

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 immediatley
- Situated in the popular village of Marnhull
 - Well stocked garden
 - Garage and off street parking

£1,350 Per Month

Sturminster Lettings 01258 473766 sturminster@symondsandsampson.co.uk







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'Urbevilles'. 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 cull de sac.



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.





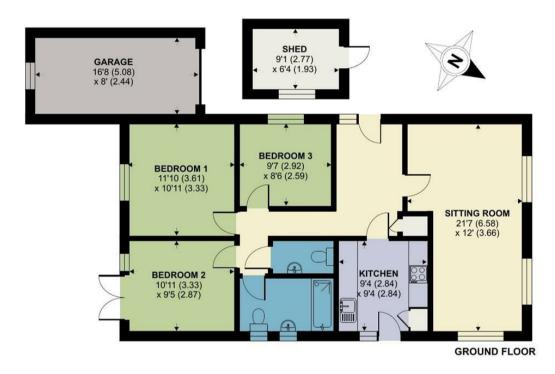




Lovells Mead, Marnhull, Sturminster Newton

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. Sympost Produced for Symonds & Sampson. REF: 1334582



Sturminster Newton/LM/August25

85

England & Wales



01258 473766

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.