



4A, Wills Lane, Cerne Abbas, Dorset, DT2 7JY



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2

- A Modern Detached House
- 2 allocated parking spaces
- Modern Fitted Kitchen with Appliances

- Three Double Bedrooms
- Finished to a very high standard
- Unfurnished

£1,450 Per Calendar Month

A modern three-bedroom detached house situated in the charming village of Cerne Abbas with views of the surrounding countryside, finished to an extremely high standard.

The property will be available mid March for a long term tenancy.

The property has an abundance of natural light and offers well proportioned accommodation. The ground floor accommodation comprises of large entrance hall, shower room and utility room, bedroom 3 and bedroom 4/study. The kitchen/living room is a large, open plan room with a range of wall and base units for storage with built in oven, fridge/freezer, dishwasher, microwave, hob and ample space for a dining table and sofas. Double French doors open out from the kitchen/living room to the garden.

On the first floor, there are two double bedrooms and a family bathroom. Bedroom One has the benefit of a walk-in wardrobe. The bathroom is equipped with w/c, basin and a shower over the bath.

The garden is located to the front of the property and has a mixture of lawn and patio. There is allocated parking for 2 cars and shared driveway.

Please note the photographs are from May 2024.

Heating is via an Air Source Heat Pump. There is underfloor heating downstairs and radiators upstairs. The rent is exclusive of all utility bills including Council Tax, mains Water and Sewerage and mains Electric. There is mobile signal and Superfast Broadband available at the property. There is no recorded flood risk at the property.

Rent: - £1450 per calendar month / £334 per week

Holding Deposit - £334

Security Deposit - £1670

Council Tax Band - E

EPC Band - B

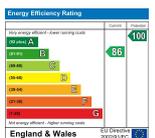
No deposit option via Reposit available

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.

From Dorchester head north out of the town on the A37 towards Yeovil and shortly after leaving the town turn right signed Charminster/Cerne Abbas onto the A352. Proceed up this Cerne Valley road and upon reaching Cerne Abbas, turn right into Wills Lane and the house can be found immediately on the right.



PouLets/HL/18/02/26



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



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