



PLEASE NOTE: INTERNAL PHOTOS HAVE BEEN ENHANCED AS PROPERTY IS UNDER CONSTRUCTION



West Johnstone Shippon West Johnstone, Bish Mill,
South Molton, Devon EX36 3QE

A brand new, purpose built spacious 4-bedroom detached home with private driveway, parking, wrap-around gardens, garage, study, and three bathrooms, situated in a secluded private setting and available for occupancy expected from October 2026.

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

• Brand new property • Modern heating and supply systems • 4 spacious bedrooms • Large private gardens with driveway and garage • Available Mid October (subject to change) • A pet is considered subject to vetting • 12+ months • Deposit £2880.00 • Council Tax Band TBC • Tenant fees apply

£2,500 Per Calendar Month

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

THE ACCOMMODATION COMPRISES OF

a brand new purpose built spacious 4 bedroom house in situated at the end of a shared driveway on private land. The property comes with dedicated parking and wrap around gardens with patio, entrance hallway, WC, open plan kitchen and dining room, utility room, garage, lounge, study/bedroom 4 on the ground floor. Three large bedrooms, family bathroom and two ensuite bathrooms on first floor. The property is expected to be finished in October 2026 with immediate occupancy available.

Please note that these details are subject to change due to the ongoing construction of the property.

SERVICES

Electric - Mains connected. Solar panel additional

Drainage - Private septic tank

Water - Mains connected

Heating - Air Source Heat Pump running underfloor heating on ground floor and radiators on first floor

Ofcom predicted broadband services - Standard: Download 12 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: EE and Three - good indoor and outdoor, O2 - good outdoor and variable indoor, Vodafone - good indoor only

Local Authority: Council tax band - To Be Confirmed

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £2,500.00 pcm exclusive of all charges. DEPOSIT: £2880.00 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 £75,000.00 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 £576.00 (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.

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](https://stags.co.uk).

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.

AGENTS NOTE

Image shown is representative only and does not depict the actual property.



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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