



1 The Cottages Abbots Court, Huntick Estate, Lytchett Matravers, Poole, Dorset. BH16 6LH

- One bedroom bungalow
- Quiet cul-de-sac location
- Sought-after Lytchett Matravers village
- Designed with accessibility in mind
- Wide doorways and raised power sockets
- Walk-in shower room with seat and grab rails
- Private low maintenance courtyard garden
- Allocated parking space
- Gas central heating
- No forward chain



PROPERTY DESCRIPTION

Situated on the Huntick Estate in the sought-after village of Lytchett Matravers, this one bedroom bungalow offers practical single-level accommodation in a quiet residential setting. The property is accessed via a UPVC front door leading into the entrance hall, which provides access to all rooms and includes a loft hatch and radiator. The living room is a well proportioned space positioned to the front of the property, with a double glazed window allowing plenty of natural light and a feature fireplace with stone surround. The kitchen is fitted with a range of wall and base units with work surfaces over and tiled splashbacks. Integrated appliances include a gas hob, eye-level electric oven and grill and fridge/freezer, together with space and plumbing for a washing machine. A door provides access to the enclosed rear courtyard garden. The bedroom is a generous double room with double glazed doors opening directly onto the rear garden. The shower room is fully tiled and fitted with a walk-in shower with seat and grab rail, WC with support rail, vanity unit with inset basin and heated towel rail, designed with accessibility in mind. Externally the property enjoys a private low maintenance courtyard garden with paved and gravelled areas suitable for outdoor seating. The garden also benefits from outside lighting and power, together with gated access to the parking area. The property further benefits from an allocated parking space and is offered for sale with no forward chain.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	73	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	75	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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