



Long Street Cerne Abbas, DT2 7JF

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- Available immediately for an initial 6 month tenancy
- Spacious accommodation
- Close to amenities
- Idyllic garden
- Single garage
- Pet considered at landlords discretion

Rent: - £1350 per calendar month / £311 per week

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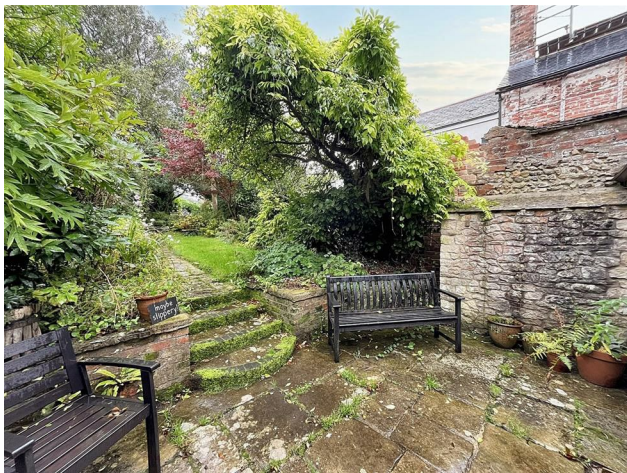
A Grade II listed, terraced three-bedroom house situated in the charming village of Cerne Abbas with idyllic back garden.

The property is located in the centre of this popular village and offers light and well proportioned accommodation. The ground floor accommodation comprises of entrance porch, sitting room with wood burning stove, dining room leading into a well equipped kitchen with fridge/freezer, dishwasher, hob and oven. There is a downstairs shower room with washing machine/tumble dryer and storage. On the first floor there is a large landing with storage cupboard, two double bedrooms and a family bathroom. The second floor loft room is located in the eaves of the house and benefits from further built in storage.

The garden is located to the rear of the property and is a mixture of lawn and patio with well established shrubbery and trees.

The property benefits from oil central heating. The rent is exclusive of all utility bills including Council Tax, mains Water and Sewerage, Oil, Broadband and mains Electric. There is limited mobile signal and Superfast Broadband available at the property. There is no recorded flood risk at the property. The property will be flexibly furnished.

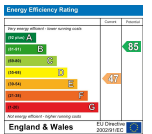
Rent: - £1350 per calendar month / £311 per week
Holding Deposit - £311
Security Deposit - £1557
Council Tax Band - E
EPC Band - E



SITUATION

Cerne Abbas is one of the most historic and picturesque villages in Dorset, surrounded by countryside and rolling downland. It is about 8 miles north of Dorchester with its comprehensive range of facilities including Dorset County Hospital together with good access to the Abbey town of Sherborne, about 12 miles to the north. Both towns have main line railway stations to London Waterloo as well as a regular bus service. The village has a good range of amenities including a general store/sub post office, primary school, modern village hall, Doctor's surgery, 3 public houses and restaurant/tea rooms.

There are a variety of sporting and leisure pursuits in the area including golf at Dorchester (Came Down) and Sherborne, sailing and water sports along the Heritage Coastline and access to the countryside via an excellent network of footpaths and bridleways.



PouLets/RT/25.09.24



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