



West Johnstone Parlour Bishmill, South Molton, Devon
EX36 3QE

A modern three bedroom unfurnished high quality
barn conversion.



- Modern barn conversion
- Oil fired central heating
- Utility & Cloakroom
- Garden & Parking
- Available 10 August
- Pets considered by negotiation
- 12+ months
- Deposit £1557
- Council Tax Band C
- Tenant fees apply

£1,350 Per Calendar Month

01271 322837 | rentals.northdevon@stags.co.uk

ACCOMMODATION TO INCLUDE

Door into

HALLWAY

With wood effect flooring, spotlighting, stairs rising to first floor. Door into

CLOAKROOM

With WC, wash hand basin, spotlighting.

STUDY

With window to front, television point, spotlighting.

OPEN PLAN LIVING SPACE

SITTING AREA with wood effect flooring, spotlighting, window to side, sliding doors opening into garden. Opening into KITCHEN/DINING SPACE with range of fitted wall and base units, worksurface, 1 ½ bowl stainless steel sink unit, integrated dishwasher, electric oven and hob with extractor above, window to side, sliding door to garden. Door opening to understairs storage cupboard. Door into

UTILITY

With fitted worksurface, stainless steel sink unit, space for washing machine, built in airing/storage cupboard. Door to outside.

BEDROOM THREE

Ground floor bedroom, double with spotlighting, window to front, door into

ENSUITE SHOWER ROOM

With spotlighting, linoleum fitted flooring, suite comprising walk in shower, WC, wall hung wash hand basin, ladder towel rail, obscure glazed window to side, extractor fan.

GLASS AND OAK STAIRCASE

Leading to GALLERIED LANDING with feature light fitting. Carpet and doors off to

BEDROOM ONE

Double with spotlighting, window to rear, radiator. Door into

ENSUITE BATHROOM

With spotlighting, linoleum fitted flooring, suite comprising bath, shower cubicle, WC, wall hung wash hand basin, ladder towel rail, obscure glazed window to side, extractor fan.

BEDROOM TWO

Double with spotlighting, window to front, radiator. Door into

OUTSIDE

To the rear of the property is an enclosed garden laid to lawn. There is an allocated parking area to side.

SERVICES

Mains water and electric. Private drainage. O.F.C.H via under floor system to ground floor and radiators to the first floor.

SITUATION

West Johnstone Barn is situated at the end of a shared driveway, alongside the original farmhouse, the main outlook of the barn is to the south over largely unspoilt open countryside. South Molton has a good range of shopping, social

and banking facilities and amenities including infant, junior and senior schools. Less than a mile from the A361 North Devon Link road the property is in a prime position to provide access to the regional centre of Barnstaple to the west and to Tiverton and the M5 (Junction 27) to the east, where there is also a main line railway station at Tiverton Parkway on the London Paddington line.

DIRECTIONS

What3Words//////keen.confident.upstarts

From the centre of South Molton head down East Street and continue out of the town towards Bish Mill, on reaching the sign for Bish Mill approx. 1 mile from the edge of town, turn left up an unsigned driveway (after the telephone box) continue up Johnstone Lane for 0.3 miles and the barn will be seen on the left hand side, the parking area is to the right.

AGENT'S NOTE

The photographs used are historic.

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available 10 August. RENT: £1,350.00 PCM exclusive of all other charges. Pets considered by negotiation. No sharers or smokers. DEPOSIT: £1,557.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). A minimum annual gross household income of £40,500.00 is required to be considered. References required, viewings strictly through the agents.

TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £311.00) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (91-101)	A		
81 (61-101)	B		
69 (40-101)	C		
55 (40)	D	67	75
39 (34)	E		
21 (28)	F		
1 (20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	