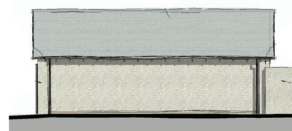


Detached  
One Bedroom  
Bungalow  
1 Old Quarry Close,  
Worth Matravers  
**£225,000**



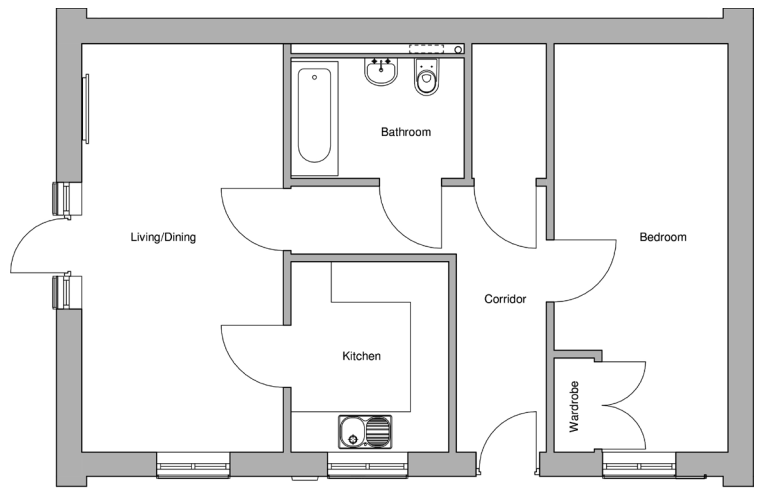
**Property to be sold to qualifying local person(s) at 75% of market value  
A condition of sale is that any future sales are also at 75% of market value**

**For a full explanation, 'People qualifying to purchase a Low Cost Home Ownership property at Old Quarry Close, Worth Matravers' document can be found in this pack. Sale subject to Contract**



**Newly built detached bungalow situated in a residential location on the eastern edge of Worth Matravers. In an Area of Outstanding Natural Beauty and convenient for access to open country and Jurassic Coast.**

One Bedroom, Bathroom / WC, Lounge / Dining Room, Kitchen, Central Heating with an Electric Boiler. Engineered Timber insulated composite Double Glazed Windows and Doors to 'Secured by Design' standard. Garden and two allocated parking spaces in a carport.



### Entrance Hallway

Double glazed front door. Fitted Carpet. Radiator. Smoke Detector.

### Internal Store

2.00m x 1.13m

Houses central heating boiler and associated equipment

### Lounge/Dining Room

6.00m x 2.98m

Two Radiators. TV Aerial Point. Telephone Point. Fitted Carpet. Double glazed door to patio area and front garden. Doors to hallway and kitchen. Sea View.

### Kitchen

2.8m x 2.37m

One and a half drainer sink unit. Tiled splash backs. Work surfaces with drawers, cupboards, space and plumbing for washing machine under. Built in hob and oven with extractor hood over. Space for fridge/freezer. Matching wall cupboards. Vinyl Flooring. Heat Detector. Sea View.

### Bedroom

6.03m x 2.57m (max.)

Two radiators. TV Aerial point. Built in wardrobe. Fitted Carpet.

### Bathroom / WC

2.56m x 1.95m (max)

Panelled bath with shower over. Tiled surround. Low level WC. Wash Basin. Towel radiator. Shaver point. Vinyl Flooring.

### Outside

Mainly south facing garden with paved path leading to front door. Patio area. Timber Shed.

### Parking

Two allocated covered parking spaces in car port.

### Access

The property is located on a development of nine houses and bungalows. Access to the property is via unadopted roadways and footpaths shared with the other eight properties.

### Services

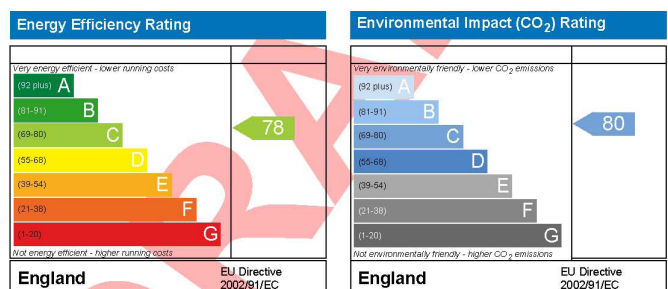
All mains services (except Gas) are connected.

### Council Tax

Banding will applied for following completion.

### Energy Efficiency

A Predicted Energy Assessment (PEA) has been carried out. A copy is available from East Boro Housing Trust.



For further information please contact Robin or Pam in the East Boro Development Team

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