



Bramley Cottage, Bat Alley, Marnhull, Sturminster Newton



- Available from October
- Monthly Rent - £1200 / Weekly Rent - £276
- Security Deposit - £1380
- Garden and countryside views

- Unfurnished
- Holding Deposit - £276
- Village location
- Pets at Landlord discretion

£1,200 Per Month

Available immediately for a long term tenancy.

Bramley Cottage is a three bedroom semi-detached stone cottage having been refurbished to provide oil central heating; en-suite bathroom and shower/wet room and double glazing. The cottage also benefits from large area of lawn, well tended gardens and countryside views can be enjoyed from the first floor towards Shaftesbury.

Council Tax Band - C
EPC Band - E

OUTSIDE

The property is approached via a sweeping gravel driveway through the front gardens which are mainly lawn with scattered mature fruit trees. The front, side and rear gardens are laid to lawn and the gravel driveway provides parking for several cars and leads to the double car port.

SITUATION

The property is situated on the outskirts of the popular and sought after village of Marnhull. Marnhull is one of the largest villages in England with a thriving community life, celebrated in Thomas Hardy’s “Tess of the D’urbervilles” as Marlott. There is a good range of local shops within walking distance and the village supports three churches, two inns, a doctor’s surgery and post office.

DIRECTIONS

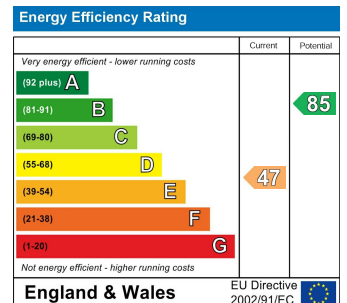
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SERVICES

The rent is exclusive of all utility bills including council tax, mains water and drainage, oil (for heating) and mains electric. There is mobile signal and standard broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>



Sturminster/LM/October 2024



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