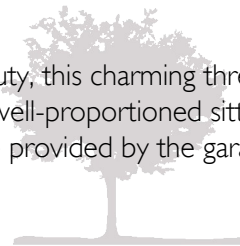




## Back Lane, Dorchester

Nestled within a Conservation Area and an Area of Outstanding Natural Beauty, this charming three-bedroom property offers plentiful storage solutions, a courtyard garden and single garage, along with allocated parking. The accommodation comprises a well-proportioned sitting room, kitchen, and bathroom, providing a practical and comfortable layout throughout. Further benefits include owned solar panels and excellent storage provided by the garage. EPC rating: TBC.

Asking price £265,000



## Situation

Ceme 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.

## Entrance

Upon approach, a part-glazed entrance door opens into a welcoming porch, offering a practical space for coats and shoes. An internal door then leads through to the front-aspect living room, filled with natural light.

## Living Room

The living room is an inviting area, offering space for a variety of furnishings and enjoying an abundance of natural light. The room is well presented in neutral tones with fitted carpeting. From here, stairs rise to the first floor, while an opening leads seamlessly through to the kitchen.

## Kitchen

The well-appointed kitchen is fitted with a range of wall and base units, complemented by attractive wood-effect work surfaces with matching upstands. The work surface incorporates a one-and-a-half bowl ceramic sink with mixer tap and provides space for additional appliances. Integrated features include a four-ring electric hob, electric oven, and wine rack. The kitchen also offers space for a small dining table and chairs, along with a useful storage cupboard. A door provides direct access to the garden, enhancing the practicality of the space. Finished in neutral tones and complemented by tile-effect laminate flooring.

## Bedrooms

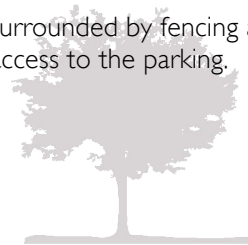
Stairs rise to the first floor, where the landing provides access to all bedrooms and the family bathroom. The principal bedroom is a well-presented double room, benefiting from fitted wardrobes and a useful storage cupboard. The space is filled with natural light and finished with attractive wood effect flooring. Bedroom two is also a double room, finished in neutral tones with fitted carpeting. Bedroom three is a versatile space, also presented in neutral décor and carpeted, offering flexibility as a bedroom, home office, or nursery.

## Bathroom

The well-presented, modern family bathroom is fitted with a white suite comprising a panel-enclosed bath with shower attachment over, wash hand basin with mixer tap, and a WC. A window allows for plenty of natural light, while attractive part-tiled walls and wood-effect laminate flooring complete the space.

## Externally

Externally, the property benefits from a rear courtyard garden, laid to lawn and is surrounded by fencing and a variety of mature trees and shrubs to create colour and texture. From here, there is a gate that provides access to the parking.



### Broadband and Mobile Service

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

### Agents Notes

Please note that the solar panels are owned outright and included with the property.

The property is subject to a flying freehold.

There is a nearby planning development (Ref: P/FUL/2023/02553).

### Services

Mains electricity, water and drainage are connected.

Electric Central Heating

### 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.

### 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#>

### Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

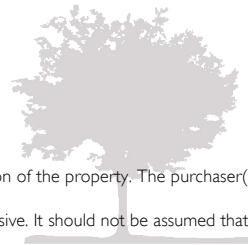
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

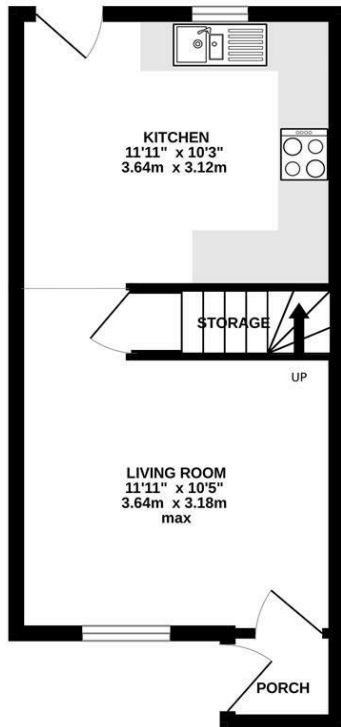
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used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

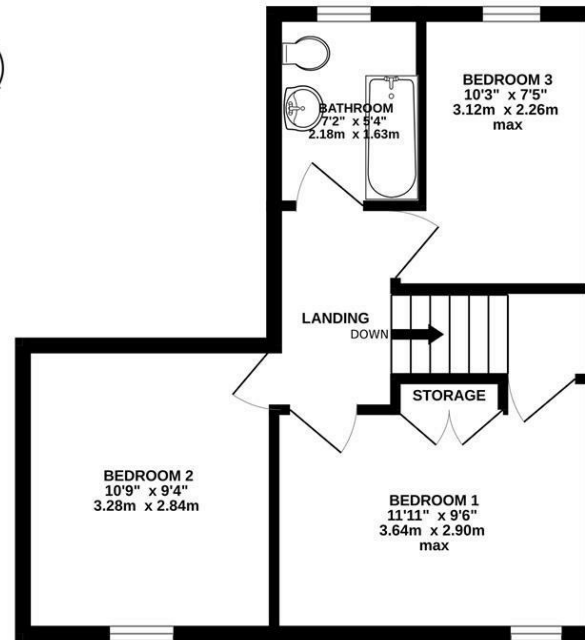




GROUND FLOOR  
 290 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR  
 377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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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