



Connells

Abbots Walk
Cerne Abbas Dorchester



Property Description

Situated in the highly desirable West Dorset village of Cerne Abbas lies this two bedroom bungalow. The village of Cerne boasts a rich history with landmarks such as Cerne Abbey and The Cerne Giant. There is also a wide range of amenities including three public houses, village shop/post office, first school and doctors surgery. The property comprises two bedrooms, shower room, modern kitchen, spacious entrance hall and a generous lounge-diner. From the lounge-diner there is access to the enclosed rear garden which enjoys stunning views over the valley as well as access to the garage. There is the added bonus of solar panels fitted at the property which feed into the national grid.

Ground Floor

Entrance Porch

A double glazed front door leads into the entrance porch with a double glazed window to the front aspect and a door leading into the entrance hall.

Entrance Hall

A door from the entrance porch leads into the entrance hall with loft access via a ladder to a boarded loft, doors leading to the lounge, the shower room, both bedrooms and with a doorway leading into the kitchen.

Lounge

15' 9" x 15' (4.80m x 4.57m)

A door leads from the entrance hall into the lounge with dual aspect double glazed windows to the rear and side aspects, a double glazed door to the side leading out onto the rear garden, an electric radiator, a television aerial socket and a telephone point.

Kitchen

8' 5" x 8' 5" (2.57m x 2.57m)

A doorway from the entrance hall opens into the fitted kitchen with a range of wall and base units with worksurfaces over, a sink and drainer, an electric hob, plumbing for a washing machine and a dishwasher, an undercounter fridge freezer and a double glazed window to the front aspect looking into the entrance porch.

Bedroom 1

13' 11" x 12' 10" (4.24m x 3.91m)

A door from the entrance hall leads into bedroom 1 with generous built in wardrobes, an electric radiator and a double glazed window to the rear aspect.

Bedroom 2

7' 11" x 6' 8" (2.41m x 2.03m)

A door from the entrance hall leads into bedroom 2 with an electric radiator and a double glazed window to the rear aspect.

Shower Room

A door leads from the entrance hall into the shower room with a WC, a wash hand basin, a shower cubicle, an electric heated towel rail and double glazed windows to the front and side aspects.

Outside Space

Rear Garden

A double glazed door from the lounge leads onto the low maintenance rear garden which is laid to a patio and to an astro lawn allowing room for a table and chairs for al fresco dining and further benefiting from a shed.

Garage

17' 2" x 8' 5" (5.23m x 2.57m)

A single garage en bloc with an up and over garage door, power, lighting and which can also be accessed from the garden.

Agents Note

The property benefits from solar panels on the roof which were installed in 2007.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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