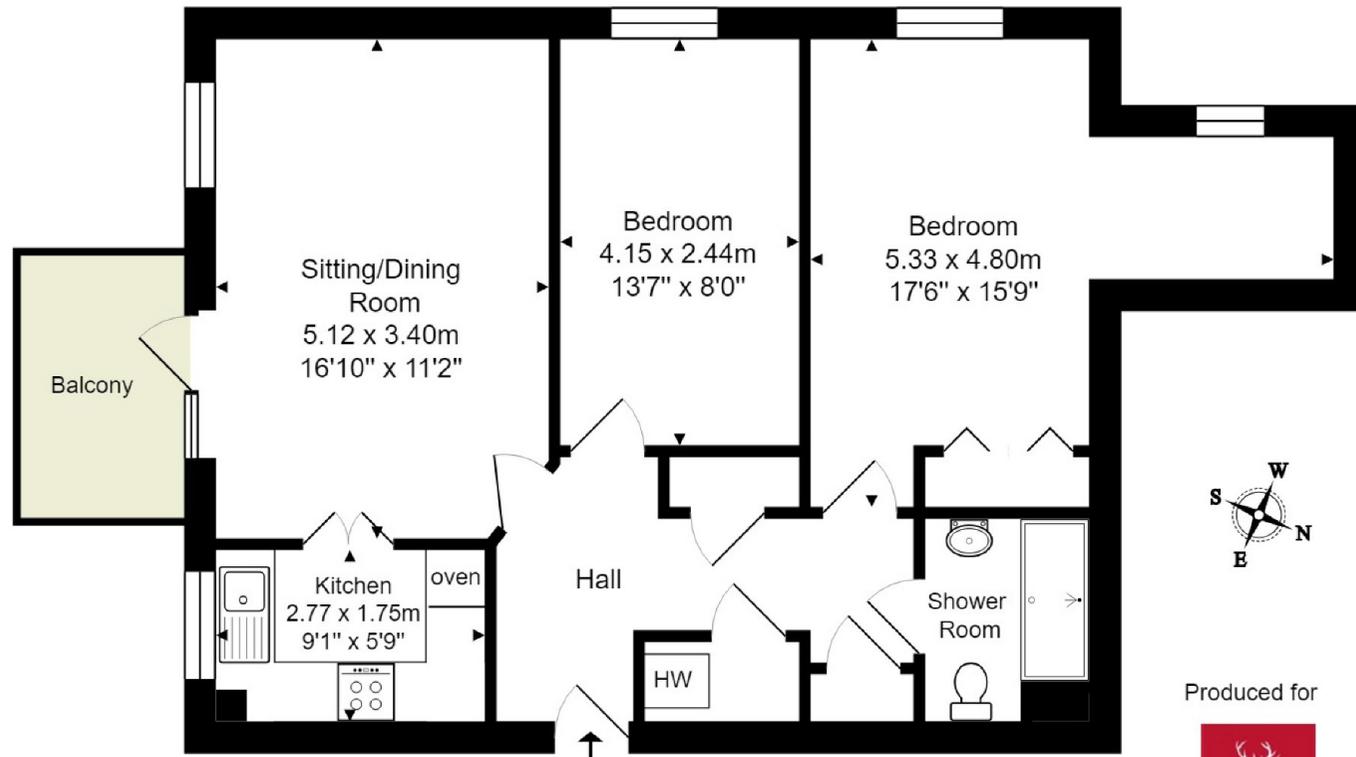
Mains water, drainage and electricity. Electric heating (night storage heaters).

VIEWINGS

Strictly by appointment with the vendors' selling agents, Messrs. Stags, Bridport office, telephone 01308 428000.

DIRECTIONS

(Driving) from Bridport town centre follow the A3066 towards Beaminster and opposite Co-op turn left and keep bearing to the left onto St Andrews Road. Follow this road back towards the town centre and the entrance to Peelers Court can be found on the right hand side opposite the turning into Nursery Gardens.



Total Area: 66.0 m² ... 710 ft² (excluding balcony)
 Not to scale. Measurements are approximate and for guidance only.

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



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Energy Efficiency Rating		Current	Potential
Most energy efficient - lowest running costs			
92-100	A		
81-91	B	82	84
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	