



Symonds
& Sampson

Lovells Mead
Marnhull, Dorset

Lovells Mead

Marnhull
Dorset DT10 1JL

A deceptively spacious three-bedroom detached bungalow situated in the popular village of Marnhull.



- Unfurnished
- Long term let
- Available immediately
- Situated in the popular village of Marnhull
 - Well stocked garden
- Garage and off street parking

£1,350 Per Month

Sturminster Lettings
01258 473766
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THE PROPERTY

A deceptively spacious three-bedroom detached bungalow situated in a quiet cul-de-sac in the popular village of Marnhull.

Available immediately for an initial 12-month tenancy with preference for a long term let. Pets considered at landlords discretion.

A beautifully renovated home offering well-appointed accommodation conveniently arranged over one floor. The interior features a newly fitted kitchen, a bright sitting room with a large window overlooking the front garden, three bedrooms, and a modern bathroom with a shower over the bath.

The property has been tastefully updated throughout and benefits from double glazing, gas central heating, off-street parking, and ample storage.

Outside, the home boasts both front and rear gardens, primarily laid to lawn with established shrubs. The enclosed rear garden is a particular feature, offering well-stocked borders, space for outdoor seating, and even space for a vegetable patch.

Rent - £1350 per month / £311 per week

Holding Deposit - £311

Security Deposit - £1557

EPC Band - D

Council Tax Band - D

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, drainage, electric. There is limited indoor and likely outdoor mobile signal and ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property is of a brick and mortar build under a tiled roof and 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>

SITUATION

The property is situated in the quiet residential area of Marnhull with its extensive facilities. Marnhull is one of the largest villages in England with a thriving community life and is celebrated in Thomas Hardy's 'Tess of the D'Urbervilles'. It has two public houses, three churches, doctor's surgery and many other facilities. There are many clubs and societies and it is surrounded by beautiful countryside.

DIRECTIONS

what3words:///pelt.seasick.pulsing

From Sturminster Newton take the B3092 to Marnhull, upon arriving take the second left on to Church Hill, continue along Church Hill until you reach Burton Street, follow the road and Lovells Mead is on the left hand side. Once entering Lovells Mead you will find the property at the end of the cul de sac.

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Lovells Mead, Marnhull, Sturminster Newton

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(12 plus) A			85	
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F		65	65	
(1-20) G				
Not energy efficient - higher running costs				
England & Wales				
EU Directive 2002/91/EC				

Approximate Area = 882 sq ft / 82 sq m

Garage = 129 sq ft / 12 sq m

Outbuilding = 53 sq ft / 5 sq m

Total = 1064 sq ft / 99 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Symonds & Sampson. REF: 1334582



Sturminster Newton/LM/August25



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