



36 Marnhull Road,

Hinton St Mary, Sturminster Newton, Dorset DT10 1NG

3 Bedroom End of Terrace House

A well-proportioned, newly refurbished property in a village location with far reaching countryside views.

£1,250 per calendar month | Available now

t. 01747 356099

w. fowlerfortescue.co.uk



**36 Marnhull Road
Hinton St Mary
Sturminster Newton
Dorset
DT10 1NG**

Description & Location

A three bedroom end of terrace property, recently refurbished including a new Bathroom. The house benefits from a good sized garden with far reaching Dorset countryside views to the rear.

The property is situated in the popular Dorset village of Hinton St Mary which contains a pub, church and cricket ground. The busy town of Sturminster Newton is just over a mile away where there are a range of shops, regular markets and a Leisure Centre. The larger towns of Shaftesbury and Blandford are 8 and 12 miles away respectively. The town of Gillingham (8 miles) offers mainline railway station connections to London Waterloo. The beautiful Jurassic Dorset Coast is under an hour's drive from Hinton St Mary.

Accommodation

The ground floor comprises:

FRONT PORCH 9'2" x 4'10" »
Opens into the Lounge

LOUNGE 13'4" x 13'5"
Front aspect with woodburner

KITCHEN 10'0" x 13'5"
Good range of floor and wall cupboards, access to the Rear Porch and Hallway, leading to

BATHROOM
White suite with shower over bath

The first floor comprises:

BEDROOM 1 9'2" x 13'5"
Good sized double bedroom with side aspect

BEDROOM 2 12'7" x 9'8"
Double Bedroom with rear facing aspect

BEDROOM 3 9'11" x 9'9"
Good sized single front facing Bedroom

Outside

There is a garden to the front and rear of the property mainly laid to lawn with a graveled area to the rear. There is a Utility Room with separate WC in one outbuilding and another Garden Store. On road parking available to the front of the property.

Services and Utilities

The property is heated via newly installed oil fired central heating, mains drainage and a private water supply (recharged by the Landlord).

Ofcom indicates there is Ultrafast fibre broadband (up to 1,000Mbps) available to the property and good mobile phone signal from the main providers. Intending tenants to satisfy themselves with broadband and mobile services.

Fees, Charges & Terms

The rent is £1,250 pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities. A contribution towards water charged at £26 per calendar month.

A holding deposit of £285 is payable to secure the property (see further details and conditions in our fee summary) and £1,440 is payable as a security deposit.

Council Tax Band D – Dorset Council (North Dorset).

Restrictions

Pets by negotiation.

EPC

The cottage has an EPC rating 'E50'.

Availability

The property is available now.

Photos



Viewings

Strictly by appointment only through Fowler Fortescue 01747 356099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

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