

Symonds  
& Sampson



Bramley Cottage  
Bat Alley, Marnhull, Sturminster Newton, Dorset

# Bramley Cottage

Bat Alley  
Marnhull  
Sturminster Newton  
Dorset DT10 1NX

Charming three-bedroom stone cottage with large garden nestled on the outskirts of the popular Dorset village of Marnhull.



- Unfurnished
- Long term let
- Available Mid February
- Situated on the outskirts of Marnhull
  - Garden and countryside views
  - Ample parking for several vehicles



£1,250 Per Month

Sturminster Lettings  
01258 473766  
sturminster@symondsandsampson.co.uk

## THE PROPERTY

Charming three-bedroom stone cottage with large garden nestled on the outskirts of the popular Dorset village of Marnhull.

Available immediately with a preference for a longer-term let with pets considered at the landlords discretion.

Bramley Cottage is a well-presented semi-detached dwelling providing spacious living accommodation arranged over two floors. The property offers character-rich accommodation which comprises of a sitting room with woodburner, well fitted kitchen with cooker, dining room and ground floor shower/wet room. On the first floor there are two double bedrooms with en-suite bathroom to the master, and one single bedroom.

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.

\*Agents note\* There is an additional charge of £100 per month to cover maintenance of the gardens. A new kitchen is due to be fitted prior to the new tenancy starting.

Rent: - £1250 per calendar month / £288 per week

Holding Deposit: - £288

Security Deposit: - £1442

Zero deposit option available via Reposit

Council Tax Band: - C

EPC Band: - E



## SERVICES

The rent is exclusive of all utility bills including council tax, mains electricity, mains water and drainage. There is mobile signal and standard broadband provided to the property as stated by the Ofcom website. There is a very low flood risk recorded at the property. The property is of a stone 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

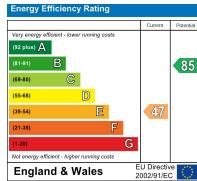
The property is situated on the outskirts of the popular and sought after village of Marnhull, one of the largest villages in England with a thriving community life, celebrated in Thomas Hardy's "Tess of the D'Urbervilles" as Marlott. There is a good range of local shops within walking distance and the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

## DIRECTIONS

What3Words//skim.enviagre.grudges

From our offices proceed through the village of Hinton St Mary and upon reaching Marnhull, turn left sign posted to Stalbridge. Turn right at the crossroads sign posted to Gillingham & Shaftesbury. Turn next right into Bat Alley and the cottage will be found second on the left hand side with a green five bar gate.





Sturminster/LM/January26



01258 473766

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



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