

Symonds
& Sampson



Ashley Road, Marnhull, Dorset

Ashley Road
Marnhull
Dorset
DT10 1LQ



- Unfurnished
- Long term let
- Available September
- Located in the popular village of Marnhull
 - Substantial rear garden
 - Parking for several vehicles

£1,600 Per Month

Sturminster Lettings
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

A spacious three/four bedroom semi-detached house benefiting from a large garden and versatile accommodation.

This well-presented home offers generous and flexible living accommodation. The property features a spacious kitchen/breakfast room with pleasant views over the large rear garden. Additional living spaces include a living room, a useful utility room, a family bathroom, and a separate shower room. The property comprises three good sized bedrooms, along with a versatile study on the ground floor which could serve as a fourth bedroom. The property was renovated in 2022 and the kitchen and bathrooms are both modern and well-fitted.

OUTSIDE

Outside, the rear garden is a particular feature of the property and mainly laid to lawn with a useful patio area ideal for al fresco dining. The property also benefits from a garage and parking for several vehicles.

SITUATION

Situated in the Marnhull 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, doctors' surgery, pharmacy, butchers and post office. There are many clubs and societies and it is surrounded by beautiful countryside.

DIRECTIONS

What3words:///awestruck.boat.cocktail

Upon entering Marnhull, take the turning to the left of the church on to Church Hill, take the first right into Phillips Road, then the first right into Ashley Road. Follow the road around and the property is on the right hand side.

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.

MATERIAL INFORMATION

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.

Rent - £1600 per calendar month / £369 per week

Holding Deposit - £369

Security Deposit - £1846

Dorset Council Tax Band - D - Tel: 01305 211 970

EPC Band - C

Please note the photos included within the marketing are from 2025.



Ground Floor

Approx. 78.8 sq. metres (848.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
A++ (92-100)	A		
A+ (89-91)	B		
A (86-88)	C		
B+ (83-85)	D		
B (81-82)	E		
B- (79-80)	F		
C+ (76-78)	G		
C (74-75)	H		
C- (71-73)	I		
D (69-70)	J		
D- (67-68)	K		
E (65-66)	L		
F (63-64)	M		
F- (61-62)	N		
G (59-60)	O		
G- (57-58)	P		
H (55-56)	Q		
H- (53-54)	R		
I (51-52)	S		
I- (49-50)	T		
J (47-48)	U		
J- (45-46)	V		
K (43-44)	W		
K- (41-42)	X		
L (39-40)	Y		
L- (37-38)	Z		
M (35-36)	AA		
M- (33-34)	AB		
N (31-32)	AC		
N- (29-30)	AD		
O (27-28)	AE		
O- (25-26)	AF		
P (23-24)	AG		
P- (21-22)	AH		
Q (19-20)	AI		
Q- (17-18)	AJ		
R (15-16)	AK		
R- (13-14)	AL		
S (11-12)	AM		
S- (9-10)	AN		
T (7-8)	AO		
T- (5-6)	AP		
U (3-4)	AQ		
U- (1-2)	AR		
V (0-1)	AS		
V- (-1)	AT		
W (-2)	AW		
W- (-3)	AX		
X (-4)	AY		
X- (-5)	AZ		
Y (-6)	BA		
Y- (-7)	BB		
Z (-8)	BC		
Z- (-9)	BD		
AA (-10)	BE		
AA- (-11)	BF		
AB (-12)	BG		
AB- (-13)	BH		
AC (-14)	BI		
AC- (-15)	BJ		
AD (-16)	BK		
AD- (-17)	BL		
AE (-18)	BM		
AE- (-19)	BN		
AF (-20)	BO		
AF- (-21)	BP		
AG (-22)	BQ		
AG- (-23)	BR		
AH (-24)	BS		
AH- (-25)	BT		
AI (-26)	BU		
AI- (-27)	BV		
AJ (-28)	BW		
AJ- (-29)	BX		
AK (-30)	BY		
AK- (-31)	BZ		
AL (-32)	CA		
AL- (-33)	CB		
AM (-34)	CC		
AM- (-35)	CD		
AN (-36)	CE		
AN- (-37)	CF		
AO (-38)	CG		
AO- (-39)	CH		
AP (-40)	CI		
AP- (-41)	CJ		
AQ (-42)	CK		
AQ- (-43)	CL		
AR (-44)	CM		
AR- (-45)	CN		
AS (-46)	CO		
AS- (-47)	CP		
AT (-48)	CQ		
AT- (-49)	CR		
AU (-50)	CS		
AU- (-51)	CT		
AV (-52)	CU		
AV- (-53)	CV		
AW (-54)	CW		
AW- (-55)	CX		
AX (-56)	CY		
AX- (-57)	CZ		
AY (-58)	DA		
AY- (-59)	DB		
AZ (-60)	DC		
AZ- (-61)	DD		
BA (-62)	DE		
BA- (-63)	DF		
BB (-64)	DG		
BB- (-65)	DH		
BC (-66)	DI		
BC- (-67)	DJ		
BD (-68)	DK		
BD- (-69)	DL		
BE (-70)	DM		
BE- (-71)	DN		
BF (-72)	DO		
BF- (-73)	DP		
BG (-74)	DQ		
BG- (-75)	DR		
BH (-76)	DS		
BH- (-77)	DT		
BI (-78)	DU		
BI- (-79)	DV		
BJ (-80)	DW		
BJ- (-81)	DX		
BK (-82)	DY		
BK- (-83)	DZ		
BL (-84)	EA		
BL- (-85)	EB		
BM (-86)	EC		
BM- (-87)	ED		
BN (-88)	EE		
BN- (-89)	EF		
BO (-90)	EG		
BO- (-91)	EH		
BP (-92)	EI		
BP- (-93)	EJ		
BQ (-94)	EK		
BQ- (-95)	EL		
BR (-96)	EM		
BR- (-97)	EN		
BS (-98)	EO		
BS- (-99)	EP		
BT (-100)	EQ		
BT- (-101)	ER		
BU (-102)	ES		
BU- (-103)	ET		
BV (-104)	EU		
BV- (-105)	EV		
BW (-106)	EW		
BW- (-107)	EX		
BX (-108)	EY		
BX- (-109)	EZ		
BY (-110)	FA		
BY- (-111)	FB		
BZ (-112)	FC		
BZ- (-113)	FD		
CA (-114)	FE		
CA- (-115)	FF		
CB (-116)	FG		
CB- (-117)	FH		
CC (-118)	FI		
CC- (-119)	FJ		
CD (-120)	FK		
CD- (-121)	FL		
CE (-122)	FM		
CE- (-123)	FN		
CF (-124)	FO		
CF- (-125)	FP		
CG (-126)	FQ		
CG- (-127)	FR		
CH (-128)	FS		
CH- (-129)	FT		
CI (-130)	FU		
CI- (-131)	FV		
CJ (-132)	FW		
CJ- (-133)	FX		
CK (-134)	FY		
CK- (-135)	FZ		
CL (-136)	GA		
CL- (-137)	GB		
CM (-138)	GC		
CM- (-139)	GD		
CN (-140)	GE		
CN- (-141)	GF		
CO (-142)	GG		
CO- (-143)	GH		
CP (-144)	GI		
CP- (-145)	GJ		
CQ (-146)	GK		
CQ- (-147)	GL		
CR (-148)	GM		
CR- (-149)	GN		
CS (-150)	GO		
CS- (-151)	GP		
CT (-152)	GQ		
CT- (-153)	GR		
CU (-154)	GS		
CU- (-155)	GT		
CV (-156)	GU		
CV- (-157)	GV		
CW (-158)	GW		
CW- (-159)	GX		
CX (-160)	GY		
CX- (-161)	GZ		
CY (-162)	HA		
CY- (-163)	HB		
CZ (-164)	HC		
CZ- (-165)	HD		
DA (-166)	HE		
DA- (-167)	HF		
DB (-168)	HG		
DB- (-169)	HH		
DC (-170)	HI		
DC- (-171)	HJ		
DD (-172)	HK		
DD- (-173)	HL		
DE (-174)	HM		
DE- (-175)	HN		
DF (-176)	HO		
DF- (-177)	HP		
DG (-178)	HQ		
DG- (-179)	HR		
DH (-180)	HS		
DH- (-181)	HT		
DI (-182)	HU		
DI- (-183)	HV		
DJ (-184)	HW		
DJ- (-185)	HX		
DK (-186)	HY		
DK- (-187)	HZ		
DL (-188)	IA		
DL- (-189)	IB		
DM (-190)	IC		
DM- (-191)	ID		
DN (-192)	IE		
DN- (-193)	IF		
DO (-194)	IG		
DO- (-195)	IH		
DP (-196)	II		
DP- (-197)	IJ		
DQ (-198)	IK		
DQ- (-199)	IL		
DR (-200)	IM		
DR- (-201)	IN		
DS (-202)	IO		
DS- (-203)	IP		
DT (-204)	IQ		
DT- (-205)	IR		
DU (-206)	IS		
DU- (-207)	IT		
DV (-208)	IU		
DV- (-209)	IV		
DW (-210)	IW		
DW- (-211)	IX		
DX (-212)	IY		
DX- (-213)	IZ		
DY (-214)	JA		
DY- (-215)	JB		
DZ (-216)	JC		
DZ- (-217)	JD		
EA (-218)	JE		
EA- (-219)	JF		
EB (-220)	JG		
EB- (-221)	JH		
EC (-222)	JI		
EC- (-223)	JJ		
ED (-224)	JK		
ED- (-225)	JL		
EE (-226)	JM		
EE- (-227)	JN		
EF (-228)	JO		
EF- (-229)	JP		
EG (-230)	JQ		
EG- (-231)	JR		
EH (-232)	JS		
EH- (-233)	JT		
EI (-234)	JU		
EI- (-235)	JV		
EJ (-236)	JW		
EJ- (-237)	JX		
EK (-238)	JY		
EK- (-239)	JZ		
EL (-240)	KA		
EL- (-241)	KB		
EM (-242)	KC		
EM- (-243)	KD		
EN (-244)	KE		
EN- (-245)	KF		
EO (-246)	KG		
EO- (-247)	KH		
EP (-248)	KI		
EP- (-249)	KJ		
EQ (-250)	KK		
EQ- (-251)	KL		
ER (-252)	KM		
ER- (-253)	KN		
ES (-254)	KO		
ES- (-255)	KP		
ET (-256)	KQ		
ET- (-257)	KR		
EU (-258)	KS		
EU- (-259)	KT		
EV (-260)	KU		
EV- (-261)	KV		
EW (-262)	KW		
EW- (-263)	KX		
EX (-264)	KY		
EX- (-265)	KZ		
EY (-266)	LA		
EY- (-267)	LB		
EZ (-268)	LC		
EZ- (-269)	LD		
FA (-270)	LE		
FA- (-271)	LF		
FB (-272)	LG		
FB- (-273)	LH		
FC (-274)	LI		
FC- (-275)	LJ		
FD (-276)	LK		
FD- (-277)	LL		
FE (-278)	LM		
FE- (-279)	LN		
FF (-280)	LO		
FF- (-281)	LP		
FG (-282)	LQ		
FG- (-283)	LR		
FH (-284)	LS		
FH- (-285)	LT		
FI (-286)	LU		
FI- (-287)	LV		
FJ (-288)	LU		
FJ- (-289)	LV		
FK (-290)	LU		
FK- (-291)	LV		
FL (-292)	LU		
FL- (-293)	LV		
FM (-294)	LU		
FM- (-295)	LV		
FN (-296)	LU		
FN- (-297)	LV		
FO (-298)	LU		
FO- (-299)	LV		
FP (-300)	LU		
FP- (-301)	LV		
FQ (-302)	LU		
FQ- (-303)	LV		
FR (-304)	LU		
FR- (-305)	LV		
FS (-306)	LU		
FS- (-307)	LV		
FT (-308)	LU		
FT- (-309)	LV		
FU (-310)	LU		
FU- (-311)	LV		
FV (-312)	LU		
FV- (-313)	LV		
FW (-314)	LU		
FW- (-315)	LV		
FX (-316)	LU		
FX- (-317)	LV		
FY (-318)	LU		
FY- (-319)	LV		
FZ (-320)	LU		
FZ- (-321)	LV		
GA (-322)	LU		
GA- (-323)	LV		
GB (-324)	LU		
GB- (-325)	LV		
GC (-326)	LU		
GC- (-327)	LV		
GD (-328)	LU		
GD- (-329)	LV		
GE (-330)	LU		
GE- (-331)	LV		
GF (-332)	LU		
GF- (-333)	LV		
GG (-334)	LU		
GG- (-335)	LV		
GH (-336)	LU		
GH- (-337)	LV		
GI (-338)	LU		
GI- (-339)	LV		
GJ (-340)	LU		
GJ- (-341)	LV		
GK (-342)	LU		
GK- (-343)	LV		
GL (-344)	LU		
GL- (-345)	LV		
GM (-346)	LU		
GM- (-347)	LV		
GN (-348)	LU		
GN- (-349)	LV		
GO (-350)	LU		
GO- (-351)	LV		
GP (-352)	LU		
GP- (-353)	LV		
GQ (-354)	LU		
GQ- (-355)	LV		
GR (-356)	LU		
GR- (-357)	LV		
GS			