



## 6, Husseys, Marnhull, Sturminster Newton, Dorset, DT10

Available mid August for an initial 12-month tenancy. Unsuitable for pets.

A well presented two bedroom coach house situated in a quiet village location opposite the landlord's property. The accommodation comprises of an entrance hall with stairs leading to a spacious living room, well fitted kitchen, bathroom and two double bedrooms. There is a small patio to the front and one off street parking space. The Loft benefits from mains gas central heating and private entrance. It would ideally suit a single person with no pets.

The rent is exclusive of all utility bills including council tax, mains water, gas, drainage and electric. As stated on the Ofcom website, indoor mobile signal is limited depending on provider, outdoor mobile signal is likely and superfast broadband is provided to the property. There is a very low risk of flooding from surface water and very low risk of flooding from rivers and the sea as stated by the GOV.UK website. The property will be let unfurnished.

Rent - £795 per calendar month / £183 per week

Council Tax Band: B EPC: D

Per Calendar Month  
**£795 Per Calendar**

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**01258 473766**

Symonds & Sampson LLP  
Agriculture House Market Place,  
Sturminster Newton, Dorset, DT10 1AR  
sturminster@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

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