

STAGS

The Stables West Johnstone, Bish Mill, South Molton, Devon EX36 3QE

A delightful modern two bedroom property set on the outskirts of South Molton.

South Molton - 1.5 miles | Barnstaple - 14 miles | Tiverton - 17.5 miles

• Modern decor and layout • Semi-detached house • Open planned Lounge, Kitchen, Diner • Off road parking • Available January 2027 • A pet is considered subject to vetting • 12+ months • Deposit £1067 • Council Tax Band B • Tenant Fees Apply

£925 Per Calendar Month

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

THE ACCOMODATION COMPRISES OF
Entrance lobby leading to

DOWNSTAIRS WC
Low Level. WC. Hand basin. Radiator. Towel rail. Vinyl flooring.

OPEN PLAN KITCHEN/LOUNGE/DINER
Double glazed windows to front and rear. Kitchen base units to three sides. Built-in Electric Oven and Hob with Extractor over. Stainless steel single one and half drainer sink unit. Breakfact bar. Lounge area with TV and Telephone point. Patio doors to front. Three radiators. Vinyl flooring.

UTILITY ROOM
Double glazed window to front. Door to rear. Base units to one side. Recess and plumbing for washing machine and tumble dryer. Stainless steel single drainer sink unit. Cupboard housing Oil fired boiler. Radiator. Vinyl flooring.

STAIRS TO FIRST FLOOR AND LANDING
Double glazed windows to front. Radiator. Smoke detector. Fitted carpet.

MASTER BEDROOM
Two double glazed windows to front. TV point. Radiator. Fitted carpet. Door to:-

ENSUITE BATHROOM
Double glazed velux window. Double shower cubicle. Panelled bath. Vanity sink unit. Low level wc. Radiator. Vinyl flooring.

BEDROOM TWO
Double glazed windows to front. TV point. Loft hatch. Radiator. Fitted carpet.

OUTSIDE
Off road parking to rear. Patio area to front.

SITUATION
West Johnstone Stables is situated at the end of a shared driveway, alongside the original farmhouse. South Molton has a good range of shopping, social and banking facilities and amenities including infant, junior and senior schools. Less that 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
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 Stables will be seen on the left hand side, the parking area is at the front of the property.

What 3 Words: ///warms.frail.carbonate

SERVICES
Electric - Mains connected
Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.
Water- Mains connected
Heating - Oil fired central heating
Ofcom predicted broadband services - Standard: Download 12 Mbps, Upload 1 Mbps
Ofcom predicted mobile coverage for voice and data: Internal - EE and Three: Good outdoor and in home, O2: Good outdoor and variable in home. Vodafone: Good outdoor
Local Authority: Council tax band B

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £925 pcm exclusive of all charges. DEPOSIT: £1067.00 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 £27,750.00 is required to be considered. References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application.

TENANT FEES & HOLDING DEPOSIT
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit of £213.00 (equivalent of one weeks rent) 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.

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.

RENTERS RIGHTS ACT
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.





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.

STAGS
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