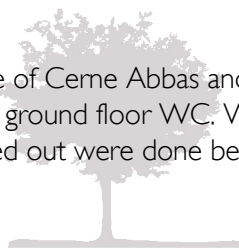




Abbots Walk, Cerne Abbas

OFFERED WITH NO ONWARD CHAIN and nestled within the idyllic village of Cerne Abbas and in an Area of Outstanding Natural Beauty, is this two-bedroom end-of-terrace home. Further accommodation includes a sitting room, kitchen, bathroom and ground floor WC. While currently arranged as a two-bedroom layout, the seller advises the property was most likely a three bedroom originally, although any works carried out were done before the current ownership. Outside, the home benefits from an enclosed rear garden, along with a garage located in a block nearby. EPC rating D.

Asking price £275,000



Situation

Cerne Abbas is a sought after and historic village in an Area of Outstanding Natural Beauty with the famous 180ft chalk Cerne Giant on a nearby hillside. The village is a bustling community with a Village Store/Post Office, active church, three pubs, a doctors' surgery with pharmacy and a modern village hall, the centre for many village activities. Close by there are a variety of beautiful walks to suit everyone. The village is on the bus route between Dorchester and Sherborne. The area of Dorchester offers museums and many excellent restaurants and public houses, a doctors, dentist surgeries, and the Dorset County Hospital. There are also major train links to London Waterloo and Bristol Temple Meads.

Accommodation

Ground Floor

Entrance

Upon entry, you are immediately taken through to the property's hallway, with access granted to the sitting room and convenient WC.

Sitting Room

The good-sized sitting room enjoys a front aspect and features useful under-stair storage and a central fireplace with surround and mantle. An opening leads directly into the kitchen/diner, creating a natural flow between the two areas.

Kitchen/Diner

The kitchen is fitted with a range of wall and base level units with work surfaces over and splash back. There is allocated space for appliances and dining furniture, and French doors open directly onto the rear garden, allowing for easy access to outdoor space and inviting plenty of natural light into the room.

Bedrooms

There are two bedrooms at the property, both double in size, whilst the principal bedroom further benefits from a fitted wardrobe with double sliding doors.

Bathroom

The bathroom is furnished with a panel enclosed bath, WC and wash hand basin.

Outside

Externally, the property enjoys both a front and rear garden, each featuring a selection of established plants, shrubs, and small trees that add a touch of greenery. The rear garden is enclosed and complete with a shed for storage and convenient side access. A single garage is also included.



Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service

At the time of the listing, standard broadband and superfast broadband are available.

Mobile service indoor is listed as limited and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

The seller has advised that, in their experience, they have not encountered any issues with mobile reception when using EE.

Services

Mains electricity, water and drainage are connected. Electric storage heaters connected to the mains.

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C.

Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

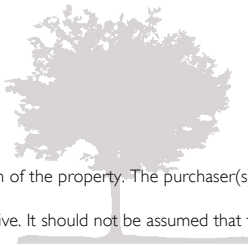
Tel: 01305 340860



Important notice. Parkers notify that:

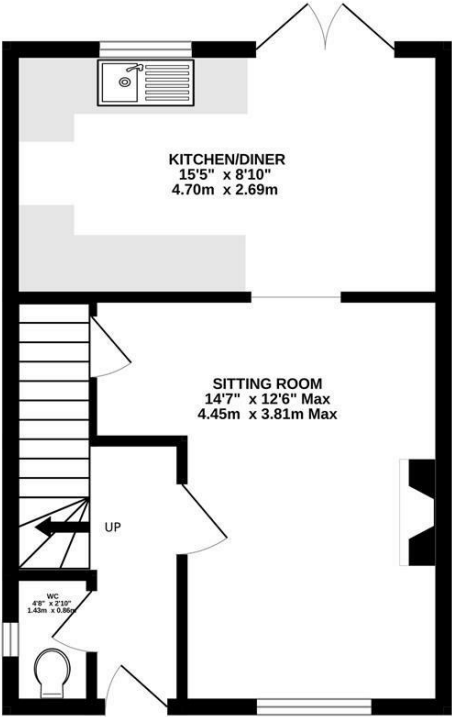
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

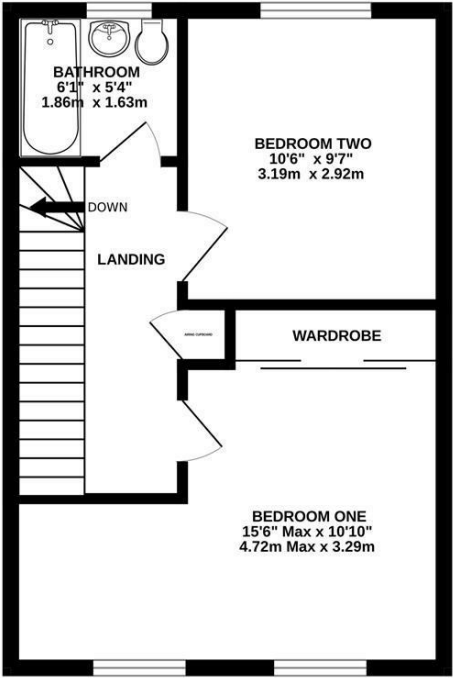




GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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