



Symonds  
& Sampson

# Bat Alley

Marnhull, Sturminster Newton

# 1 Bat Alley

Marnhull  
Sturminster Newton  
DT10 1NX

A newly built semi-detached stone cottage situated on the edge of the popular village of Marnhull.



- Unfurnished
- Long term let
- Available early February
- Situated in the popular village of Marnhull
- Modern kitchen with integrated appliances
- Parking



£1,250 Per Month

Sturminster Lettings  
01258 473766  
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## THE PROPERTY

A well presented semi-detached stone cottage situated on the edge of the popular village of Marnhull.

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

1 Bat Alley is a modern three bedroom semi-detached stone cottage arranged over three floors. The accommodation comprises of a kitchen with integrated appliances, a good sized lounge with patio doors opening on to the garden, a family bathroom and three double bedrooms including one with an en-suite shower room.

The property benefits from gas central heating and double glazing throughout.

Outside there is an enclosed rear garden mainly laid to lawn with a small patio. The property is approached via a resin gravel drive with parking for several cars and a ramp to the front door.

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 B

## SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains drainage, mains gas and mains electricity. There is 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 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

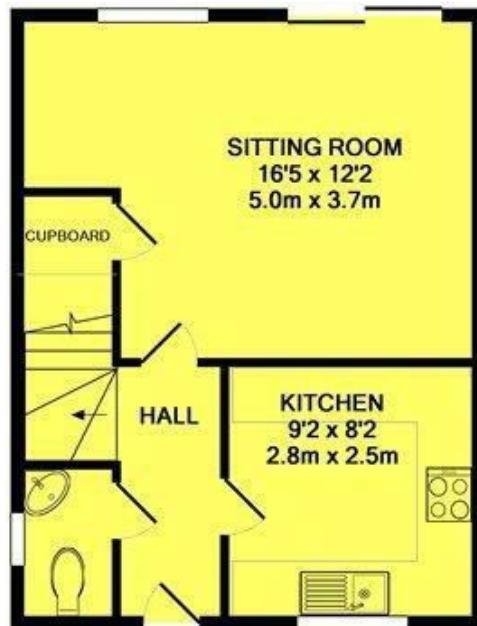
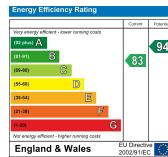
The property is situated on the outskirts of the popular and sought after village of Marnhull, one of the largest villages in England with a thriving community life, celebrated in Thomas Hardy's "Tess of the D'Urbervilles" as Marlott. There is a good range of local shops within walking distance and the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

## DIRECTIONS

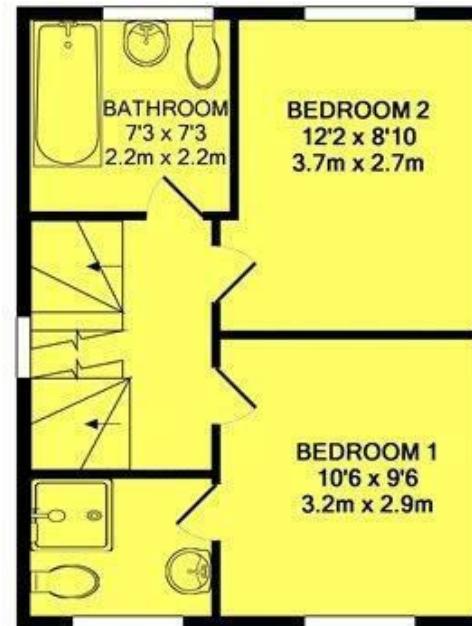
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From Sturminster Newton head north towards Gillingham on the B3092 and at the triangle at Walton Elm in Marnhull turn left towards Stalbridge. At the T-junction turn right and the property will be found after about 1/4 of a mile on the right hand side.





GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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