



Property Location

This end-of-terrace cottage is situated in the idyllic village of Cerne Abbas which is surrounded by the Dorset countryside. The village boasts three pubs, a primary school, doctors' surgery and its well-known Cerne Giant National Trust Site. The market town of Sherborne (11 miles to the north) and county town of Dorchester (7 miles to the south) offer plenty of local shops, cafes, restaurants and onward transport links. Nearby railway links provide access to London, Exeter and Bristol.

Flint Cottage, 1 The Maltings, Cerne Abbas, DT2 7JE

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft
Garage = 30.2 sq m / 325 sq ft
Total = 107.7 sq m / 1159 sq ft

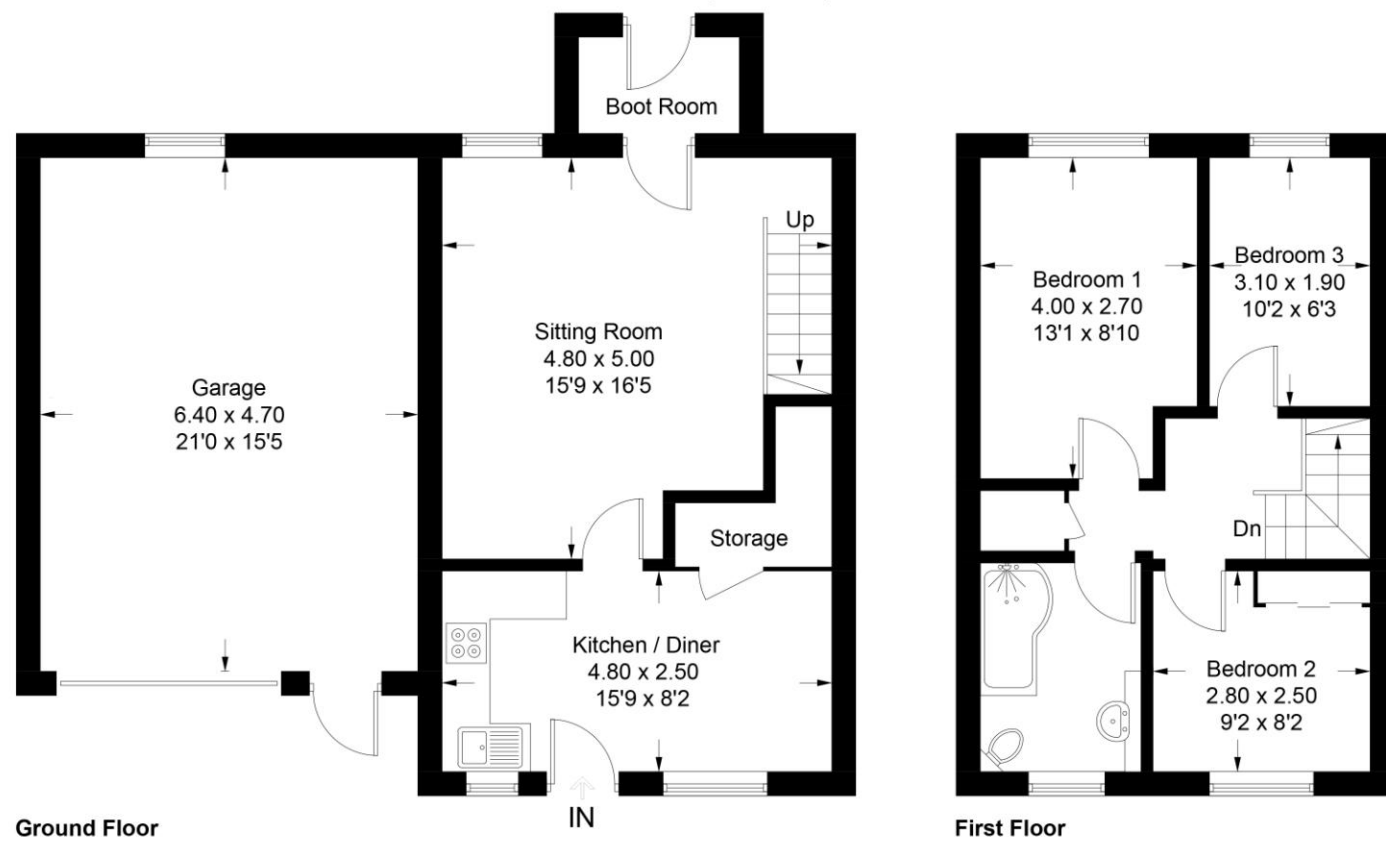


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1337061)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



The Maltings, Cerne Abbas

Offers In Region Of £300,000

1 The Maltings

Dorchester

DT2 7JE

Key features:

- Three Bedroom End-of-Terrace Property
- Idyllic Village Setting
- Chain Free
- Ideal Family Home or Suitable for First Time Buyers
- Double Garage and Off-Road Parking
- Plenty Of Storage Throughout
- Private South-Facing Garden
- Close to Dorchester and Sherborne
- Local Primary School
- Scope For Upward Extension

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



BEDROOM ONE 8' 10" x 13' 1" (2.7m x 4.0m) A spacious double bedroom with a double-glazed window overlooking the rear garden. Neutrally decorated walls and beige carpet. One radiator.

BATHROOM 8' 6" x 6' 6" (2.6m x 2.0m) A family bathroom fitted with a three-piece suite comprising of a white w/c, hand basin and bathtub with a shower unit fitted above. Wall-mounted heated towel rail and vanity mirror. Vanity cupboards with an inset hand basin. Partially tiled walls and vinyl flooring. Obscure double-glazed window to the front of the property. Ceiling spotlights.

BEDROOM TWO 9' 2" x 8' 2" (2.8m x 2.5m) A double bedroom featuring a built-in wardrobe with mirrored sliding doors. Double glazed window to the front of the property. Neutrally decorated walls and beige carpet. One radiator.

BEDROOM THREE 6' 2" x 10' 2" (1.9m x 3.1m) A good-sized single bedroom with a built-in storage cupboard. Neutral walls and beige carpet. Double glazed window overlooking the rear garden. One radiator.

GARAGE 15' 5" x 20' 11" (4.7m x 6.4m) A double garage with an up-and-over style door to the front and window to the rear. Fully boarded loft space above with drop-down ladder. Electric and lighting.

OUTSIDE: To the front of the property is driveway parking and access to the garage. Steps rise to the front, sheltered entrance. To the rear of the property is a private and enclosed south-facing garden. A mature and low maintenance garden laid with patio and raised bed borders. Rear gate access to the side of the property. External lighting and water tap. Green house.

MATERIAL INFORMATION:
Council Tax Band: D
Electric Heating
No Onward Chain

